

3. Non-security lighting shall be extinguished when the operation is closed or not in use. In reviewing lighting plans, the permit issuing authority may consider the impact of lighting on neighboring properties based on stated hours of operation, topographical differences across sites, and other considerations.
4. Glare control shall be accomplished primarily through the proper selection and application of lighting equipment and shielding. Only after those means have been exhausted shall vegetation, fences, or similar buffer methods be considered for reducing glare.

H. MAINTENANCE

1. Lighting fixtures used for safety and security lighting shall be maintained in proper working order so as to always meet the requirements of this Ordinance.

6.12 MOBILE HOME PARKS

A. PURPOSE AND INTENT.

It is the intent of this section to protect and promote the public health, safety, and general welfare by regulating the creation or alteration of new and existing mobile home parks within the Town's jurisdiction to protect and preserve the appearance, character, and value of adjacent properties.

B. DESIGN STANDARDS

All new or existing mobile home parks must meet the following requirements on the park plan before a special use permit can be issued. Mobile homes within each park must conform to the standards set forth in *Section 5.2(K) DWELLING, MOBILE HOME.*

1. Every mobile home park shall be located on a tract of land not less than five (5) acres in size and shall contain at least fifteen (15) mobile home spaces, as defined in this section.
2. Every mobile home space shall consist of a minimum of 5,000 square feet. Each mobile home space shall be clearly established on the ground by permanent corner monuments or markers.
3. No more than one mobile home may be set up on any mobile home space.
4. The supports of all mobile homes parked within an authorized park shall rest upon footings which meet the state regulations for mobile homes.
 - (a) Each mobile home space shall have at least one (1) raised porch of at least fifteen (15) square feet. All and any additional porches must comply with the North Carolina State Building Code.
 - (b) A paved walkway two feet wide (minimum) leading from the road or off-street parking space to the patio shall be provided.
 - (c) Each walkway shall be graded and properly drained to prevent ponding.
5. No mobile home shall be located less than forty (40) feet from a public street right-of-way. No mobile home shall be located less than fifteen (15) feet from a private drive or from an exterior park boundary, or less than thirty (30) feet from another mobile home, a mobile home addition or any structure.
6. A driveway and parking space sufficient to accommodate at least two automobiles shall be constructed within each mobile home space and shall be paved or covered with crushed stone or other suitable material.
7. The mobile home park shall be located so as not to be susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises. Where storm drainway pipes are located in adjacent streets, underground drainage facilities with connections to the storm drainage system shall be provided for the mobile home park when needed so long as the capacity of the existing system can handle the additional load.

8. Each mobile home space shall be graded to provide adequate storm drainage away from the mobile home.
9. The mobile home park shall have hard-surfaced roads and streets. Streets abutting all mobile home spaces must be lighted at night.
10. No mobile home space shall have direct vehicular access to a public street.
11. A drainage area to provide proper drainage ditches and a three to one back slope shall be provided where determined necessary by the Town Council, Public Work Director, or Planning Director. Park owners shall provide a drainage easement to the town for all drainage ditches.
12. Closed ends of dead-end streets shall be provided with an adequately paved vehicular turning circle at least 60 feet in diameter or a turning "Y" with an angle of at least 90 degrees.
13. Each mobile home space shall have adequate access, for both the mobile home and autos, with a minimum access width of 20 feet unless more is deemed necessary because of topographical conditions or street curvature.
14. When the mobile home park has more than one direct access to a public street, each street access shall not be less than 300 feet apart or less than 300 feet from a public street intersection unless topographical or site conditions demand otherwise.
15. SIGNS FOR IDENTIFICATION
 - (a) Mobile home parks shall be limited to one or not more than two signs with a total area of not more than one-half square foot for each mobile home space, and in no case larger than 50 square feet total located on the park property, but no closer than five feet to any other than front property line.
 - (b) Only indirect, non-flashing lighting may be used for illumination.
 - (c) The sign must be constructed in such a manner as to prevent a direct view of the light source from any public street right-of-way.
16. The mobile home park shall have a Type B Buffer as defined under *Section 6.5, BUFFERS*.
17. The following utility standards shall apply. In every mobile home park, all installations (other than those within the mobile home itself) of plumbing and electrical wiring and all gas appliances shall comply with the provisions of the building, plumbing, electrical, heating and gas regulations of the state, town and county.
 - (a) Utilities. All utilities shall be installed underground.
 - (b) Mobile home space utilities. Each mobile home space shall be equipped with plumbing and electrical connections.
 - (c) Water supply.
 - i. Each mobile home park shall obtain water from the town water supply when available, and when unavailable, from a source approved by the County Health Department.
 - ii. The supply shall be adequate for the park requirements.
 - iii. The drinking, cooking, laundry and general bathroom water supply for each individual mobile home shall be obtained only from faucets or other plumbing connections located within each mobile home.
 - (d) Sewage disposal.
 - i. Each mobile home park shall be provided with an adequate sewage disposal system, either by connection to a public sewage system or septic tank system approved by the County Health Department.
 - ii. All sewage wastes from each mobile home park, whether from individual mobile homes or mobile home spaces, shall be piped into the mobile home park sewage disposal system.

