AN ORDINANCE TO REGULATE MOBILE HOMES, TRAVEL TRAILERS, MOBILE HOME PARKS AND TRAVEL TRAILER PARKS IN WASHINGTON COUNTY, NORTH CAROLINA

BE IT ORDAINED BY THE WASHINGTON COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:

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 VI of Chapter 153A of the General Statutes of North Carolina.

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 or 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 by Government body resolution. (3) All existing mobile home and travel trailer parks in Washington County shall be subject to Sections 3, 4, and 5 of Article IV; Section 3 of Article V; Article VII; Article VIII; and Article IX of this Ordinance. These provisions apply whether or not a mobile home or travel trailer park desires to expand its capacity. This Ordinance is to be applied in harmony with the North Carolina State Building Code as it applies to mobile homes.

SECTION 2. TITLE AND PURPOSE

This Ordinance may be sited as the Washington County Mobile Home and Travel Trailer Ordinance.

The purposes for which this Ordinance is established are: (1) to regulate the location, setting up, anchoring and use of mobile homes and travel trailers within Washington County; (2) to regulate the development of mobile home and travel trailer parks within Washington County; and (3) to promote the health, safety, and general welfare of the citizens of Washington County in general and the residents and occupants of mobile home and travel trailer parks in particular.

SECTION 3. DEFINITIONS

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

A. Building Permit - A permit issued by the Building Inspector or his designee 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 Director of Public Works and Planning or his designee pursuant to this Ordinance authorizing a developer to construct or expand a mobile home or travel trailer park. This permit shall be issued only upon request by letter signed by the owner or developer of the 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.

D. Interior Transportation Rights of Way - Streets within a mobile home or travel trailer park which serve only the park residents and are not designed for through traffic.

E. Mobile Home - A detached residential dwelling unit designed for transportation after fabrication upon the streets or highways on its own wheels. A travel trailer is not to be considered a mobile home. A modular home is not to be considered a mobile home for purposes of location in a mobile home park.

F. Mobile Home Park - Any site or tract in single ownership on which more than two mobile homes are located and/or occupied on which facilities are provided for more than two mobile homes, whether or not a charge is made for the use of the mobile home or the use of the site or tract.

G. Mobile Home Space - A plot of land within a mobile home park designed for the accommodation of one mobile home.

H. Natural or Artificial Barrier - Any river, pond, canal, roadway, levee, embankment, fence, hedge, tree row, or similar obstruction which limits access and/or visibility.

I. Operating License - A license issued by the Director of Public Works and Planning or his designee to the developer, owner, or operator of mobile home or travel trailer park which conforms to the requirements of this Ordinance allowing for the operation of said park. No operating license shall be issued until the mobile home park or travel trailer park is fully completed according to the plan submitted to the Director of Public Works and Planning.

J. Plat - a map or plan delineating the division of a mobile home or travel trailer park into individual tracts on which mobile homes or travel trailers will be placed. The work "plat" shall include the terms map, plot, and plan.

K. Structural Additions - Any roofed, canopied, or enclosed porch, room or structure which is used in connection with the mobile home. A concrete slab, with no roof shall not be considered a structural addition for the purposes of this Ordinance.

L. Travel Trailer - A wheeled, vehicular, portable structure built on a chasis which is designed to be used as a temporary dwelling or travel and recreational purposes. This definition is intended to include structures mounted on auto or truck bodies that are referred to as campers or motor homes.

M. Travel Trailer Park - Any site or tract of land in single ownership upon which is located, or upon which facilities are provided for more than (2) travel trailers regardless of whether or not a rent is paid of charge is made for the privilege of locating or occupying a travel trailer upon the site or tract.

N. Travel Trailer Space - A plot of land within a travel trailer park for the accommodation of one travel trailer.

ARTICLE II - REGULATIONS AND PERMITS FOR LOCATING MOBILE HOMES

SECTION 1. PROCEDURE

A. No person shall locate, relocate or cause to be located or relocated any mobile home intended for use as a dwelling, other than one in a mobile home park (with an approved sewage disposal system, or in an area served by a public or community sewage disposal system without first obtaining an improvements permit from the Washington County Health Department. The Washington County Health Department will issue the permit after making a determination that a septic tank or other ground absorption sewage disposal system can be installed in accordance with local and state health regulations.

After the improvements permit has been issued and the work has been completed on the ground absorption sewage disposal system, the Washington County Health Department will make a final inspection. If it finds that the system has been properly installed, it will issue a certificate of completion. A mobile home may not lawfully be occupied until this certificate has been issued.

B. Any person locating or relocating a mobile home in Washington County, must secure a building permit. The Washington County Building Inspector shall issue a building permit upon receipt of a building permit fee, together with an application which shall contain (1) the name and mailing address of the owner(s) of the mobile home, (2) a description of the mobile home, including the name of the manufacturer and year of construction, (3) the proposed location of the mobile home. Dealers of mobile homes who place mobile homes upon their sales lot (when such mobile homes are not to be occupied for residential use) are exempt from the requirement of this Ordinance. 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 shall be completed within 30 days after the issuance of a building permit and in no event shall electricity be supplied to the structure prior to completion of tie-down.

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 and all applicable state and federal regulations. The mobile home manufacturer's instructions should be designed by a licensed architect or engineer. Instructions shall specify the location and required stabilizing devices (tie-downs, piers, blockings, 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. 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 that a certificate of compliance has been issued.

If electricity was furnished prior to September 1, 1971; or if the owner or 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 III - APPLICATION FOR MOBILE HOME OR TRAVEL TRAILER PARK CONSTRUCTION PERMIT

SECTION 1. APPLICATION PROCESS

A. No person shall construct a mobile home 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 they first secure a permit authorizing such construction or additions. The construction or addition shall be in accordance with a copy of the plans and specifications that must be submitted with the application.

B. The application for a mobile home park or travel trailer park construction permit along with one reproducable copy of a plat delineating the proposed park layout, shall be filed with the Washington County Public Works and Planning Department at least ten (10) working days prior to the regular meeting of the Washington County Planning Board, at which time, the plat will be reviewed by the County Planning Board. The plat should be drawn consistent with the North Carolina Uniform Map Law and the additional requirements (e.g. scale) contained herein. See the Appendix for certificates which must be attached to the plat.

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 and the plat shall be recorded in the Register of Deeds office prior to obtaining a construction permit.

D. The proposed plat shall be submitted by the Director of Public Works and Planning to the following for their comments prior to submittal to the Planning Board: The Building Inspector, the Washington County Health Department, the District Highway Engineer, the State Health Officials when applicable, and any other agencies deemed necessary. If comments have not been received within ten (10) 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):

1. Name of proposed park
2. General location map with township, municipality, county and state of proposed park
3. Name, address, and phone number of developer
4. Scale represented numerically and graphically
5. Date of plat preparation and name of surveyor or engineer.
6. Show adjacent properties noting the legal owner's name and the location of existing streets.

7. Dimensions and bearings of exterior property lines of proposed park.
8. Topographic features, including two horizontal and vertical concrete monuments.
9. Proposed streets showing horizontal alignment, and unique name or number.
10. Mobile home spaces well defined and sufficient for delineation on the ground.
11. Travel trailer spaces well defined and dimensioned.
12. Proposed surface water drainage plan.
13. Location of existing and proposed permanent structures.
14. Location, purpose, and dimensions of areas to be used for purposes other than for mobile home or travel trailer sites.
15. Location and intensity of area lights and evidence that a power company will provide service to the park. All parks are required to have at least one area light.
16. Plans for water supply and sewage disposal system, showing the location, size and number of hookups to each system to comply with the Laws and Rules for Sanitary Sewage Collection Treatment, and Disposal - Section .1900 of the North Carolina Administrative Code and the standard of the Washington County Waterworks.
17. Designation of areas subject to flooding from Flood Insurance Rate maps located in the Public Works and Planning Department.
18. A certificate applied to the plat by the Coastal Area Management Act Permit Officer stating whether any portion or the entirety of a park is in a designated area of Environmental Concern and whether appropriate CAMA permits have been acquired.
19. Any other information considered by either the developer, the Director of Public Works and Planning, or the Planning Board to be pertinent to the application.
20. The certificates shown on Appendix I must be made a part of the plat.
21. Show screening and/or fencing plan details on plat.
22. Any proposed solid waste containers must be depicted on the plat.
23. When a plot is for a park expansion, it must show the existing area as well as the proposed addition.

SECTION 3. REVIEW PROCESS

A. All comments, the proposed plan, and any additional information shall be presented to the Planning Board by the Director of Public Works and Planning at their regularly scheduled monthly meeting.

B. The Washington County Planning Board shall review the proposed park plan in accordance with the plat requirements and design standards contained in this Ordinance, to the greatest extent feasible. The Planning Board shall review and take action on park plat with complete supporting information within forty-five (45) days.

C. Applications and plats for mobile home and travel trailer park expansions of up to six (6) spaces, may be approved administratively by the Director of Public Works and Planning under the following terms and conditions:

1. The Director of Public Works and Planning will notify the Planning Board Chairman upon receipt of all minor expansion plats within 72 hours of receipt.

2. The Director of Public Works and Planning shall not approve any plats in less than 5 working days.

3. In the event if the Chairman of the Planning Board determines that the minor plat is so complex that full Board review is necessary, then the plat will be placed on the agenda for the next regular meeting of the Planning Board.

4. Any minor plats originally rejected by the Director of Public Works and Planning may be appealed to the full Board for consideration.

5. The Director of Public Works may approve only one minor expansion plat for any one mobile home or travel trailer park during a 24 month period.

SECTION 4. ACTION

A. After considering all available information, the Planning Board shall approve, approve conditionally, or disapprove the plat.

1. If approved conditionally, the conditions and reasons thereof shall be stated in writing to the developer, and the Planning Board may require the developer to submit a revised plat.

2. If the Planning Board should disapproved the plat, the reasons for such action shall be stated in writing and transmitted to the developer. If the plat is disapproved, the subdivider may make such changes as will bring the plat into compliance with this Ordinance and resubmit it to the Planning Board. The developer may appeal the Planning Board's decision to the Board of Commissioners, in writing, within thirty (30) days from the date of the Planning Board's action, with notice to the Clerk to the Board of Commissioners and the Director of Public Works and Planning.

3. If approved, the developer may proceed with the installation of improvements in accordance with the approved plat pursuant to the issuance of a construction permit by the Building Inspector.

SECTION 5. ISSUANCE OF CONSTRUCTION PERMIT AND OPERATING LICENSE

A. After approval of a construction permit application by the Planning Board or in the case of appeals, County Board of Commissioners the Building Inspector shall promptly issue a construction permit in accordance with the instructions of the Planning Board or in the case of appeals, County Commissioners.

B. During construction, all field work shall be in accordance with the approved plans. It shall be the responsibility of the developer to inform the Building Inspector as to the progress of field work so that timely inspections can be made.

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

ARTICLE IV - 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, tracts that can meet the requirements of the National Flood Insurance Ordinance may be developed consistent with the requirements of this ordinance and the written approval of a representative of the NC Department of Human Resources, Division of Health Services.

Areas which have been used for the disposal of waste, including solid, liquid, or chemical waste, shall not be developed as mobile home parks.

SECTION 2. SITE DEVELOPMENT

A. 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.

B. Each mobile home space shall contain at least 12,000 square fee and have iron markers placed at each corner.

C. There shall be at least fifteen (15) feet clearance between mobile homes and side lot lines including mobile homes parked end to end. No mobile home shall be located closer than thirty-five (35) feet to an exterior boundary line of the park and no closer than fifteen (15) feet to the edge of any interior transportation right-of-way.

D. Rights-of-way and street design requirements shall be as per "P" set out below and cross section shown on Appendix II.

Any variation from these specifications will be considered by the Planning Board upon written request for a variance and based upon the merits of the request.

E. Dead end streets shall not serve more than 14 lots and their closed end shall have a cul-de-sac bulb with a minimum fifty (50) foot radius in the right of way and thirty-five (35) foot radius in the travel path.

F. The intersection of an interior transportation right-of-way with a public roadway shall be designed to facilitate 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.

G. 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. No single outdoor recreation area shall contain less than twelve thousand (12,000) square feet. Recreation areas shall be so located as to be free of traffic hazards and shall abut a roadway for a distance of at least thirty (30) feet and shall be relatively flat, well drained and usable for recreation.

H. Parking space sufficient to accommodate at least two (2) automobiles shall be required for each mobile home space (400 square feet). The parking area shall have a stone or gravel base with a minimum of three (3) inches of compacted thickness.

I. Where any boundary of a mobile home park runs adjacent to a public roadway, an industrial or commercial use, or any other use incompatible with a residential development, the park must provide sufficient screening in the form of a fence or natural growth and/or a sufficient buffer strip to shield the park from the adverse effects of the incompatible use.

J. The park shall be graded so as to prevent any water from ponding or accumulating on the premises. All ditch banks shall be sloped and seeded. The requirement for an erosion and sedimination plan through the Department of Natural Resources and Community Development and other permits may be required.

K. The area of the mobile home space shall be improved to provide an adequate foundation for the placement of the mobile homes and there shall be provided anchors and tie-down facilities in every mobile home space foundation so that every mobile home may be tied down to comply with the provisions of Article III.

L. Signs for indentification of parks shall not exceed four (4) feet by eight (8) feet at the entrance of the park and placed in compliance with the Department of Transportation standards. Street signs should conform to the specifications of the Governor's Highway Safety Program or alternative designs approved by the Planning Board.

M. All areas that may be considered unsafe for children such as ponds, railroad tracks, open pits, dangerous equipment and machinery shall be fenced with a fence of a height of at least 5 feet.

N. Undeveloped areas shall be maintained and kept clear of debris, high grass, weeds and other articles that would create a health or fire hazard.

O. All mobile home and travel trailer parks of fifteen or more spaces shall provide space for a solid waste container site in accordance with the Department of Transportation regulations. Said container site shall be at no cost to the County and shall be shown on the plat of the park. The owner of the mobile home park will be responsible for all solid waste disposal fees generated by the solid waste from the park.

P. (1) Interior roads and parks of less than sixteen spaces shall be all weather roads constructed of gravel pacted to a depth of three inches and graded and provided with proper drainage consistent with the Department of Transportation's standards for unpaved roads. See the Cross-Section in Appendix II for minimum Right-of-Way and travel area widths.
(2) In mobile home parks of sixteen or more spaces, the minimum Right of Way and pavement widths shall conform to the attached TYPICAL ROADWAY CROSS-SECTION. See Appendix II. The minimum thicknesses of base and surface course to be used shall meet the required pavement designs as described in the NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS. Bituminous surface treatment road designs are permitted under this section.

SECTION 3. WATER SUPPLY, SEWAGE DISPOSAL, ELECTRICAL, AND REFUSE COLLECTION FACILITIES

A. Each mobile home space shall be equipped with plumbing and electrical connections or sufficient capacity. Electrical connections and wiring shall be in accordance with the National Electric Code as amended.

B. Each mobile home space shall be provided with and shall be connected to a sewage disposal and water supply system, as approved by the Washington County Health Department and the Washington County Waterworks.

C. The park owner or designated agent shall be responsible for refuse collection where suitable collection is not available from governmental agencies.

SECTION 4. STRUCTURAL ADDITIONS

All structural additions to mobile homes other than those which are built into the unit and designed to fold out or extend from it, shall be erected only after a building permit shall have been obtained, and such additions shall conform to all volumes of the North Carolina State Building Code and all other existing regulations where applicable, or shall meet the standards of special regulations adopted with respect to such additions. The building permit shall specify whether such structural additions may remain permanently, or must be removed when the mobile home is removed. The above listed structures must comply with setback requirements of Section 2-D.

SECTION 5. MANAGEMENT

In each mobile home park, the park owner or authorized agent shall be in charge of keeping the mobile home park, its facilities, and equipment in good repair and in clean, orderly, safe and sanitary condition, at all times. Specifically, the responsible person shall, among other things, do the following:

A. Maintain ground, storage areas, buildings and structures so as to minimize or prevent insect and rodent harborage and infestation.

B. Maintain recreational areas and buffer areas as to prevent the harborage of fleas and ticks, chiggers, and/or noxious weeds considered health hazards.

C. Make contact with the proper authorities, (The Animal Control Officer in the Sheriff's Office) when stray dogs or cats begin to hang around the park causing a health hazard that should be stopped before someone is injured.

D. The mobile home park owner will be responsible for all solid waste disposal fees for waste generated in the mobile home park.

ARTICLE V - SPECIFICATIONS FOR TRAVEL TRAILER PARKS

SECTION 1. SITE SUITABILITY

Land subject to flooding, improper drainage, erosion, or that is for the 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 Flood Plain Ordinance allows such developement or use above the 100 year flood elevation. An adopted Flood Plain Ordinance shall control in the event of any inconsistencies with other County Ordinances.

Areas which have been used for the disposal of 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 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 each 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.

G. Each space shall have access by way of an interior transportation street to the public road.

H. The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.

I. Culs-de-sacs and dead end roads shall not exceed one thousand (1,000) feet in lenght 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 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 in conformity with all State and County Health regulations.

2. All buildings shall be constructed in accordance with the North Carolina State Building Code, as amended.

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 Waterworks and Washington County Health Department.

C. Sewage Disposal

1. Sewage dumping stations shall be approved by the Washington County Health Department. Each park shall be provided at least one (1) sewage dumping station.

2. No method of sewage disposal shall be installed, altered, or used without the approval of the Washington County Health Department. All sewage wastes from each park, including wastes from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water using appliances not herein mentioned, shall be piped into an approved sewage disposal system.

D. Garbage and Refuse Disposal

1. the park owner is responsible for refuse collection. All refuse shall be collected at least twice weekly, or more often, if the need is indicated.

2. Storage, collection, and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accidents, fire hazards, or air pollution.

3. All refuse shall be stored in a conveniently located leak-proof, rodent-proof container with tight-fitting lids. One such can with a capacity of at least twenty (20) gallons shall be provided for every space. Garbage cans shall be located no farther than fifty (50) feet from any trailer space.

4. Racks or concrete platforms shall be provided on which to store containers. Racks or platforms shall be so designed as to prevent tipping and to minimize spillage.

E. Where electrical service is used, the installation and use of such facilities shall conform with all applicable codes. Such facilities shall be inspected and approved by the Washington County Electrical Inspector.

F. Each park shall provide recreation areas to serve the needs of the anticipated users. On half (½) acre of level, well drained ground for every fifteen (15) spaces shall be utilized as a recreation area. The park owner is responsible for the development and maintenance of the recreation areas.

G. It shall be unlawful for a person to park or store a mobile home in a travel trailer park. However, one (1) mobile home may be allowed within a travel trailer park to be used as an office or residence of persons responsible for the operation and maintenance of the travel trailer park.

SECTION 4. PARK EXPANSION

When expansion of existing park is proposed, the park developer shall provide the Planning Board with an improvement plan showing the existing area and the proposed addition.

ARTICLE VI - MOBILE HOME AND TRAVEL TRAILER PARK REGISTERS

It shall be the duty of the owner or operator of a mobile home and/or travel trailer park to keep an accurate register containing a record of all occupants and owners of mobile homes or travel trailers located within a park. The register for any given year shall be preserved for three (3) years and shall be submitted to the County Tax Supervisor's Office in accourdance with G.S. 105-316, and shall be available for inspection at all times by the County Building Inspection Department, the County Health Department, and other government agencies and officials authorized by the Board of Commissioners.

