

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

**Table of Contents**

<b>Article I. In General</b>	Page 3
Section 1- Authority and Jurisdiction	
Section 2- Title and Purpose	
Section 3- Definitions	
<b>Article II. Regulations and Permits</b>	Page 5
Section 1- Procedures	
<b>Article III. Application for Mobile Home or Travel Trailer Park Construction</b>	Page 6
Section 1- Application Process	
Section 2- Contents of Park Plan	
Section 3- Review Process	
Section 4- Action	
Section 5- Issuance of a Construction Permit	
<b>Article IV. Design Standards and Specifications for Mobile Home Parks</b>	Page 9
Section 1- Suitability of Land	
Section 2- Site Development	
Section 3 -Water, Sewage Disposal, Electrical and Refuse Collection	
Section 4- Management	
<b>Article V. Specifications for Travel Trailer Parks</b>	Page 11
Section 1- Site Suitability	
Section 2- Site Development	
Section 3- Sanitary Facilities, Water Supply, Sewage Disposal, Garbage collection & Utilities	
Section 4- Park Expansion	
<b>Article VI. Mobile Home and Travel Trailer Register</b>	Page 13

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

**Table of Contents**

<b>Article VII. Inspection</b>	Page 14
<b>Article VIII. Legal Provisions</b>	Page 14
Section 1- Provisions of Ordinance Declared to be Minimum Requirements	
Section 2- Remedies	
Section 3- Amendments	
Section 4- Separability Clause	
Section 5- Permit Choice	
Section 6- Effective Date	
<b>Appendix 1 – Certificates to be Applied to Face of Plat</b>	Page 17

*DRAFT FOR REVISION*

**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 160D 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 of Government body resolution. (3) All existing mobile home and travel trailer parks in Washington County shall be subject to Sections 3, and 4 of Article IV; Section 3 of Article V; Article VII; Article VIII 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 cited 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 an application, site plan, and 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 any inspections.
- B. Construction Permit – a permit issued by the Director of 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 a 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 of 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. 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 word “plat” shall also include the terms map, plot, and plan
- J. Structural Additions – any roofed, canopied, or enclosed porch, room or structure which is used in connection with the mobile home. A concrete slab, deck, or ramp with no roof shall not be considered a structural addition for the purposes of this Ordinance
- K. Travel Trailer - a wheeled, vehicular, portable structure built on a chassis which is designed to be used as travel and/or recreational purposes. This definition is intended to include structures mounted on auto or truck bodies that are referred to as campers or motor homes
- L. 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 two (2) travel trailers regardless of whether or not a rent is charged for the privilege of locating or occupying a site on the tract

- M. Travel Trailer Space – a plot of land within a travel trailer park for the accommodation of one (1) 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 improvement 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 an application which includes the (1) name and mailing address of the owner; (2) description of the mobile home to include the name of the manufacturer; year of construction, and wind zone; and (3) the proposed location of the mobile home.

Dealers of mobile homes who place mobile homes upon their sales lot are exempt from this requirement.

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, published and amended by the North Carolina Department of Insurance. The anchoring shall be completed within 6 months of the issuance of the building permit. In no event shall electricity be approved to the structure prior to completion of tie down and approved inspection of electrical, plumbing, and mechanical systems as well as underpinning. Compliance with the flood plain certification must also be approved if home is located in a flood zone.
2. All mobile home skirting (UNDERPINNING) shall be at least 29 gauge metal, concrete form board, or masonry (effective 10-7-2013), 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 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 home is based. If such instructions do not exist, the standards included in the "State of North Carolina Regulations for Mobile Homes" shall apply.
  4. Compliance with the FEMA Floodplain set-up based on an elevation certificate prepared by a registered surveyor, is required if the location is determined to be in a flood plain after a site plan review by the Planning Director. The after-construction survey must be completed and approved by the Floodplain Administrator prior to allowing electricity to be supplied.
- 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 attached to said mobile home, unless owner has satisfactory evidence on file with the North Carolina Department of Motor Vehicles that the home was manufactured prior to September 1, 1971.

