



**Wayne County Planning Department  
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# **Wayne County Mobile Home Park Ordinance**

**Effective April 7, 1998**

## **Article I**

### **Introductory Provisions**

#### **Section 101. Title**

This ordinance shall be known as the Manufactured Housing / Mobile Home Park Ordinance of Wayne County, North Carolina, and may be cited as the Mobile Home Park Ordinance.

#### **Section 102. Purpose**

The purpose of this ordinance is to regulate and guide the placement of, and the establishment of, mobile home parks in order to promote the public health, safety, and general welfare of the citizens of Wayne County, North Carolina. This ordinance is designed to accomplish the following specific objectives: (a) to further the orderly layout of mobile home parks; (b) to secure safety from fire, panic, and other dangers; (c) to provide adequate light and air; and (d) to insure that facilities for transportation, parking, water, sewage, solid waste control and recreation are provided for mobile home park residents.

#### **Section 103. Authority**

Wayne County hereby exercises its authority to adopt and enforce a mobile home park ordinance under the provisions granted by the North Carolina General Statute 153A-121.

#### **Section 104. Jurisdiction**

These regulations shall govern the establishment and continued operation of each and every new mobile home park and addition or expansion of existing mobile home parks lying within the jurisdiction of Wayne County and within the jurisdiction of any municipality whose governing body by resolution agrees to such regulation. In addition, the following regulations: Sections 501.1 b through h, 501.2 b, 601 a and b; 602; 603; 604; and 605; 607; and Article VII of this ordinance shall also apply to all existing mobile home parks lying within the jurisdiction of Wayne County or within the jurisdiction of any municipality whose governing body by resolution agrees to such regulation whether existing or planned or subsequently approved as of the time of the adoption of this ordinance.

#### **Section 105. Adherence to Official Plans**

Any proposed mobile home park must comply in all respects with any officially adopted plans and ordinances that may be in effect for official approval to be gained by the applicant.

## **Article II**

### **Legal Provisions**

#### **Section 201. Conformance with Regulations**

The establishment and/or operation of a mobile home park within the jurisdiction of this Ordinance is prohibited except as authorized herein.

#### **Section 202. Penalties for Violation**

- a) After the effective date of this ordinance, any person who, being the owner or agent of the owner of any land located within the territorial jurisdiction of this ordinance, thereafter establishes or operates a mobile home park on his land in violation of this ordinance before the plat has been properly approved under the terms of this ordinance shall be guilty of a misdemeanor. The County, through its attorney or other official designated by the Board of Commissioners, may enjoin illegal creation or operation of a mobile home park by action or injunction. Further, violators of this ordinance shall be subject, upon conviction, to a fine and/or imprisonment as provided by G.S. 14-4.
- b) The violation of any provision of this ordinance shall subject the offender to a civil penalty in the amount of \$50.00 to be recovered by Wayne County. Violators shall be issued a written citation which must be paid within ten (10) days.
- c) Each days continuing violation of this ordinance shall be a separate and distinct offense.
- d) Notwithstanding subsection (b) above, this ordinance may be enforced by appropriate equitable remedies issuing from a court of competent jurisdiction.

e) Nothing in this Section shall be construed to limit the use of remedies available to the County. The County may seek to enforce this ordinance by using any one, all, or a combination of remedies.

### **Section 203. Separability**

Should any section or provision of this ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision 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 204. Variances**

The Planning Board may authorize a variance from these regulations when, in its opinion, undue hardship may result from strict compliance. In granting the variance, the Planning Board shall make the findings required below, taking into account the nature of the proposed mobile home park, the existing use of land in the vicinity, the number of persons to reside or work in the proposed mobile home park, and the probable effect of the proposed mobile home park upon traffic conditions in the vicinity. Variance requests shall be initiated in writing by the property owner prior to the Planning Board meeting. The owner shall specify the reason for the request. No variance shall be granted unless the Planning Board finds:

- a) that there are special circumstances or conditions affecting said property; such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his land.
- b) that the circumstance giving rise to the need for the variance are **peculiar to the parcel** and are not generally characteristic of other parcels in the jurisdiction.

### **Section 205. Amendments**

The Board of Commissioners of Wayne County may from time to time amend the terms of this ordinance but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Board and or Board of Health for review and recommendation. The Planning Board and the Board of Health shall have thirty (30) days from the time the proposed amendment is submitted to them within which to submit its report. If the Planning Board or Board of Health fails to submit a report within the specified time, it shall be deemed to have recommended approval of the amendment.

