AMENDMENT CHANGE TO THE ZONING ORDINANCE

Proposed Change to Appendix A: C Definitions (45)

Modular home:
(a) A dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of components substantially assembled in a manufacturing plant transported to the building site for final assembly on a permanent foundation and must contain a numbered North Carolina State Building Code Seal. Blueprints are required to show points of sections and details for the building inspector.

(b) A modular home must be transported to the site by a conveyance, (i.e. flatbed trailer or equivalent). Modular unit(s) must be set in place by a lifting device, i.e. crane. It cannot be transported or delivered by attaching a tongue and wheels to a steel frame and “towed”, nor can it have a tongue and wheels attached to any part of the house.

(c) A modular home must meet the same engineered foundation requirements as a site built house, i.e. it must have a permanent poured concrete footer/footings with load bearing block or brick walls and support piers. The dwelling must be permanently attached to the foundation according to North Carolina State Building Code.

(d) The roof pitch shall be a minimum of three (3”) rise on a twelve (12”) inch horizontal run and the gable overhang shall be in accordance with the North Carolina Building Code, Volume VII, Section 40.

(e) A modular home must meet the same minimum building space requirements dictated by the area zoning on which it is set or constructed.
MODULEHOMES thathadotmeetthe requireddefinitionforresidentialareasmay be allowed in the mobile home overlay district.

Recommended and passed unanimously by the Planning Board on November 22, 1999. Passed by Town Board December 14, 1999.