



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

ORD #09-08-03-003

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE, REGARDING ADDITIONAL STANDARDS AND REQUIREMENTS FOR MANUFACTURED HOMES

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to additional standards and requirements for manufactured homes; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because they are reasonable in that they advance the stated objective of influencing and better managing the development of the community by more clearly defining the locations where manufactured housing is appropriate; as well as being consistent with the Comprehensive Plan's stated goal of providing balanced and responsible urban design, planning and development;

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:

3.3(X) Manufactured Housing (RR, GR, MHD) (2.3C(1)j)

1. The Manufactured Home shall meet the architectural standards of Section 5.7.
2. A minimum width (the width being the narrower of the two overall dimensions) of the main body of the manufactured home as assembled on the site shall be at least 22 feet for a distance extending along the length (the length being the longer of the two overall dimensions) of at least 40 feet. In general terms, this only permits double-wide or multi-section manufactured housing.
3. The manufactured home shall front on a street such that the primary entrance is aligned to the street.
4. The manufactured home is set up on the site in accordance with the standards set by the North Carolina Department of Insurance.
5. A continuous, permanent brick, stone or stucco foundation, constructed in accordance with standards of the North Carolina Residential Building Code shall be installed, unpierced except for required ventilation and access, under the perimeter of the manufactured home.
6. All towing apparatus, wheels, axles, and transporting lights shall be removed.
7. Manufactured homes may be used for residential purposes and home occupation uses only.

8. A manufactured home must bear a seal certifying that it was built to the standards adopted on July 1, 1976 that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction.

The following additional standards shall only be required in the RR and GR districts:

9. Minimum lot width: 100 feet

10. Minimum lot size: 1 acre

5.7(F) Additional Requirements for Manufactured Housing

In addition to the above criteria, a manufactured home must bear a seal certifying that it was built to the standards adopted on July 1, 1976 that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

1. Foundation: A continuous, permanent brick, stone or stucco foundation or curtain wall, unpierced except for required ventilation and access, shall be installed upon a poured concrete footer after placement on the lot, and before occupancy. (Exception: Manufactured homes in manufactured home parks at the time of adoption of this ordinance.)

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 3rd day of August, 2009.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney