



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2241
(f) 919.217.2249

ORD #13-11-20-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING THE STANDARDS BY WHICH A CERTAIN NUMBER OF RECREATIONAL
VEHICLES (RV'S) MAY BE PLACED IN MOBILE HOME PARKS

WHEREAS, the Town of Knightdale has received a petition to amend Section 2.13A(3)b (Mobile Home Parks) of the Unified Development Ordinance by adding a new provision for the allowance of a certain number of qualifying Recreational Vehicles (RVs) in a Mobile Home Park that is located within a Manufactured Home Overlay District (MHD); and

WHEREAS, the application includes the amendment of other remaining chapters of the Unified Development Ordinance that may be affected by the proposed amendment to Section 2.13A(3)b; such as updating code section references and locations; the ordinance table of contents, index and use matrix; as well as adding/amending definitions in Chapter 19 for consistency; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.6B establishes uniform procedures for amending the text of the Ordinance;

WHEREAS, the proposed zoning text changes are reasonable in that they do not negatively affect the Town's objective of promoting a variety of land uses which are compatible with one another as manufactured homes and recreational vehicles have more characteristics in common than any other pairing of home and vehicle types; and

WHEREAS, the proposed zoning text changes are also not inconsistent with the Comprehensive Plan's stated goal of providing safe, dynamic and sustainable neighborhoods as the tenant turnover for any given mobile home park will not be significantly increased due to the allowance of a four-year maximum duration of stay and the overall cap on the number of recreational vehicles permitted;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1. That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows *{editing notes in bracketed italics}*:

Section 2.13A(3)...

b. Mobile Home Parks

- i. General Description:** The location of two or more manufactured homes on a parcel of land shall constitute a Mobile Home Park and shall be subject to the provisions of this section.

ii. **Lot and Dimensional Specifications:**

	House
Property Line Setback	50 ft
Minimum Manufactured Home Space Area	5,000 sq ft
Minimum Distance between Manufactured Home Units	25 ft

iii. **General Requirements:** The following standards shall be considered the minimum requirements for all new Mobile Home Parks:

- a) The transfer of title of a manufactured home space or spaces either by sale or by any other manner shall be prohibited within a Mobile Home Park.
- b) Within a Mobile Home Park, there shall be an administrative office.
- c) The owner and/or operator of a Mobile Home Park shall not sell manufactured homes on or within a Mobile Home Park unless the manufactured home unit for sale shall be placed individually and separately upon an existing manufactured home space where all design standards and utilities have been completed as specified by this ordinance. This does not prohibit the Mobile Home Park owner and/or operator from owning or operating a retail sales business on adjoining property if zoning permits.
- d) Any Mobile Home Park with greater than fifty (50) units shall construct a community center, which shall serve the needs of their residents for gatherings and emergency shelter.
- e) Streets within the Mobile Home Park shall be private and constructed to the standards that would be required of a new Local Street inside the RR District (*Section 17.3A(2) and Section 2.2*), except that the total width of pavement with binder curb may be reduced to 20 feet.

iv. **Recreational Vehicles (RVs):** Although RVs are not considered suitable as permanent dwelling units, the Town Council has found that a limited number of RVs, otherwise restricted to placement within campgrounds (*Section 2.3C(7)a*), for temporary residents (*i.e. military personnel, college students or persons on temporary business assignments*) within a Mobile Home Park will not essentially change the character of the Park as long as the following conditions are met:

- a) **Number:** No more than 18 percent (18%) of the manufactured home spaces in any Mobile Home Park may be used for the parking of RVs. In the calculation of allowed spaces, any fractional component of the resulting number shall be disregarded.
- b) **Type:** RVs must be self-sufficient (*contain a full bathroom, kitchen and sleeping quarters*).
- c) **Placement:** RVs shall be parked within an assigned manufactured home space, located no closer than 300 feet to any public right-of-way unless screened from the public right-of-way by a Type "B" buffer yard, upon arrival and shall not be moved until the time of departure.
- d) **Utility Hook-Ups:** RVs must be connected to electric, water and sewer hook-ups for the entire duration of the resident's stay.
- e) **Duration of Stay:** As living quarters for a temporary resident, the permitted continuous period of stay for any RV within a Mobile Home Park shall be at least one (1) month, but no more than four (4) years.

- f) **Annual Submittal of Register:** Each Mobile Home Park engaged in the rental of Mobile Home Park spaces to RVs as specified in this section, shall file a copy of their register (*Section 2.13.A(3)b(vi)*) with the Administrator at least once every twelve months after January 1, 2014.

- v. **Manufactured Home Space**
 - a) Each manufactured home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners.
 - b) Each manufactured home space shall be located on ground not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises and not located in "A Zones" as identified on FIRMs.
 - c) The manufactured home space shall be provided with anchors and tiedowns such as cast-in-place concrete "dead men" eyelets embedded in concrete foundations or runways, screen augers, arrowhead anchors, or other devices securing the stability of the manufactured home. Each manufactured home space shall comply with the above standards or similar standards whichever are higher. Each manufactured home owner shall be responsible for securing his individual manufactured home to anchors provided by the Mobile Home Park operator.
 - d) Each manufactured home space shall be serially numbered for mailing address purposes. These numbers shall be displayed on a free-standing post on each manufactured home space.

- vi. **Registration of Occupants:** Every Mobile Home Park owner or operator shall maintain an accurate register. The register shall be available for inspection at all times by authorized town representatives. The register shall contain the following information on forms provided by the Planning Department:
 - a) name of owner and/or occupant;
 - b) manufactured home space number;
 - c) make, model, registration number of manufactured home or permitted RV unit; and
 - d) date of arrival and departure of the occupants.

Records shall be maintained for a period of three (3) years.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 20th day of November, 2013.

ATTEST:

Russell B. Killen, Mayor

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney