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WASHINGTON COUNTY MOBILE HOME AND TRAVEL TRAILER PARK ORDINANCE

Prepared for: WASHINGTON COUNTY BOARD OF COMMISSIONERS

C. M. Stokes
Mayme Davenport

Robert D. Swain, Chairman

Joseph W. Foster
W. R. Sexton

WASHINGTON COUNTY PLANNING BOARD

Glen W. Davenport, Chairman

Jeannie Allen
Harold Baum
Ether Everette
T. C. Martus
Peter McNair

Edna Norman
Carlton Phelps
Gail Respass
Nina Richardson
C. H. Stokes

ADDRESS

Washington County Courthouse
P. O. Box 1007
Plymouth, North Carolina 27962

Prepared By:

WASHINGTON COUNTY COMMUNITY DEVELOPMENT & PLANNING OFFICE

Wendy Morrison Painter, Planner
Brenda G. Moore, Field Coordinator

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ARTICLE I - IN GENERAL

SECTION 1. AUTHORITY AND JURISDICTION

Washington County hereby exercises its authority to regulate mobile home and travel trailer parks under Article 6 of Chapter 153A of the General Statutes of North Carolina.

On and after August 6, 1979, this Ordinance shall govern: (1) each and every new mobile home park and travel trailer park and any expansion of any existing mobile home park and travel trailer park and (2) the placing, location, or setting-up of any mobile home or travel trailer within the jurisdiction of Washington County and any municipality requesting the enforcement of this Ordinance within their jurisdiction.

SECTION 2. TITLE AND PURPOSE

This Ordinance shall be known as The Mobile Home and Travel Trailer Park Ordinance for Washington County, North Carolina.

The purpose of this Ordinance is to regulate the location, setting-up, anchoring, and use of mobile homes and travel trailers and regulate the development of mobile home and travel trailer parks within the jurisdiction of Washington County in order to promote the public health, safety, and general welfare of the County by providing for the orderly development of mobile home and travel trailer parks, by securing safety for mobile home and travel trailer residents and occupants and the public from winds, fire, panic, and disease and other dangers, by providing adequate light and air in mobile home and travel trailer parks, and by insuring that adequate facilities for water supply, sewage and waste disposal, transportation, parking and recreation are provided mobile home and travel trailer parks residents and occupants.

ARTICLE II - DEFINITIONS

SECTION 1. DEFINITIONS

For the purpose of this Ordinance certain terms and words used herein shall be interpreted as follows:

- A. Building Permit - A permit issued by the Building Inspector upon receipt of a permit fee when locating a mobile home within the jurisdiction of Washington County. This permit contains information concerning the mobile home and shall be issued prior to inspection by the Building and/or Electrical Inspector.
- B. Construction Permit - A permit issued by the Enforcement Officer under this Ordinance authorizing a developer to construct or expand a mobile home or travel trailer park.
- C. Developer - Any person, firm, trust, partnership, joint venture, syndicate, association or corporation or any combination of such entities engaged in the development or proposed development of a mobile home or travel trailer park.

the mobile home, including the name of the manufacturer and year of construction, (3) proposed location of the mobile home. Dealers of mobile homes who place mobile homes upon their sales lots (when such mobile homes are not to be occupied for residential use) are exempt from the requirements of this paragraph. The Building Inspector shall inspect each mobile home to determine compliance with the following:

1. All mobile homes shall be anchored in a manner approved by the "State of North Carolina Regulations for Mobile Homes," as from time to time amended, published by the North Carolina Department of Insurance. The anchoring requirement herein shall be completed within thirty (30) days after the issuance of a building permit.
 2. All mobile home skirting shall be of a non-combustible, corrosive resistant material extending from the bottom of the unit to the ground. Such skirting shall contain an access door measuring not less than eighteen (18) inches by twenty-four (24) inches.
 3. All mobile homes shall be installed according to the mobile home manufacturers printed instructions designed by a licensed architect or engineer. They shall specify the location and required stabilizing devices (tie-downs, piers, blocking, etc.) on which the design of the fastening devices attached to the homes are based. If such instructions do not exist, standards included in the "State of North Carolina Regulations for Mobile Homes," shall apply.
- C. After a building permit has been secured and the certificate of completion has been issued by the Washington County Health Department, the mobile home shall be properly connected to electrical utilities and approved by the Washington County Electrical Inspector.
- D. It shall be unlawful for an individual, partnership, firm or corporation to allow any electric current for use in any mobile home to be turned on or to continue to furnish electricity for use in such mobile home without having first ascertaining that a label of compliance is permanently attached to said mobile home or a certificate of compliance has been issued.
- If electricity was furnished prior to September 1, 1971; or if the owner or the predecessor in title has obtained a certificate of title for the mobile home in question prior to September 1, 1971; or the owner has satisfactory evidence on file with the North Carolina Department of Motor Vehicles that the mobile home in question was manufactured prior to September 1, 1971; this section shall not apply and electricity may be provided.

ARTICLE IV - APPLICATION FOR MOBILE HOME OR TRAVEL TRAILER PARK CONSTRUCTION PERMIT

SECTION 1. APPLICATION PROCESS

- A. No person shall construct a mobile home park or travel trailer park or make any addition to an existing mobile home park or travel trailer park that either alters the number of sites for mobile homes or travel trailers within the park or affects the facilities required therein until he/she first secures a permit authorizing such construction or additions. The construction or addition shall be in accordance with plans and specifications submitted with the application.
- B. The application for a mobile home park or travel trailer park construction permit along with six (6) copies of a plat delineating the proposed park layout, shall be filed with the Washington County Planning Office at least ten (10) work days prior to the regular meeting of the Washington County Planning Board, at which time, the plat will be reviewed by the Board.
- C. Any plat of a new mobile home park shall be signed by a registered surveyor or engineer and any expansion of an existing mobile home park must also be represented on a plat bearing the signature of a registered surveyor or engineer.
- D. Plans for travel trailer parks of any size must be submitted, but do not require a surveyor or engineer's signature.
- E. The proposed plat shall be submitted by the Planner to the following for their comments prior to submittal to the Planning Board: Building Inspector, Electrical Inspector, the Washington County Health Department, the District Highway Engineer, the County Water Management Supervisor, the local CAMA Permit Officer, State Health Officials when applicable, and any other agencies deemed necessary. If comments have not been received within five (5) days, the Planning Board shall consider the plat acceptable unless an extension of time is agreed upon.

SECTION 2. CONTENTS OF PARK PLAN

- A. The plat shall be drawn at a scale not smaller than one (1) inch to one hundred (100) feet. The plat shall contain the following information (for any park size):

- C. When a developer has completed the construction of a park pursuant to a construction permit in accordance with this Ordinance, he/she shall apply to the Enforcement Officer for an Operating License, which is required before a developer shall lease or rent spaces in the park. The Enforcement Officer shall issue an Operating License, if the park conforms to the application and plans approved by the Planning Board and complies with other applicable laws.

ARTICLE V - DESIGN STANDARDS AND SPECIFICATIONS FOR MOBILE HOME PARKS

SECTION 1. SUITABILITY OF LAND

Land subject to flooding, improper drainage, erosion, or that is for topographic reasons unsuitable for residential use as determined by the Planning Board, shall not be developed for mobile home parks if such use would continue or increase the danger to health, safety, or property, unless the hazards can be and are corrected or avoided. However, the Planning Board in carrying out this directive, shall not, solely on the grounds of flood danger, prohibit mobile home park development or use if a future County Floodplain Ordinance allows such development or use above the 100 year flood elevation. An adopted Floodplain Ordinance shall control in the event of any inconsistencies with other County Ordinances. Areas which have been used for the disposal of solid waste, including solid, liquid, or chemical waste, shall not be developed as mobile home parks.

SECTION 2. SITE DEVELOPMENT

- A. Every mobile home park shall contain at least 30,000 square feet in area.
- B. The amount of land for each mobile home space served by an individual well and septic tank shall be determined by the Washington County Health Department after an investigation of soil conditions. Parks to be served by public water and sewage disposal systems shall have adequate area in each space to provide for the mobile home, resident vehicles, and required setbacks, as determined by the Planning Board.
- C. Each mobile home space shall be at least forty (40) feet wide, and the boundaries shall be designated with appropriate stakes or pipes placed at each corner.
- D. There shall be at least fifteen (15) feet clearance between mobile homes including mobile homes parked end to end. No mobile home shall be located closer than fifteen (15) feet to any building within the park, within thirty-five (35) feet of any exterior boundary line of the park and no closer than fifteen (15) feet to the edge of any interior transportation right-of-way.
- E. All mobile home spaces shall abut upon and have access by way of an interior transportation right-of-way, which shall have unobstructed access to a public roadway. Minimum right-of-way and pavement widths shall be as follows for all interior transportation rights-of-way.

Minimum Right-of-Way

60'
40'
30'

Minimum Improved Width

34' - with parking on both sides
24' - without parking
14' - one way street without parking

- F. All streets shall have a smooth, hard, dense surface that is durable and well drained under normal use and weather conditions. The surface shall be kept free of cracks and holes, its edges suitably protected to prevent raveling and shifting of the base.
- G. Dead end streets shall not exceed one thousand (1,000) feet in length and their closed end shall have a T turn around or a cul-de-sac bulb with a minimum of sixty (60) feet diameter.
- H. The intersection of an interior transportation right-of-way with a public roadway shall be designed to facilitate the free movement of traffic on the public roadway and to minimize the hazards caused by traffic entering or leaving the park. The intersection with a public roadway shall be subject to the approval of the Department of Transportation, Division of Highways.
- I. In all mobile home parks accommodating or designed to accommodate twenty-five (25) or more mobile homes, there shall be one (1) or more recreation areas which shall be easily accessible to all park residents. The amount of recreation area shall be based upon a minimum of two hundred (200) square feet for each mobile home space. No single outdoor recreation area shall contain less than twenty-five hundred (2,500) square feet. Recreation areas shall be so located as to be free of traffic hazards and should, where topography permits, be centrally located and shall be useable for recreation.
- J. Parking space sufficient to accommodate at least two (2) automobiles shall be required for each mobile home space. At least one (1) parking space measuring ten (10) feet by twenty (20) feet shall be constructed within the mobile home space with the additional space located in a central parking area, on the periphery of the transportation right-of-way, or within the mobile home space.

ARTICLE VI - SPECIFICATIONS FOR TRAVEL TRAILER PARKS

SECTION 1. SITE SUITABILITY

Land subject to flooding, improper drainage, erosion, or that is for topographic reasons unsuitable for recreational use as determined by the Planning Board, shall not be developed for travel trailer parks, if such use would continue or increase the danger to health, safety, or property, unless the hazards can be and are corrected or avoided. However, the Planning Board in carrying out this directive shall not solely on the grounds of flood danger, prohibit travel trailer park development or use, if a future County Floodplain Ordinance allows such development or use above the 100 year flood elevation. An adopted Floodplain Ordinance shall control in the event of any inconsistencies with other County Ordinances. Areas which have been used for the disposal of solid waste, including solid, liquid or chemical waste, shall not be developed as travel trailer parks.

SECTION 2. SITE DEVELOPMENT

- A. Every travel trailer space shall contain at least one thousand two hundred and fifty (1,250) square feet.
- B. There shall be a minimum distance of fifteen (15) feet between each travel trailer or structure.
- C. Parking spaces sufficient to accommodate at least one (1) motor vehicle and one (1) travel trailer shall be constructed within each space. No more than one (1) camping vehicle may be parked on any space.
- D. All spaces developed adjacent to a public street shall be set back a minimum of thirty-five (35) feet from the street right-of-way.
- E. Each space shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.
- F. The park shall have all weather roads that directly abut each space. All road rights-of-way shall have a minimum width of thirty (30) feet. In areas of heavy vehicular use, wider rights-of-way may be required.
- G. Each space shall have access by way of an interior transportation right-of-way.
- H. The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.
- I. Culs-de-sac or dead end roads shall not exceed one thousand (1,000) feet in length measured from the entrance to the center of the turnaround. Any road designed to be permanently closed shall have a T turnaround, or a cul-de-sac bulb with a diameter of sixty (60) feet.
- J. The intersection of an interior transportation right-of-way and a public roadway shall be approved by the Division of Highways, Department of Transportation.
- K. Each park shall have a central structure or structures that will provide separate toilet facilities for both sexes. This structure may also contain coin operated machines for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.
- L. No swimming pool or bathing area shall be installed, altered, improved, or used without compliance with applicable health regulations. No bathing area shall be used without the approval of the Washington County Health Department.
- M. Signs for identification of parks shall not exceed four (4) feet by eight (8) feet at the entrance to the park.

SECTION 3. SANITARY FACILITIES, WATER SUPPLY, SEWAGE DISPOSAL, GARBAGE COLLECTION AND UTILITIES

A. Sanitary Facilities

1. All toilet, shower, lavatory, and laundry facilities shall be provided and maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All toilet, shower, lavatory, and laundry room facilities shall be acceptable to the Washington County Health Department and shall be in conformity with all State and County health regulations.
2. All buildings shall be constructed in accordance with the Building Code of North Carolina.

B. Water Supply

A safe, adequate, and conveniently located water supply must be provided for each park. No water supply shall be installed, altered, or used without the approval of the Washington County Health Department.

cease entering into new leases. A violation of this Ordinance's provisions constitutes a misdemeanor, punishable under state law (G. S. 14-4) by a fine of up to \$50.00 or imprisonment for up to 30 days. Violators are, under G. S. 153A - 123, subject to civil penalty when applicable and any redress for violations in any manner authorized by that general law.

The notice of violation shall be sent to the park operator by certified or registered mail specifying what violations have been found, what corrective measures must be taken, and that failure to comply with the Ordinance shall result in revocation of the operating license. Unless an inspection shows the violation to have been corrected or to satisfactorily be in the process of completion no later than 30 days after notice of permit violation is given, a notice of a revocation hearing shall be sent to the offending party by certified or registered mail. The revocation hearing notice shall indicate the time and place of the hearing, that the park operator may be represented by counsel and that the hearing shall be held before the Washington County Board of Commissioners. At the hearing, the burden of proof shall be on the Enforcement Officer, who may also be represented by counsel, evidence shall be presented and cross examinations shall be allowed. The decision of the Board shall be stated in writing and supported by a statement of its findings of facts and conclusions. In the event that the park is found to be in violation, the permit for all spaces shall be revoked. If the owner later wishes to correct the violation, he shall be required to re-submit his mobile home park plan in compliance with this Ordinance in order to get an operating license.

ARTICLE X - LEGAL PROVISIONS

SECTION 1. PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

The provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this Ordinance are at a variance with the requirements of any other lawfully adopted regulations, the most restrictive or that imposing the higher standards shall govern. Whenever the Planning Board authorizes a deviation from the precise dimension specified in this Ordinance, a written statement of the reasons for such deviation and why it is appropriate, shall be included in the permanent record of the permit application.

SECTION 2. PENALTIES FOR VIOLATION

Violation of the provisions of this Ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with allowable deviations) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof, be fined not more that \$50.00 or imprisoned for no more than 30 days. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the County of Washington from taking such other lawful action, including an action for an injunction, as is necessary to prevent or remedy any violation.

SECTION 3. AMENDMENTS

The Planning Board shall consider and make recommendations to the County Commissioners concerning each proposed amendment.

No amendment shall be adopted by the County Commissioners until after public notice and hearing. Before taking such lawful action as it deem advisable, the County Commissioners shall consider the Planning Board's recommendation on each proposed amendment. If no recommendation is received from the Planning Board within thirty (30) days after the public hearing, the proposed amendment shall be deemed to have been approved by the Planning Board.

SECTION 4. SEPARABILITY CLAUSE

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5. REPEAL OF EXISTING MOBILE HOME AND TRAVEL TRAILER PARK ORDINANCE

Upon the date of adoption of this Mobile Home and Travel Trailer Park Ordinance, all provisions of the Mobile Home and Travel Trailer Park Ordinance enacted in May of 1974 and amended on February 16, 1976, are hereby repealed, except for such sections expressly retained herein.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect and shall supersede the Washington County Mobile Home and Travel Trailer Park Ordinance as adopted in May of 1974, and shall be in force on and after August 6, 1979. Duly adopted by the Board of Commissioners of the County of Washington, North Carolina, this the 6th day of August, 1979.