

## 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.

<u>ZONE:</u>	<u>LOT FOOTAGE (sq ft):</u>	<u>MINIMUM SIZE (sq ft) House:</u>
OAR	20,000	No Residential
AF	20,000	1200
R-20	20,000	1200
R-15	15,000	1000
R-10	10,000	780
MFR	15,000	780
NB	4500	780
HM	15,000	No residential
MC	one (1) acre	1200
C	10,000	No residential
LI	4500	No residential
O&I	15,000	1000

**Modular homes that do not meet the required definition for residential areas may 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.**