18. Adequate and suitable recreation areas and facilities to serve the needs of the anticipated population shall be provided and shall consist of at least the following.
- (a) One or more play lots for preschool children, containing a minimum size and total area in the ratio shown in the table below; provided, there shall be at least one lot within 400 feet of every mobile home.
 - (b) One or more playgrounds for school-age children and adults, containing a minimum size and total area in the ratio prescribed as follows.

Table 6.12.1: MOBILE HOME PARK RECREATION AREA			
Facility	Per Mobile Home	Per 100 Mobile Homes	Minimum Size of Single Facility
Play lot	12 sq. ft.	1,200 sq. ft.	400 sq. ft.
Playground	440 sq. ft.	One acre	10,000 sq. ft.

19. The mobile home park may have a central structure containing a retail sales counter or coin-operated machines for the park residents' use only; provided, they are completely enclosed within a building and there is no exterior advertising; and, provided that, the structures shall not front on a public street.
20. All bathing and laundry facilities and toilets shall be in conformity with regulations of the County Health Department and the Town's Plumbing Code for the structures.
21. Each mobile home shall be anchored per the requirements of the NC State Building Code.

C. SPECIAL USE PERMIT; TEMPORARY OPERATING PERMIT REQUIRED.

- 1. It shall be unlawful for any person to maintain or operate a mobile home park within the jurisdiction of this chapter unless the person shall first obtain from the Town Council a special use permit as described in *Section 3.8, SPECIAL USE PERMIT*. The maintenance or operation of a mobile home park may be continued under a temporary operating permit, as defined in *Section 10.2, DEFINITIONS*, for a period of time and under the conditions as are prescribed in *Section 6.12(C)(4)* below.
- 2. The special use permit shall be issued and subsequently renewed if the Planning Board and Council find that the applicable provisions of this chapter and all town ordinances are satisfactorily complied with and, at the time of the initial special use request.
- 3. No special use permit shall be issued for any mobile home park not in operation upon the effective date of this chapter until the park plan has been approved by the Town Council as provided for in *Section 6.12(D), CONSTRUCTION OR ALTERATION OF PARK*.
- 4. A temporary operating permit shall be issued by the Council permitting a nonconforming park to be maintained and operated for a period of six months subject only to the provisions of this chapter made expressly applicable to the owner, or owners, lessee or agent.

D. CONSTRUCTION OR ALTERATION OF PARK.

- 1. General Provisions
 - (a) No person shall construct or engage in the construction of any mobile home park or make any addition or alteration to a mobile home park that either alters the number of sites for mobile homes within the park or affects the facilities required therein until he or she first secures a special use permit authorizing the construction, addition or alteration.
 - (b) The construction, addition or alteration shall be done in accordance with plans and specifications submitted with the application and approved by the proper authorities.
 - (c) Procedures for the applicant securing this permit are described in *Section 3.8, SPECIAL USE PERMIT*.
- 2. Before the Council shall review the special use request, a park plan, described in *Section 6.12(D)(8), Information Required for a Park Plan* below, must be submitted for review and approval by the Town Board.

