

Manufactured Home Regulations Comparison

	Zoning regs.	Skirting	Exterior Finish	Roof Pitch	Roof Projection	Stairs and porches	Size of home	Replacement	Other Info
Fuquay-Varina	Only allowed in Parks, must be 24 ft. in width, and cannot be more than 3X longer than it's width.	Masonry Required	Vinyl Metal Cedar or wood siding Weather resistant pressboard Stucco siding Brick Stone	3.5 ft rise per 12 ft run	6 in eave minimum	24 sq. ft. minimum	Compatible with subdivision	If not within a manufactured home subdivision or manufactured home park, occupied at the time of adoption of the Land Development Ordinance (December 30, 2016), it may continue to be occupied and replaced with a new manufactured home of the same size and dimensions, but shall not be enlarged.	ETJ Requirements: if in the ETJ, and zoned RA, tract is greater than 25 contiguous acres and farther than 50 ft. from any property line, the existing manufactured home can be relocated to another location on the same property.
Apex	Only allowed in MH or MHP zoning districts	Masonry Required	Vinyl Metal Cedar or wood siding Weather resistant pressboard Stucco siding Brick Stone	3.5 ft rise per 12 ft run	6 in eave minimum	24 sq. ft. minimum	Compatible with subdivision		
Holly Springs	Only allowed in the R-30, Must meet yard requirements of the development standards.	Masonry, treated wood, vinyl or metal specific for foundation use. Cannot be any more than 12 in above grade	Brick Vinyl horizontal lap siding Aluminum horizontal lap siding Wood Hardboard	3 to 12, or not less than the minimum pitch within the same subdivision.	12 in eave minimum	Wood or Masonry, no size req.			Remove towing Mechanisms.
Garner	Type A unit allowed in R-40 or through rezoning to the -MH overlay All set up restriction vary by Class of Manufactured Home.	Masonry curtain or foundation wall	Vinyl siding Metal siding Cedar or other wood siding, Weather resistant pressboard Stucco Masonry comparable to the exterior siding in the surrounding neighborhood.	3.5 ft rise per 12 ft run	6 in eave minimum	24 sq. ft. Min size, wood steps only as part of a wooden porch system.	Shall be compatible with size of the surrounding neighborhood		Remove towing Mechanisms.
									Community or town water required on any lot less than 30,000 sq. ft.
									Must be greater than 24 ft. in length.
									Length cannot be more than 4X the width.
									Long side oriented to street (except special cases).

	Zoning regs.	Skirting	Exterior Finish	Roof Pitch	Roof Projection	Stairs and porches	Size of home	Replacement	Other Info
Clayton	Stand alone manufactured homes permitted in the R-E district only	Masonry curtain or foundation wall	Vinyl or aluminum horizontal siding Wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.			Shall be installed or constructed in accordance with the standards set by the North Carolina Building Code, free standing or attached firmly to the primary structure and anchored securely to the ground.	The manufactured home shall have a minimum of 960 square feet of enclosed and heated living area per dwelling area.		Length cannot be more than 4X the width.
									Remove towing Mechanisms.
									At least two off-street parking spaces shall be provided.
Harnett Co.	Allowed in R-30, RA-20M and RA-20R	Brick curtain, galvanized metal sheeting, ABS or PVC with interlocking edges	RA-30 district: Vinyl, aluminum, wood or hardboard	A pitch required, no minimum pitch requirements					Remove or landscape around towing Mechanisms.
			No requirements listed in the RA-20M or RA-20R districts						Multi section manufactured homes shall be oriented with long edge toward frontage in R-30

Manufactured Home Regulations									
	Park Minimum size	Skirting	Exterior Finish	Roof Pitch	Roof Projection	Stairs and porches	Size of home	Replacement	Other Info
Fuquay-Varina	10 acre minimum, Restrictive covenants	Masonry Required	Vinyl Metal Cedar or wood siding, Weather resistant pressboard, Stucco siding Brick Stone	3.5 ft rise per 12 ft run	6 in eave minimum	24 sq ft. minimum	Compatible with surrounding subdivision	Must conform to restrictive covenants, same size and location as previous home.	