No amendment shall be adopted by the Board of Commissioners until they have held a public hearing on the amendment. Notice of the hearing shall be published in a newspaper of general circulation in Wayne County at least once a week for two (2) successive calendar weeks prior to the hearing. The initial notice shall appear not more than twenty-five (25) nor less than (10) days prior to the hearing date.

### **Section 206. Abrogation**

It is not intended that this ordinance repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations, or permits previously adopted or issued pursuant to law. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

### **Section 207. Re-enactment and Repeal of Existing Mobile Home Park Ordinance**

This ordinance in part carries forward by re-enactment some of the provisions of the Mobile Home Park ordinance of Wayne County, adopted by the Board of Commissioners on April 6, 1971, as amended. It is not the intention to repeal but rather to re-enact and continue in force such existing provisions of these ordinances so that all rights and liabilities that have accrued thereunder are preserved and may be enforced. All provisions of the aforementioned ordinances, which are not re-enacted herein are hereby repealed. All suits at law or in a equity and or all prosecutions resulting from the violation of any aforementioned ordinances heretofore in effect, which are now pending be abated or abandoned by reason of the adoption of this ordinance, but not been adopted; and any and all violations of the existing ordinances, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted.

### **Section 208. Effective Date**

This ordinance shall take effect and be in force from and after April 7, 1998.

### **Section 209. Adoption**

Duly adopted by the Board of Commissioners of Wayne County, North Carolina, this the 7th day of April, 1998.  
Chairman, Wayne County **Atlas Price, Jr.**  
Board of Commissioners Clerk to the Board

### Article III **Definition of Terms**

Unless otherwise stated the following words shall, for the purpose of this ordinance, have the meaning herein indicated. Words used in present tense include the future. The singular number includes plural and the plural includes the singular.

- 1) Accessory or Utility Building** means a building which is used for storage or other secondary use by the mobile home resident.
- 2) Authorization-in-writing**: shall mean written permission for a home to be occupied.
- 3) Current Prevailing Standards**: shall mean those standards as established and defined by pertinent approving Federal, State, and local agencies and currently applied in Wayne County.
- 4) Developer**: Any person, firm, trust, partnership, association or corporation engaged in development, or proposed development, of a mobile home park.
- 5) Enforcement Officer**: The person or persons appointed by the Wayne County Board of Commissioners to enforce the provisions of this ordinance.
- 6) Environmental Health Specialist**: shall mean an agent of the Department of Environment and Natural Resources authorized to enforce the onsite sewage rules and laws.
- 7) Excessive Vegetation Growth**: shall mean vegetation growth that is high and dense enough to allow rodents to harbor or to make rodent runs, including but not limited to dense growth higher than six (6) inches, and sparse grass and weed growth higher than twelve (12) inches.
- 8) Florida Room**: a room designed to be added on, or an extension of a mobile home.
- 9) Junked Motor Vehicle**: shall mean a vehicle that (a) does not display a current license plate and that is partially dismantled or wrecked or (b) that cannot be self-propelled or moved in the manner in which it was originally intended to move.
- 10) Mobile Home**: A residential dwelling unit, designed for transportation after fabrication on its own wheels or on flatbeds, or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor incidental unpacking and assembly operations including, but not limited to, location on jacks or other temporary or permanent foundation, and connection to utilities. Travel trailers, campers and recreational vehicles shall not be considered mobile homes unless in a park for more than thirty days. For the purposes of this ordinance, the term "mobile home" shall be inclusive of the term "manufactured home."
- 11) Mobile Home Lot**: A piece of land within a mobile home park where (a) the boundaries are delineated in accordance with this ordinance; and (b) it is designed and improved in accordance with this ordinance to accommodate a single mobile home.
- 12) Mobile Home Park**: shall mean and include any place, area, tract or parcel of land maintained, offered, or used for the parking of three (3) or more mobile homes used or intended to be used for dwelling or sleeping purposes. Mobile homes occupied by owners or tenants employed to perform duties essential to the operation of a bona fide farm operation shall be exempt from this definition and shall not be subject to this ordinance.
- 13) Mobile Home Park Plan**: A plan of a proposed mobile home park prepared by the developer in accordance with Article IV, and presented to the Wayne County Planning Board for approval.
- 14) Mobile Home Stand or Pad**: that portion of the mobile home lot designed for and used as the area occupied by the mobile home proper.
- 15) Operator**: shall mean the owner or a person designated by the owner that is responsible for the operation of a mobile home park.
- 16) Parcel**: a piece of land whose boundaries have been described or delimited by a legal instrument or map recorded in the Wayne County Register of Deeds. The term "parcel" shall be inclusive of the terms "tract, lot, or plot."
- 17) Recreational Vehicle**: shall mean a vehicular, portable structure built on a chassis, with permanent wheels, designed to be used as a temporary dwelling for travel, recreational and vacation use towed or driven and having a width not in excess of eight feet.
- 18) Recreational Vehicle Campground**: shall mean and include any parcel of land maintained, offered or used for providing utilities for recreational vehicles.
- 19) Shall**: When used in this ordinance, it is intended to indicate a mandatory requirement.
- 20) Water System**: shall mean sources of water, wells, storage tanks, mains, laterals, service taps to each lot, blow-off valves, meters and water treatment devices.