ARTICLE VII - INSPECTION

The Washington County Health Department and the Washington County Building Inspector are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this ordinance upon consent of the park operator. However, such inspections may take place without the consent of the park operator by the use of "Administrative Search and Inspection Warrants" in compliance with G.S. 15-27.2. It shall be the duty of the owners or occupants of mobile home and travel trailer parks to give these agencies free access to the park premises at reasonable times for the purpose of inspection.

ARTICLE VIII - LOSS OF OPERATING LICENSE

Any mobile home park or travel trailer park that is found to be in a violation of this Ordinance will 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 also subject to civil penalties as set out in Section 2 of Article IX of this Ordinance 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 reovocation 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 Building Inspector, 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 wished 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 IX - LEGAL PROVISIONS

SECTION 1. PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

A. The provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety and 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.

B. A written request for a variance from the owner/developer to the Planning Board shall be considered based on the information presented in the request and shall not be far removed from the original intent of the Ordinance. Whenever the Planning Board authorizes a variance from the precise terms specified in this Ordinance, a written statement of the reasons for such variance and why it is appropriate shall be included in the permanent record of the permit application and also in the minutes of the meeting.

SECTION 2. PENALTIES FOR VIOLATION

Pursuant to N.C.G.S. 153A-123, 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 subject the violator to a civil penalty of $50.00 per day for each day the violation remains uncorrected. Nothing herein contained shall prevent the

County of Washington from taking such other lawful action, including an action for injuctions and/or orders of abatement as are 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 deems 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 effect 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 adoption of this Mobile Home and Travel Trailer Park Ordinance, the Mobile Home and Travel Trailer Ordinance enacted in May of 1974 and amended on February 16, 1976 and August 6, 1979, is hereby repealed, except for such sections expressly set out and retained herein.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect on and after June 15, 1987.

Duly adopted by the Board of Commissioners of the County of Washington, North Carolina, this the 1st day of June, 1987.

C.M. Stokes, Chairman
Board of County Commissioners

ATTEST:

Lois C. Askew, Clerk
Board of County Commissioners

APPENDIX I

CERTIFICATES TO BE APPLIED TO FACE OF PLAT

The area designated hereon is in part located within, is in totally located within, is not located within an Area of Environmental Concern and requires, does not require a CAMA Permit prior to construction of improvements.

_____, 19__

Coastal Area Management Act
Permit Officer

State of North Carolina_____County

I,_____certify that this map was drawn by me from an actual survey made by me deed description recorded in Book_____, Page_____; as calculated latitudes and departures is.

Witness my hand and seal this _____ day of _____, 19____.

_____, 19____
Date

Surveyor or Engineer

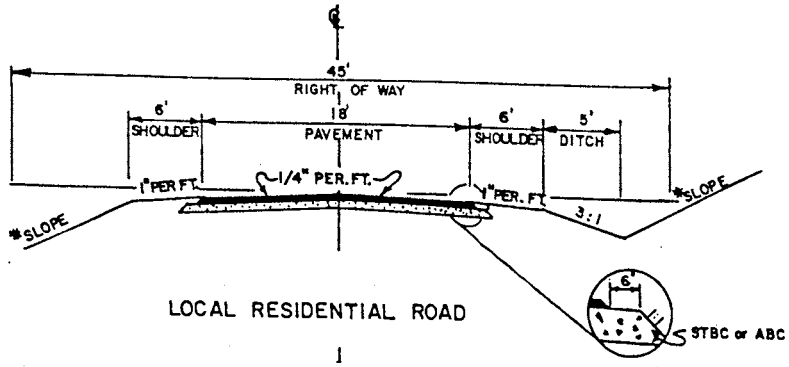
NOTE: Surveryor's and/or Engineer's certificate will be in accordance with the provisions of G.S. 47-30 as amended.

The Washington County Health Department gives approval of the design and for the construction of septic tank systems on the lots shown on this plat.

_____, 19____

Sanitarian

APPENDIX II



LOCAL RESIDENTIAL ROAD

I