Apex	No info found for parks other than Perimeter and interior setbacks								Parks are only allowed in the MHP zoning district.
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Holly Springs	Mobile home parks must meet all the subdivision requirements in the R-30 district.								
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	Park Minimum size	Skirting	Exterior Finish	Roof Pitch	Roof Projection	Stairs and porches	Size of home	Replacement	Other Info
Clayton	Permitted in the R-E Zone Only with Special Use Permit. Must be 3 acres in size.	Completely screened with faux skirting panels constructed from durable vinyl, or panels simulating a faux brick, rock or stone finish.				Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the manufactured home shall be installed or constructed in accordance with the standards set by the North Carolina Building Code, free standing or attached firmly to the primary structure and anchored securely to the ground.	Shall be a minimum of 480 square feet of enclosed and heated living area.	Shall be a minimum of 12 feet in width and shall contain a minimum of 480 square feet of enclosed and heated living area.	No additions except for those specifically designed for manufactured home use or extension. Porches covered with a roof and open on three sides may be permitted if yard space requirements of this chapter are not violated, and if such addition complies with the North Carolina Building Code.
									Lots served by community or public water and sewer shall have a minimum lot size of 6,000 square feet and have a minimum lot width of 50 feet at the front building line. The maximum coverage of the lot by the unit and any accessory structures shall not exceed 40% of the lot area.
									Lots served by individual septic tank and individual well shall have a minimum lot size of 25,000 square feet and have a minimum lot width of 75 feet at the front building line. The maximum coverage of the lot by the unit and any accessory structures shall not exceed 40% of the lot area.
									Lots served by community or public water and individual septic tank or public sewer and individual well shall have a minimum lot size of 15,000 square feet and have a minimum lot width of 75 feet at the front building line. The maximum coverage of the lot by the unit shall not exceed 40% of the lot area.
									(a) Each manufactured home shall abut upon an improved street or driveway, which shall have unobstructed access to a Town or state maintained road.
									(b) Streets shall have a minimum paved width of 20 feet. In addition, every such street shall lie within a cleared right-of-way having a minimum width of 40 feet.
									(c) Maintenance of such streets shall be provided by the owner or operator of the park.
									(d) Permanent dead-end streets or cul-de-sacs shall not exceed 500 feet in length and shall be provided with a turnaround of at least 70 feet in diameter.

	Park Minimum size	Skirting	Exterior Finish	Roof Pitch	Roof Projection	Stairs and porches	Size of home	Replacement	Other Info
Harnett Co.	RA-20M district only, CUP requried. 5 Acre Minimum. Lot sizes 6,000 sq. ft. with public water and sewer, 10,000 sq. ft. with public water OR sewer, 20,000 sq. ft. NO public water OR sewer. 6 unit/acre	Must meet standards for individual homes in the applicable zoning district.							Certificate of zoning complaince issued, must be renewed every 2 years or at sale of park to remain valid.
									Bi annual Inspection by Health Department.
									Every park must maintain and accurate register containing all occupants, owners of man. homes and description of each home in the park.
									Plan reviewed by BOA & DRB
									Setbacks 25 ft. perimeter setback. 30 seperation from other manufactured homes.
Garner	Permitted in RMH District only. Must be 3 acre min. 5 units/acre max density allowed as subdivision or park. Architecture regs depend on class of unit.	Masonry curtain or foundation wall	Vinyl siding Metal siding Cedar or other wood siding, Weather resistant pressboard Stucco Masonry comparable to the exterior siding in the surrounding neighborhood.	3.5 ft rise per 12 ft run	6 in eave minimum	24 sq ft. Min size, Wood steps only as part of a wooden porch system.	Shall be compatible with size of the surrounding neighborhood		Lot size 5,000 sq. ft. minimum for public utilities and 10,000 sq. ft.
									Must be oriented long side to street unless short end is greater than 24 ft
									<u>Subdivision:</u> No private streets.
									<u>Parks</u> shall have a minimum 24 ft frontage onto public R/W.
									<u>Parks:</u> All private drives shall be minimum 24 ft. wide pavement with additional 6 ft. strip on both sides to act a s R/W
									Subdivision Plat required for all manufactured home subdivisions
									Phasing may be allowed by Council in both parks and subdivisions