**21) Yard Area:** shall mean that portion of land immediately surrounding a manufactured home that is set aside for the individual use of the manufactured home resident.

**Article IV**  
**Mobile Home Park Plat Review and Approval**

**Section 401. General Procedure for Plat Approval**

No person shall construct, operate, alter or extend a mobile home park unless the plans and specifications for such have been submitted and approved by the Planning Board.

**Section 402. Plat Submission and Review**

**402.1 Submission Procedure**

For every mobile home park within the jurisdiction established by Section 104 of this ordinance, the developer must submit a plat which shall be reviewed and approved by the Planning Board before any construction or installation of improvements may begin.

Six (6) black or blue line prints shall be submitted to the Planning Department at least twenty-five (25) days prior to the Planning Board meeting at which the developer desires the Planning Board to review the plat.

All plats shall meet the specifications Section 403 of this ordinance.

Submission of the plat shall be accompanied by the following:

- 1) a filing fee in accordance with the County's fee schedule,
- 2) a completed Application for the Operation of a Mobile Home Park .
- 3) an acceptance letter from the appropriate authority saying an erosion control plan, when applicable has been approved,
- 4) an acceptance letter from the appropriate authority stating the mobile home park may use public water.

The following certificates shall appear on the plat:

**a) Certificate of Ownership and Intent**

I hereby certify that I am the owner of the property shown and described hereon, which is located within the jurisdiction of Wayne County, and I hereby adopt this mobile home park plan with my free consent and establish my intent and obligation to install and construct all improvements in this mobile home park as to the County's minimum design requirements, or to a higher standard as noted.

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Owner Date

**b) Certificate of Plat Approval for Construction of Improvements**

I hereby certify that the mobile home park plat shown here appears to comply with the requirements of the Wayne County Mobile Home Park Ordinance, and that the Wayne County Planning Board has approved this mobile home park and authorizes the construction of the required improvements as noted. This approval does not authorize the occupancy of lots. The Wayne County Health Department must issue an operations permit for the sewage disposal system prior to occupancy. This approval does not indicate that the lots will be approved by the Health Department.

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Chairman, Wayne County Planning Board Date

**402.2 Review By Other Agencies**

After having received the plat from the developer, the Planning Department shall submit copies of the plat, and any accompanying material to other officials and agencies concerned with new development including, where applicable, but not limited to: Wayne County Health Department, the District Engineer of the N.C. Department of Transportation, and the N.C. Department of Environment, Health, and Natural Resources for review and recommendation.

### 402.3 Review Procedure

The Planning Department shall review the submitted plat within fifteen (15) days after submission. If the Planning Department discovers any plat discrepancies, potential violation of any existing government regulations that may apply, or other concerns regarding the proposed development, a written opinion shall be provided to the developer outlining the actions needed to bring the submitted plat into conformance with this ordinance.

After the initial review by the Planning Department, the developer shall submit a reproducible copy and thirteen (13) black or blue line prints, **complete with all necessary corrections**, to the Planning Department at least eight (8) days prior to the regular meeting of the Planning Board at which it is to be considered.

The Planning Board should review the plat at or before its next regularly scheduled meeting which follows at least twenty-five days after the Planning Department receives the plat, and after comments are received from appropriate agencies.

#### a) Approval

If the Planning Board approves the plat, such approval shall be noted on the plat. The reproducible copy of the plat shall be retained by the Planning Department. Any original provided shall be returned to the developer. After Planning Board approval the developer shall seek Health Department approval for on-site sewage regulation compliance.

Upon approval of the plat the developer shall receive a **Letter of Construction** from the Planning Department stating approval has been given and construction of the park may begin. After construction has been completed the developer shall request an inspection by the Planning Department and the Health Department. The request may be for all or a portion of the park. The County Enforcement Officer and a Health Department representative shall inspect the park for completion of improvements and authorize the issuance of a **Letter of Occupancy** for those lots on which all improvements are complete. **No lot shall be occupied by a mobile home until the Letter of Occupancy has been issued.**

#### b) Conditional Approval

If the Planning Board conditionally approves a plat to bring it into compliance, it shall retain one (1) print for its minutes, and return the reproducible copy to the developer. The developer shall have sixty (60) days in which to make the changes needed to bring the plat into compliance. The developer shall submit the revised reproducible copy to the Planning Department who will review it to ensure that the necessary changes have been completed. If the developer fails to resubmit the plat within the sixty (60) day period, then the resubmitted plat must be reviewed by the Planning Board before approval can be given.

#### c) Disapproval

If the plat is disapproved by the Planning Board, the reason for such disapproval shall be stated in writing, specifying provisions of this ordinance with which the plat does not comply. One (1) copy of such reasons and one (1) paper print shall be retained by the Planning Board as part of the proceedings; one (1) copy of the reasons and the reproducible copy shall be returned to the developer.

The developer may submit a revised plat to be considered at least by the second regularly scheduled meeting of the Board from the date the plat was disapproved. The developer shall submit the plat to be reconsidered at least eight (8) days prior to the meeting of the Planning Board at which it is to be considered.

If the Planning Board disapproves the revised plat, or if the developer does not submit a revised plat for consideration at least eight (8) days before the second regularly scheduled Planning Board meeting after the plat was disapproved, the original disapproval shall stand.

Plats resubmitted after being disapproved by the Planning Board as outlined above shall be treated as a newly submitted plat. The Mobile Home Park application procedure must be completed by the Developer as well as payment of all applicable fees.

#### **402.4 Construction of Improvements**

If the construction of the park has not begun within twelve (12) months from approval of the plat, the plat shall become null and void. However, the Planning Board may grant an extension of the twelve month time period if the developer appears before the Planning Board and shows cause.

#### **Section 403. Information To Be Contained In Or Depicted On Plats**

1. Mobile Home Park name
2. Name of Owner or Developer
3. Location
4. Date plat was prepared
5. Scale of drawing
6. A bar graph
7. Name, address, registration number of the Registered Land Surveyor preparing map
8. Map legend describing all symbols used
9. A vicinity map
10. Land use of all adjoining properties
11. Corporate limits, township boundaries, County line
12. North arrow and orientation
13. The exact boundary of the tract to be developed and adjoining boundary lines
14. Adjoining property owners, subdivisions, or mobile home parks
15. Zoning of the property
16. Proposed lot lines and numbers, and approximate dimensions
17. Lot size
18. Natural features of the site
19. Manmade features of the site
20. Flood hazard zones or a statement saying the property is not in a flood hazard zone
21. Street rights of way, location, dimensions, names and total linear feet
22. Pavement or road bed widths
23. Parking spaces
24. Location of dwellings
25. Utility and other easements
26. Areas within a water supply watershed or statement saying the property is not in a water supply watershed area
27. Areas to be used for purposes other than residential with the purpose and size of each stated
28. Landscaping and screening plan
29. Drainage facilities
30. Fire Hydrants existing and/or proposed
31. Statement saying the water or sanitary district that will serve the park
32. Acreage in total tract
33. Accurate location and description of all monuments and markers
34. Topographic map with contour intervals of no greater than two feet at a scale of no less than 1" = 100' for mobile home parks with five or more lots
35. The location of any swine farms within 750 of the property line
36. All certifications required in Section 402.1 if applicable
37. Any other information considered by either the developer or Planning Board to be pertinent to the review of the plat.

#### **Article V**

#### **Standards For Design, Construction, and Layout**

The following standards shall be considered the minimum requirements of all mobile home parks.

#### **Section 501. Design Standards**

##### **501.1 General Requirements**

- a) Mobile home park identification signs are required. Signs shall be limited to one per park entrance. No sign shall exceed thirty- six (36) square feet in area. Only non-flashing light shall be used for illumination.
- b) Within a mobile home park, one mobile home may be used as an administrative office.