- (a) No plan is required to be prepared and approved for issuance of a permit to make minor facility improvements in an existing mobile home park where the number of mobile home sites within the park is not affected.
 - (b) When no plan is required, application for a building permit may be made directly to the Building Inspector.
3. Five (5) copies of the park plan shall be submitted and, upon approval by the Council, each copy shall be signed by the Mayor and Town Clerk, denoting town approval. One copy shall be returned to the park owner or developer, one copy shall be submitted to the Town Manager to be held for public view, one copy shall be sent to each of the Department of Public Works and the Inspections Department, and the fifth copy shall be retained by the Council for its records.
 4. The approved park plan becomes part of the conditions for the special use and must be constructed and maintained accordingly in order to retain the permit. The Building Inspector shall make an examination of the construction at any reasonable time to determine whether the work is being done according to approved plans and specifications. The owner shall make available any records, test data or other information essential to the determination.
 5. When all specified improvements have been made, the Building Inspector shall issue a certificate of occupancy and the developer may begin moving in homes and begin operations.
 6. Adherence to the operating standards prescribed in *Section 6.12(E), OPERATING STANDARDS* is another condition required for the special use permit to be renewed.
 7. The special use permit granted to a mobile home park shall not expire. Special Use Permits may be revoked if the Town Council determines that all the conditions as required by the Special Use Permit when issued, have not been met or observed. If the permit is revoked by the Town Council, operation of the park must cease within six (6) months of the date of revocation of the Special Use Permit.
 8. INFORMATION REQUIRED FOR PARK PLAN
 - (a) The park plan shall be drawn on reproducible sheets to a scale of not less than one inch equals 40 feet and shall show the following on one or more sheets.
 - (b) The name of the mobile home park and the names and addresses of the owner or owners and the designer of the park;
 - (c) Date, approximate north arrow and scale;
 - (d) The boundary line of the tract with accurate linear and angular dimensions drawn to scale and the area of the park in square feet or acres;
 - (e) Contours with a vertical interval of one foot referred to sea level datum and elevations of existing streets, roads, drives, walks, curbs, catch basins and the like;
 - (f) A location map with a scale no less than one inch equals 1,000 feet showing the location of the mobile home park;
 - (g) The locations of existing and platted property lines, streets, buildings, water courses, railroads, bridges, water mains, sewers, culverts, drainpipes and any utility easements. The Town Council or Zoning Administrator may require similar information to be shown on proposed park boundaries. The names of adjoining subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land shall also be indicated;
 - (h) The names, proposed location and approximate dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks and open spaces, reservations, mobile home spaces, mobile homes, parking areas and building lines within the park. In all cases the proposed characteristics shall be shown in a manner that shall distinguish them clearly from the existing characteristics of the land;

- (i) When deemed necessary by the Town Engineer, profiles of all proposed public or private streets or drives, showing natural and finished grades drawn to a scale of not less than one inch equals 40 feet horizontal and one inch equals four feet vertical;
- (j) Plans of proposed utility layouts (sewer lines, septic tank locations, septic tank drainfields and water and storm drainage) showing feasible connections to existing and proposed utility systems to be prepared by a civil engineer or registered land surveyor;
- (k) Proposed storm drainage for each mobile home space and for the entire mobile home park including all proposed grading and sewer installations which may be deemed necessary to ensure proper drainage and the elimination of ponding. Proper drainage requires a storm drainage capacity to the 100-year storm level;
- (l) Location and number of garbage receptacles;
- (m) A detailed plan for all electrical installations prepared to meet the National Electrical Code and state and local codes or ordinances;
- (n) Where public water or a public sewer is not available, a written statement from the County Health Department shall be submitted with the mobile home park plan indicating that the mobile home park has adequate land area and suitable soils and topography to accommodate the proposed methods of water supply and sewage disposal; and
- (o) A detailed drawing to a scale of not less than one inch equals five feet shall be prepared of a typical mobile home space showing the location of the mobile home stand, all utilities and the mobile home utility connections, the patio, concrete footing, walks, parking spaces, driveways and all other improvements.

E. OPERATING STANDARDS.

The following operating standards shall be conditions to any special use permit to operate a mobile home park and, as such, must be maintained in order to qualify for continued operation of park under the Special Use Permit.

1. MOBILE HOME SALES IN MOBILE HOME PARKS

It shall be unlawful to conduct on a commercial basis the sale of mobile homes or travel trailers within a mobile home park.

2. RESIDENTIAL UNITS NOT TO BE TRAVEL TRAILERS

No mobile home park shall permit a travel trailer, as herein defined, to locate within its boundaries for periods greater than one week if used for any dwelling purposes whatsoever.

3. REGISTRATION

(a) It shall be the duty of the operator of the mobile home park to keep an accurate register containing a record of all mobile homes, owners and occupants of the mobile home park. The register shall contain the following information:

- i. Names and addresses of the owners and/or tenants;
- ii. The mobile home space in which the mobile home is parked;
- iii. Date of entering the park; and
- iv. Date of leaving the park;

(b) The operator shall keep the register available at all times for inspection by law enforcement officials, public health officials and other officials whose duties necessitate acquisition of the information contained in the register.

4. MOBILE HOME EQUIPMENT

Each mobile home shall have and be fully operational, a flush toilet, lavatory, bathtub or shower, cooking facilities and electric wiring and shall be required to connect with the utilities provided at each mobile home space.

5. REFUSE DISPOSAL

- (a) All garbage and refuse in every mobile home park shall be stored in suitable watertight and fly-tight receptacles which shall be kept covered with closely fitting covers. The size and type of all garbage receptacles shall be in conformance with town standards.
- (b) No person shall throw or leave garbage or refuse upon the grounds of any mobile home park.
- (c) It shall be the duty of the mobile home park operator to personally make certain that all garbage and refuse are regularly disposed of in a sanitary manner.
 - i. If the mobile home park is located within the corporate limits, the town will pick up and dispose of the garbage and refuse.
 - ii. If the mobile home park is located outside of the corporate limits, the mobile home park operator shall be responsible for the pickup and disposal of the garbage in a manner satisfactory to the town and the County Health Department.

6. HEALTH REGULATIONS

All county health regulations shall apply to mobile home parks within the jurisdiction of the town, except where the regulations are in conflict with the provisions of this section, in which case the more restrictive provisions shall apply.

7. TIEDOWNS

The owner of the mobile home park shall be responsible to see that each mobile home parked within the mobile home park is properly tied down.

8. FIRE PREVENTION AND DETECTION

In addition to the fire prevention regulations, the following shall apply.

- (a) The operator of a mobile home park is responsible for informing each park resident of the location of the nearest fire alarm box, if any; the location of an accessible telephone and the telephone number to be used to report fires; and procedures to be followed in case of a fire.
- (b) The park owner shall install a fire extinguisher labeled as suitable for class A, B and C fires and of a type approved by the Town Fire Department in each building open to the public and in the park office. The park staff shall be instructed in the proper use of any fire protection equipment available in the park and their specific duties in the event of fire shall be defined.
- (c) The park owner or operator shall maintain the park area free of rubbish, dry brush, leaves, weeds and any other materials which might communicate fires between mobile homes and other buildings.
- (d) Empty liquefied petroleum gas containers and other objects and materials not approved by the Fire Department shall not be stored under mobile homes.

