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Chapter 4. Overlay District Specific Standards

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4.1. Quarry Overlay District

- A. **Location.** The QOD shall be located on parcels that otherwise allow residential development and are adjacent to the primary quarry parcel up to a maximum of one-thousand (1,000) feet from the primary quarry parcel boundary as determined by the Town Council.
- B. **Uses Permitted.** The district restricts any form of residential development to a minimum lot size of one (1) acre and a maximum density of one (1) dwelling unit per acre. All other uses in the underlying Base, Planned Development, or Conditional District are not restricted and permitted according to the Use Matrix (Section 3.1 (C)). Land utilized as open space shall be restricted to passive open space only.
- C. **Full Disclosure Statement.** For all residential and/or non-residential structures constructed within the QOD, the owner shall disclose in writing to all prospective purchasers that they are located within an area that may be impacted by mining/quarry operations and blasting. Such notification will be accomplished by inclusion of the preceding disclosure in all sales contracts, brochures, and promotional documents, including any illustrative site plans on display within any sales related office(s), as well as in homeowners association documents, and displayed on all subdivision and site plans, and within all deeds of conveyance.

4.2. Special Highway Overlay District

- A. **Location.** The Town hereby establishes a SHOD along Interstate 540, U.S. 64 Bypass/I-87, and any other such roadway classified on the Capital Area Metropolitan Planning Organization's (CAMPO) Comprehensive Transportation Plan as a freeway. The intent of the district is to promote the safe movement of traffic, to maintain and enhance the scenic beauty viewed by travelers on the highway, and to reduce potential negative impacts of the highway on adjacent land uses. SHODs shall be located on both sides of a highway and shall be fifty (50) feet wide in depth measured from the right-of-way line.
- B. **Uses Permitted.** The overlay district does not replace or restrict the range of uses permitted in the underlying Base, Planned Development, or Conditional District. The overlay district includes additional development requirements that shall be met by any development within the district.
- C. **Lot and Dimensional Specifications.**
1. **Building Setback from Highway Right-of-Way.** Fifty (50) feet for all structures.
 2. **Minimum Buffer Adjacent to Highway** (*Type "D"*). Fifty (50) feet for all structures.

4.3. Manufactured Home Overlay District

A. Manufactured Housing.

1. In the RR and RT Districts, the minimum lot size for manufactured homes shall be one (1) acre.
2. All setback requirements shall match those of the underlying zoning district.
3. Unless located in a mobile home park (Section 4.3 (C)), the minimum width (the width being the narrower of the two (2) overall dimensions) of the main body of the manufactured home shall be at least twenty-two (22) feet for a distance extending along the length (the length being the longer of the two (2) overall dimensions) of at least forty (40) feet. In general terms, this only permits double-wide or multi-section manufactured housing.
4. Unless located in a mobile home park (Section 4.3 (C), or exempt under §160D-190, a continuous, permanent brick, or stone foundation, constructed in accordance with standards of the North Carolina Residential Building Code, shall be installed under the perimeter of the manufactured home. The foundation shall be un-pierced except for required ventilation and access.
5. Unless located in a mobile home park (Section 4.3 (C), windows shall be set to the inside wall face.
6. Unless located in a mobile home park (Section 4.3 (C), a covered front porch or covered front stoop shall be provided at the entrance and should project from the primary façade a minimum of four (4) feet and be no less than four (4) feet in width.
7. The manufactured home shall front on a street such that the principal entrance is aligned to the street.
8. All towing apparatus, wheels, axles, and transporting lights shall be removed.
9. Manufactured homes may be used for residential purposes and home occupation uses only.
10. 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.
11. In the RR District, the minimum lot width for manufactured homes shall be one hundred (100) feet.

B. Manufactured Home Neighborhood.

1. **Maximum Development Density.** The maximum density of any Manufactured Home Neighborhood shall not exceed the maximum density of the underlying district up to a maximum of six (6) units per acre.
2. **Minimum Area Required.** Three (3) acres.
3. **Maximum Area Allowed.** Forty (40) acres.
4. **Front, Side, Rear, and Accessory Structure Side/Rear Setbacks.**
 - a. **Up to one (1) unit per acre.** Setbacks, as established in Section 3.4 of the RR District shall apply.
 - b. **More than one (1) unit per acre up to six (6) units per acre.** Setbacks, as established in Chapter 6, per building type shall apply.
5. Individual homes shall be placed upon separately platted lots.
6. The manufactured home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation.

C. Mobile Home Park.

1. **Maximum Development Density.** The maximum density of any Mobile Home Park shall not exceed the maximum density of the underlying district up to a maximum of six (6) units per acre.
2. **Minimum Area Required.** Three (3) acres.
3. **Maximum Area Allowed.** Forty (40) acres.
4. **Lot and Dimensional Specifications.**
 - a. **Property Line Setback.** Fifty (50) feet.
 - b. **Minimum Manufactured Home Space Area.** Five thousand (5,000) square feet.
 - c. **Minimum Distance between Manufactured Home Units.** Twenty-five (25) feet.
5. **General Requirements.** The following standards shall be considered the minimum requirements for all new Mobile Home Parks:
 - a. Within a Mobile Home Park, there shall be an administrative office.
 - b. 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.
 - c. 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.
 - d. 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, except that the total width of pavement with binder curb may be reduced to twenty (20) feet.

6. **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 outdoor recreation facilities, 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 eighteen (18) percent 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 three-hundred (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 with the Land Use Administrator at least once every twelve (12) months.
7. **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 the 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 homeowner shall be responsible for securing their 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.