- c) No living compartment or structure other than a Florida room or other prefabricated structure, specifically designed for mobile home extension, shall be added to any mobile home. Porches covered with a roof and open on three (3) sides may be permitted if space requirements of this ordinance are not violated. Additions must be constructed in accordance with the North Carolina Building Code.
- d) All mobile homes must be anchored in such a manner to prevent shifting on their foundations in event of storms or high winds according to NC Building Code requirements.
- e) Every mobile home park shall be located on a well drained site and shall be graded with drainage facilities installed as to prevent the accumulation of ponding water on the premises.
- f) No mobile home shall be so located that the drainage of the mobile home park will endanger any public or private water supply.
- g) Convenience establishments of a commercial nature, such as food stores, coin operated laundries and beauty shops, may be permitted if not otherwise prohibited by zoning in mobile home parks subject to the following restrictions:
  1. Such establishments shall be subordinate to the residential and character of the park,
  2. Such establishments shall be designed to serve the trade and service needs of the park residents.
- h) Mobile homes connected with a fair, carnival, or circus may be parked for the duration of the fair, carnival , or circus but not to exceed fifteen (15) days, provided that all sewage and solid waste is disposed of in a manner approved by the Wayne County Solid Waste Ordinance.

### **501.2 Streets and Parking**

- a) Each mobile home lot shall abut upon an improved street or driveway which shall have unobstructed access to a State maintained road. The developer shall be required to obtain an approved driveway permit from the N. C. Department of Transportation for any streets or driveways connecting to a State maintained road.
- b) A minimum right of way of forty (40) feet, of which twenty feet shall be graded and drained for vehicular circulation shall be provided within the park. Maintenance of such streets and parking areas shall be provided by the owner or operator of the park.
- c) Streets in mobile home parks shall be constructed with a minimum four inch aggregate base course and/or paved to N.C. Department of Transportation standards.
- d) Permanent dead-end streets or cul-de-sacs shall not exceed nine hundred (900) feet in length and shall be provided with a turn around of at least eighty (80) feet in diameter.
- e) Streets or drives with mobile home parks shall intersect as nearly as possible at ninety (90) degrees, and no street shall intersect at less than seventy (70) degrees. Where a street intersects a public street or road, the design standards of N.C. Department of Transportation shall apply.
- f) New street names or mobile home park names shall not duplicate nor be similar to existing street names of mobile home park names in the County. The mobile home park developer shall be required to provide and erect street name signs to County standards at all intersections within the mobile home park.
- g) A minimum of two (2) parking spaces surfaced with a minimum of four (4) inches of gravel and /or paved shall be provided within each mobile lot.
- h) An acceptance letter from the appropriate authority saying an erosion control plan, when applicable, has been approved.

### **501.3 Mobile Home Lots**

- a) Each mobile home lot shall be clearly identified by a permanent marker in front of the mobile home, separate from the mobile home, readily discernible from the street displaying properly sequenced numbers or letters that give each lot a unique address within the park. The letters used to identify each lot shall be at least four (4) inches high and two (2) inches wide. Markers shall be in place at the time of inspection.
- b) Each mobile home lot shall be located on ground not susceptible to a 100 year base flood as defined by the Federal Emergency Management Agency and graded so as to prevent any water from ponding or accumulating on the premises.
- c) Each mobile home shall be located at least twenty (20) feet from any other mobile home, at least twenty-five (25) feet from any property line, and at least fifteen (15) feet from the right of way of any interior street.
- d) Accessory buildings may be constructed in the rear yard provided they are no larger than 150 square feet and no closer than five (5) feet from any adjoining property line.

- e) Mobile home space fronting on existing N.C. or U.S. numbered roads must be at least 100 feet wide and have a sixty (60) foot setback from the road right of way.
- f) Each mobile home lot shall be located so as not to be within 750 feet of any building or waste pond on an active swine farm permitted by the N. C. Division of Water Quality. In addition, a 150 foot setback shall be maintained between mobile home lots and any field permitted for use in the spraying of liquid waste.

## **Section 502. Landscaping and Screening Requirements**

### **502.1 Intent**

Landscaping and screening requirements are established to improve the appearance of mobile home parks; to protect, preserve and promote visual appeal, character and value of the surrounding properties; and to promote the public health, safety and welfare through the reduction of noise pollution, air pollution, visual pollution, storm water runoff, and glare.