### **ARTICLE III – APPLICATION FOR MOBILE HOME OR TRAVEL TRAILER PARK CONSTRUCTION PERMIT**

#### **SECTION 1. APPLICATION PROCESS**

- A. No person shall construct or make any addition to a mobile home or travel trailer park that alters the number of sites 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 site plans, and construction specifications that must be submitted with the application for a construction and/or building permit.
- B. The application for a mobile home or travel trailer park construction permit along with one reproducible copy of a plat delineating the proposed park layout shall be filed with the Washington County Planning Department at least ten (10) work days prior to the regular meeting of the Washington County Planning Board. The plat will be reviewed by the Planning Board at their regularly scheduled meeting. 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: Building Inspector, 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 and all park sizes:
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 the number of hookups to each system to comply with the *Laws and Rules for Sanitary Sewage Collection Treatment and Disposal - Section 190D 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 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~~, the Director of Public Works, or the Planning Board to be pertinent to the application
  20. The certificates shown on Appendix #1 must be made a part of the plat.
  21. Show screening and/or fencing plan details on the 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
24. A list of any structural additions that may be allowed on site that may meet setbacks

### 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 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 Planning under the following terms and conditions:
  1. The Director of Planning will notify the Planning Board Chair upon receipt of all minor expansion plats within 72 hours of receipt
  2. The Director of Planning shall not approve any plats in less than five (5) working days
  3. If the Chair of the Planning Board determines that the minor plat is so complex that full Board review is necessary, the plat will be placed on the agenda for the next regularly scheduled Planning Board meeting.
  4. Any minor plats originally rejected by the Director of Planning may be appealed to the full Board for consideration
  5. The Director of Planning may approve only one minor expansion plat for any one mobile home or travel trailer park during a 24-month period.
  6. Variances to this ordinance may be requested in writing to the Board of Commissioners, acting as the Board of Adjustments, and presented to the Clerk of the Board. A copy must also be presented to the Planning Director. Any request for a variance shall be considered and granted only to the extent that is absolutely necessary due to topographical issues, and not to an extent that would violate the intent of this Ordinance.

### SECTION 4: ACTION

- A. After considering all available information, the Planning Board shall approve, approve with conditions (conditionally), or disapprove the plat.
  1. If approved conditionally (with conditions), 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 disapprove the plat, the reasons for such action shall be stated in writing and transmitted to the developer. If the plat is disapproved, the



applicant 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 Adjustment in writing, within thirty days from the date of the Planning Board's action. This appeal should be made with notice to the Clerk to the Board of Commissioners and the Director of 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 A CONSTRUCTION PERMIT

- A. After approval of a construction permit application by the Planning Board or the Board of Adjustments, the Building INSPECTOR shall promptly issue a construction permit in accordance with the instructions of the Planning Board or the Board of Adjustments
- 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 of the progress of field work so that timely inspections can be made

### **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 corrected and/or avoided prior to construction. 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 Washington County Flood Ordinance and the written approval of a representative of the NC Department of Division of Health and Human Services.

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

#### SECTION 2. SITE DEVELOPMENT (re-worded to simplify and make items more clear; less redundant; no information was removed, but some appears in combination with like information)

- 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 a minimum of 7,000 square feet and have iron markers placed at each corner. Lots should be marked and identified in a logical sequence with reflective numbers or letters at least 4 inches high and 2 inches wide.
- C. There shall be at least fifteen (15) feet clearance between mobile homes and side lot lines. No mobile homes shall be located closer than thirty-five (35) feet 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 follow:
  - 1. Interior roads and parks of less than fourteen (14) spaces shall be all weather roads constructed of gravel packed to a depth of three inches and graded with proper drainage consistent with the NC Department of Transportation standards for unpaved roads.
  - 2. In parks of fourteen (14) or more spaces, the minimum right-of-way and pavement widths, minimum thickness 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.
  - 3. Intersection with a public roadway shall be designed to facilitate free movement of traffic, and reviewed and approved on the application plat by the NC Department of Transportation, Division of Highways.
- E. Dead end streets shall not serve more than fourteen (14) lots and the closed end shall have a cul-de-sac bulb with not less than a radius ninety-six (96) foot diameter in the right of way (per NCDOT standard) and thirty-five (35) foot radius in the travel path to allow for emergency vehicle operations and turnaround.
- F. Parking space sufficient to accommodate at least two (2) automobiles shall be required for each mobile home space. The parking area shall have a stone or gravel base with a minimum of three (3) inches of compacted thickness.
- G. The area of the mobile home space shall be improved to provide an adequate foundation for the placement of the mobile homes and provide anchors and tie-down facilities in every mobile home space to comply with Article III.
- H. Parks must provide sufficient screening, in the form of natural growth or fencing to shield the park from adverse effects of adjacent public roadways, industrial or commercial use, or other incompatible development. All areas that may be considered unsafe for children must be fenced with a solid fence of least five (5) feet in height.
- I. The park shall be graded and seeded to prevent ponding or accumulation of water according to the Department of Natural Resources and Community Development erosion and sedimentation plan. Any uninhabited lots shall be maintained and kept clear of debris.
- J. Identification signs for mobile home or travel trailer parks shall not exceed four (4) by eight (8) feet at the entrance of the park and placed in compliance with the Department of Transportation Standards. Signs must be approved and permitted by the Planning Director and the Building Inspector.