F. NONCONFORMING PARKS.

- 1. All mobile home parks existing at the time of the adoption of this chapter and not conforming to the requirements herein must apply for a temporary operating permit as provided for in *Section 6.12(C), SPECIAL USE PERMIT; TEMPORARY OPERATING PERMIT REQUIRED.*
- 2. The park owner must submit a compliance plan to the Planning Director not later than 60 days prior to the expiration date of the temporary operating permit in order to apply for a special use permit. This plan shall be reviewed by the Planning Board and Council and shall become a condition to the special use, if granted. The park owner shall choose one of three alternatives as follows.
 - (a) If no compliance plan is submitted, the park owner shall be considered to have chosen not to comply with both the design and operating standards as described in *Section 6.12(B), DESIGN STANDARDS* and *Section 6.12(E), OPERATING STANDARDS* or with the operating standards only and does not seek a special use permit. In this case the owner has chosen the alternative of ceasing operation upon the expiration date of his or her temporary operating permit.

- (b) If the compliance plan shows adherence to only the operating standards as described in *Section 6.12(E), OPERATING STANDARDS*, the park owner is deemed to wish a special use permit to operate under those standards. This permit may be issued by the Town Council for a period of two years, but cannot be renewed more than twice, for a total of six years. At the end of this period the park must close. The park owner may change his or her mind and submit a plan for conformance to both design and operating standards and apply for a permit as provided for in *Section 6.12(F)(2)(c)* below. A permit must be granted before the special use permit issued under this section has expired.
 - (c) If the park owner wishes to continue operation indefinitely, the compliance plan must not only indicate observance of the operating standards, but must indicate how the park plans to comply with the design standards as set forth in *Section 6.12(B), DESIGN STANDARDS* with the following exceptions:
 - i. Requirements in *Sections 6.12(B)(1), 6.12(B)(2), 6.12(B)(7) and 6.12(B)(14)* are eliminated entirely;
 - ii. Requirements in *Section 6.12(B)(4)*, the requirement of paved walkways is eliminated;
 - iii. Requirements in *Section 6.12(B)(5)*, the dimensions may be reduced by 50%;
 - iv. Requirements in *Section 6.12(B)(9)*, the requirement that the private roads be hard-surfaced is eliminated;
 - v. Requirements in *Section 6.12(B)(16)*, the Type B Buffer may be reduced to a ten (10) foot planting strip adjacent to the park boundary extending along the entire perimeter of the mobile home park. It shall be planted with evergreen or deciduous trees not more than twenty (20) feet apart and adequately landscaped with grass and shrubbery in such a manner as to be harmonious with the landscaping of the adjacent properties and in keeping with the general character of the surrounding neighborhood. The park owner may use existing vegetation and trees that are located along the park perimeter to satisfy this requirement as long as it meets or exceeds that required spacing and tree type as specified above. A planting strip shall not be required in areas where it conflicts with currently existing public utilities as determined by the Planning Director and the Public Works Director. The planting strip must be planted and maintained according to any current or future town policies;
 - vi. Requirements in *Section 6.12(B)(17)*, the requirement of installing wiring underground is eliminated. The park need not connect to city water and sewage systems, but if it does not the park owner must obtain a letter or certificate from the County Health Department stating that the water supply or sewage disposal system has the approval of the Health Department to continue in operation;
 - vii. Requirements in *Section 6.12(B)(18)*, the recreational space requirements may be reduced to one area of 5,000 square feet. This area need not be oriented toward children if the park consists primarily of retired couples or individuals; and
 - viii. Requirements in *Section 6.12(B)(19)*, the location of an already existing building shall not be regulated.
 - (d) The compliance plan submitted under this third alternative must include a map showing the same information required of a park plan *Section 6.12(D)(8)*. It must show how this new plan differs from the present park and it must include a yearly time table indicating completion of the plan within three years.
3. In no case shall a mobile home, which has been removed for any reason, be replaced unless and until a compliance plan for the non-conforming park has been approved by the Council as provided for in *Section 6.12(F)(2)(c)* above.
 4. If, at any future time, a nonconforming mobile home park wishes to expand in total size or in number of mobile homes, the owner must obtain a new special use permit with the requirement that the new section be brought into complete compliance with all standards.
 - (a) The old nonconforming section may continue with a nonconforming status, as herein provided.