### **502.2 Screening Adjoining Properties**

- a) A landscaped area of ten (10) feet in depth shall be located along all property lines unless the property line is along a US or NC route and is the access to the lot. The landscaped area shall consist of a mixture of trees and shrubs most of which are evergreens that will form a continuous screen at least six (6) feet high within two growing seasons. A combination of planted vegetative screens or natural vegetation will be judged on field observation and will be up to the discretion of the Planning Department.
- b) An opaque fence, six (6) feet in height , may be installed instead of the required landscaped area.

### **502.3 Installation and Maintenance**

Sound and accepted horticultural practices shall be used to protect the root zones all retained existing plant material during construction and also during underground utility installation. All new landscaping shall be of good quality and installed in a sound, workmanship like manner.

## **Article VI**

### **Utilities, Recreational Facilities, an Solid Waste Requirements**

#### **Section 601. Water Supply**

- a) An accessible, adequate and safe water supply approved by the Wayne County Health Department or the N.C. Department of Environment and Natural Resources shall be provided to serve each mobile home.
- b) All plumbing must meet current prevailing standards.
- c) Fire hydrants must be installed within five hundred feet of each lot when a minimum six (6) inch water supply is available on the road at the property line.
- d) An acceptance letter from the appropriate authority stating the mobile home park may use public water.

#### **Section 602. Sanitary Sewage Systems**

Adequate and safe sewage disposal facilities shall be provided in all mobile home parks. All sanitary sewage systems must be in accordance with all applicable Federal, State, and local requirements.

#### **Section 603. Solid Waste Disposal**

The disposal of solid waste shall be in conformance with the applicable ordinance of Wayne County and other pertinent rules and regulations.

#### **Section 604. General Maintenance**

- a) The park owner shall prohibit the storage of junked motor vehicles in any portion of the mobile home park and shall remove junked motor vehicles that are abandoned within the park within 30 days of notification by a County official.
- b) The park owner shall keep each yard free of refuse, waste and excessive vegetational growth.
- c) The park owner shall repair or remove mobile homes which are owned by the mobile home park owner and in bad repair or damaged within 30 days of notification by a County official. Mobile Homes that are owned by others and in bad repair or damaged shall be removed or repaired within 90 days of notification to the park owner.

**Section 605. Street Illumination**

a) All streets in the mobile home park shall be adequately illuminated. The minimum size street light shall be a 175 watt mercury vapor, approximately 7,000 lumen class, or its equivalent, spaced at intervals of not more than 300 feet. Street lights shall be at each street intersection.

**Section 606. Telephone and Power lines**

All telephone and power lines are to be located under ground.

**Section 607. Recreation Areas and Facilities**

- a) For mobile home parks having twenty-five or more lots, an adequate and suitable recreation area to serve the anticipated population is encouraged and shall consist of at least 10,000 square feet per twenty - five mobile homes. Each additional lot should increase the area by two hundred square feet.
- b) No recreation facilities shall be placed in areas utilized for septic tank filter fields.

**Article VII  
Inspections, Registration and Permits**

**Section 701. Inspections**

- a) Designated personnel from the Wayne County Health Department, the Wayne County Building Inspections Department, and/or the Wayne County Planning Department are hereby authorized and directed to make inspections as are necessary to determine continued compliance with this ordinance.
- b) It shall be the duty of the owners and/or occupants of mobile homes to give official inspections officials access to the premises at reasonable times for the purpose of inspection.

**Section 702. Registration of Occupants**

Every mobile home park owner or operator shall maintain an accurate register containing a record of all occupants and owners of mobile homes in the park. The register shall contain name of owner and/or occupant; mobile home lot number, make, model registration number of the mobile home and date of arrival and departure of the mobile homes and occupants.

**Section 703. Permits**

- a) Before proceeding to the Wayne County Health Department or Wayne County Inspections Department the developer must obtain a Development Permit for each lot in the park from the Wayne County Planning Department. The Development Permit will be used to establish an address for each lot, determine the finished floor elevation for homes in areas subject to flooding , and specify the setback and/or parking requirements. A Development Permit must be obtained each time a mobile home is replaced.
- b) An Authorization permit must be obtained from Environmental Health prior to moving a mobile home onto a lot, and each time the mobile home is replaced.
- c) A Set up permit and an Electrical Permit must be obtained from Building Inspections each time a mobile home is placed on a lot.