

**WAYNE COUNTY MOBILE HOME STANDARDS AND SET-UP ORDINANCE**

**Article I**

**Introductory Provisions**

**Section 101. Title**

This Ordinance shall be known as the Wayne County Mobile Home Standards and Set Up Ordinance and may be cited as the Mobile Home Standards and Set Up Ordinance.

**Section 102. Purpose**

The purpose of this Ordinance is to regulate and guide the placement of, and the establishment of mobile homes in Wayne County in order to promote the public health, safety, and general welfare of the citizens of Wayne County, North Carolina.

**Section 103. Authority**

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

**Section 104. Jurisdiction**

This Ordinance shall govern the setting up of each and every mobile home lying within the jurisdiction of Wayne County and within the jurisdiction of any municipality whose governing body by resolution agrees to such regulation.

**Article II**

**Legal Provisions**

**Section 201. Conformance with Regulations**

The setting up of any mobile home and providing it with electricity within the jurisdiction of this Ordinance is prohibited except as authorized herein.

**Section 202. 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 203. Amendments**

The Board of Commissioners of Wayne County may from time to time amend the terms of this Ordinance.

**Section 204. Effective Date**

This Ordinance shall take effect and be enforced from and after the 1st day of November, 2006.

**Section 205. Adoption**

The first reading was duly adopted unanimously by the Board of Commissioners of Wayne County, North Carolina, this the 17<sup>th</sup> day of October, 2006.

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Atlas Price, Jr., Chairman  
Wayne County Board of Commissioners

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Marcia R. Wilson  
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. **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” as the term manufactured home is defined by the North Carolina General Statutes.

2. **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 used towed or driven and having a width not in excess of eight feet.

3. **Shall:** when used in this Ordinance, it is intended to indicate a mandatory requirement.

#### **Article IV**

### **Standards and Set Up Requirements**

#### **Section 401. Mobile Home Brought in From Outside of Wayne County**

No mobile home moved from another County into Wayne County's jurisdiction shall be hooked up to electricity if the home were built more than fifteen years prior to the move. No mobile home moved within Wayne County shall be hooked up to electricity if the home was built more than fifteen (15) years prior to the move, unless it was properly hooked up to electricity ninety (90) days prior to the request for the new hook-up.

#### **Section 402. Set Up Requirements**

No manufactured home set up in Wayne County's jurisdiction after the effective date of this Ordinance shall have electricity hooked up to it without meeting the following requirements:

1. Exterior siding must be either painted or stained wood such as board and batten or board-on-board, Masonite, simulated stucco, residential grade metal, or vinyl lap siding. All siding shall be in good condition, complete, not damaged or loose. Exterior paint shall be in good condition.

2. All repairs made to the exterior of manufactured homes shall be made consistent with the original intent or integrity of the manufactured home. (For example, if repairs are made to the siding, material as close to or consistent with the original siding shall be used.)

3. Each manufactured home shall either have a brick curtain wall, ABS plastic color skirting with interlocking edges (key locked) or PVC painted metal approved skirting installed around the perimeter of the manufactured home. The skirting shall be attractive and in good condition, not pierced and shall be

laid-up in an attractive, workmanlike manner. Any curtain wall or skirting shall have at least one door to enable access to the space below the manufactured home. All skirting shall have a frame sufficient to hold it in place.

4. All windows and doors shall be intact and in working condition.

5. Permanent steps for the manufactured home shall meet the North Carolina Building Code and shall be installed.

6. All minimum lot size requirements and set back requirements from property lines, road rights of way and other homes must be met.

7. The Wayne County Inspections Department shall provide a certificate that the used mobile home meets the minimum housing standards of the Wayne County Inspections Department.

**Section 403. Mobile Home Tax Permits**

No mobile home set up in Wayne County's jurisdiction after the effective date of this Ordinance shall have electricity hooked up to it without having a mobile home tax permit as required by NCGS 105-316.1 through 105-316.5. Such mobile home tax permits shall be obtained from the tax collector of the County from which the mobile home was moved.