- K. In all mobile home parks accommodating or designed to accommodate sixteen (16) or more mobile homes, there shall be one or more recreation areas of at least 12,000 square feet which are easily accessible to all park residents. Recreation areas shall be located free of traffic hazards and shall not abut a roadway for a distance of at least ~~30~~ thirty-five (35) feet. The area shall be relatively flat, well drained and suitable for recreation.

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

- A. Each mobile home space shall be equipped with plumbing and electrical connections for sufficient capacity. Electrical connections and wiring shall be in accordance with the National Electric Code as amended from time to time.
- 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 Washington County Utilities.
- C. Parks with more than fifteen (15) spaces shall provide space for a solid waste container site in accordance with the Department of Transportation regulations. This shall be at no cost to the County, and shall be shown on the original plat for the park. The mobile home or travel trailer park owner is responsible for all solid waste disposal fees generated by the park residents. The park owner of any size shall be responsible for refuse collection where suitable collection is not available from governmental agencies.

### SECTION 4 STRUCTURAL ADDITIONS

The allowance of any type of structural additions must be approved by the Planning Board along with the original site plan and design by the owner/developer. If allowed by the original design plan within the park, the park owner shall sign an agreement to be brought, along with information required to obtain a building permit which will conform to all volumes of the North Carolina Building Code. Any such structure shall meet the setback requirements of Section 2-C.

### SECTION 5 MANAGEMENT

In each mobile home park, the 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 so as not to create a public nuisance at all times.

## ARTICLE V – SPECIFICATIONS FOR TRAVEL TRAILER PARKS

### SECTION 1: SITE SUITABILITY

A complete site plan shall be reviewed by the Planning Director along with the Planning Board to determine whether the site is suitable in accordance with the current Floodplain Development Permit adopted by the Washington County Commissioners and the Washington County Flood Ordinance and with Erosion Control and Sedimentation, Drainage, and Flooding considerations. Washington County zoning areas will be considered.

Areas which have ever been used for the disposal of waste, including solid, liquid, or chemical waste, shall not be developed as a travel trailer park.

## SECTION 2. SITE DEVELOPMENT

- A. Every travel trailer space shall contain at least two thousand (2,000) square feet
- B. There shall be a minimum distance of fifteen (15) feet between each travel trailer
- C. Parking sufficient to accommodate one motor vehicle and one travel trailer shall be constructed within each space. No more than one (1) camping vehicle may be parked on each space. Site plan shall specify whether sites are drive through or back-in and have sufficient driveway to accommodate safe vehicle movement.
- D. Set-back from public streets shall be a minimum of thirty-five (35) feet from the right-of-way
- E. Grading shall prevent water from ponding or accumulating within the park, and shall be a part of the plat/plan presented to the Planning Director. Each space shall have access by way of an interior street to the public road. These all-weather roads shall have a minimum width of thirty-five (35) feet.
- F. Proper drainage ditches with sloped and seeded banks shall be developed into the park
- G. Cul-de-sacs and dead end roads shall not exceed one thousand (1,000) feet in length measured from the entrance to the center of the turnaround, with a bulb diameter of **ninety-six** (96) feet to allow for emergency vehicles, All intersections of a public roadway shall be approved by the Division of Highways, Department of Transportation, before any permits are issued.
- H. Each park shall have a central structure that will provide toilet facilities as required by current codes and laws. Vending machines for park residents may also be housed in this structure or in a shelter near the recreation area. No exterior advertising is allowed.
- I. Swimming pools or bathing areas must be installed, altered, improved, or used only when found to be in compliance with the Washington County Health Department, and permits issued and work inspected by the Washington County Building Inspector.
- J. Identification signs for travel trailer parks shall not exceed four (4) feet by eight (8) feet at the entrance of the park, in accordance with the Washington County Sign Ordinance.

## 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 for wheelchair and other physical impairments to comply with all State and County Health regulations.
  - 2. All buildings shall be constructed in accordance with the North Carolina State Building Code, as it is amended from time to time, using the current code at the time of permit issue.
- 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 Utilities and Washington County Health Department.

C. Sewage Disposal

1. Sewage dumping stations shall be designed and 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 waste, if not self-contained within the camper unit, including waste 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. Garbage cans with lids should be provided for each space, and located no further than 50 feet away from any trailer space. Racks or platforms shall be provided to store containers to prevent tipping and spillage. No garbage shall be left outside a container.
2. Storage, collection, and disposal of refuse shall be managed as not to create health hazards, rodent harborage, insect breeding areas, accidents, fire hazards, or air pollution, or any other situation to cause a public nuisance.

E. The installation and use of electrical service shall comply with all applicable codes in existence at the time of installation. The Washington County Electrical/Building Inspector shall approve all installation and use, if the use should be different that when installed.

F. Each park shall provide a well-drained recreation area on at least one-half acre (1/2) per every fifteen (15) camper spaces. The park owner is responsible for the development and upkeep of this area at all times.

G. Only one (1) mobile home, or constructed building shall be allowed within a travel trailer park to be used as an office or the residence of persons responsible for the operation and maintenance of the travel trailer park. Accessory buildings used for storage, recreation, and maintenance may be allowed as shown and approved from the original plat.

#### SECTION 4. PARK EXPANSION

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

proposed addition, to include a completed site plan as outlined in the Permitting section of this ordinance, along with payment of the fee as set by the Washington County Board of Commissioners.

#### **ARTICLE VI – MOBILE HOME AND TRAVEL TRAILER PARK REGISTER**

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 their park. The register shall be submitted to the County Tax Supervisor’s Office in accordance 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. The registry shall be maintained for a period of three years by the County Tax Office.

#### **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 operator by the use of “Administrative Search and Inspections Warrants” in compliance with applicable NC Statutes. 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 – 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 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.

SECTION 2. 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. Nothing herein contained shall prevent Washington County from taking such other lawful action, including an action for injunctions 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 Washington County Commissioners concerning each proposed amendment. No amendment shall be adopted by the Washington County Commissioners until after a public notice and hearing on the language of the

amendment. Before taking such lawful action, the Commissioners shall consider the Planning Board's recommendation on each proposal. 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 Commissioners, and adopted.

#### 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: PERMIT CHOICE

Developers have the right to choose for an application to be reviewed under the regulations applicable at the original application. This applies to the initial permit application and to subsequent related development permits. If an application is on hold for six (6) months, whether the applicant voluntarily places it on hold, or fails to respond to requests for additional information, the permit choice is waived. An applicant shall not be made to wait for final action on the proposed change before proceeding if the applicant elected determination under prior rules. (G.S. 143-755; G.S. 160D-108(b)). If a local development regulation changes after an application is submitted, the applicant may choose the version of the rule that applies, but may require the applicant to comply with new rules if the applicant delays the application for six (6) months. (G.S. 143-755; G.S. 160D-108(b); S.L. 2019-111.Pt.1)

An application for one (1) development permit triggers permit choice for permits under any development regulation, such permit choice is valid for eighteen (18) months after approval of the initial application. (G.S. 143-755; G.S.160D-108(b); S.L.2019-111.Pt.1)

Upon the adoption of this Ordinance, all previous Mobile Home and Travel Trailer Park Ordinances are hereby repealed, except for any section expressly set out and retained herein.

**This Ordinance shall take effect when it is duly adopted by the Board of Commissioners of the County of Washington in North Carolina, this**

the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
**Chair**  
**Washington County Board of Commissioners**

**ATTEST:**

\_\_\_\_\_  
**Julie Bennett, MMC, NCMCC**  
**Clerk to the Board**  
**Washington County Board of Commissions**



APPENDIX I

CERTIFICATES TO BE APPLIED TO FACE OF PLAT

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

\_\_\_\_\_, \_\_\_\_\_  
DATE 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 \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Surveyor or Engineer

Note: Surveyor'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.

\_\_\_\_\_, \_\_\_\_\_  
DATE Signature of Sanitarian