

## ASHE COUNTY, N.C. ORDINANCE

### CHAPTER 157: APPEARANCE AND DIMENSIONAL CRITERIA FOR MANUFACTURED HOMES

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#### **\*157.01 TITLE.**

This chapter shall be known and may be cited as the Ashe County Appearance and Dimensional Criteria for Manufactured Homes Chapter.  
(Ord. Adopted 11-20-96)

#### **\*157.02 AUTHORITY.**

Pursuant to the authority granted by G.S.153A, Section 121 and 340, and G.S. 153A Section 341.1, the County Commissioners of Ashe County do hereby ordain and enact into law the provisions of this chapter.  
(Ordinance adopted 11-20-96)

#### **\*157.03 JURISDICTION.**

On or after the date of adoption, this chapter shall govern all mobile homes within Ashe County and/or outside of all legal, incorporated municipal limits.  
(Ordinance adopted 11-20-96)

#### **\*157.04 DEFINITIONS.**

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

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**BUILDING INSPECTOR.** Any person that currently or in the future is employed by the county in the capacity as a designated building inspector.

**CERTIFICATE OF OCCUPANCY.** This term shall represent the final compliance to signify to the owner or contractor or both, that all work has been completed in accordance with all state and local regulations and ordinances.

**COUNTY.** Any reference in this chapter to county shall mean Ashe County.

**GENERAL STATUTE (G.S.).** Official and legal laws of North Carolina.

**MANUFACTURED.** For the purposes of this chapter, may be substituted for mobile.

**MOBILE HOME.** Any trailer or other vehicle maintained, offered, or used for living or sleeping purposes which is equipped or intended to be equipped with a wheel or wheels or similar devices for the purpose of transporting the unit, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or when erected on site is 320 or more square feet of heated floor space.

**SHALL.** Anytime the word “shall” appears in this chapter, it is meant to be mandatory.

**SKIRTING.** For the purposes of this chapter, skirting is the approved material from the bottom of the mobile home to the surface of the ground upon which the mobile home sits.

**UNDERPINNING.** Any reference to underpinning in this chapter shall mean the same as skirting.

(Ordinance adopted 11-20-96)

### **\*157.05 STANDARDS OF APPEARANCE AND DESIGN.**

- (A) Individual mobile homes located outside any designated mobile home park shall have at a minimum, the following requirements:
- (1) Every mobile home dwelling unit, whether permanent, seasonal, or temporary in use, that is placed or moved from within or outside the county shall have a water and sewage disposal system approved by the North Carolina Department of Environmental, Health, and Natural Resources, or their successor organization before any type of building/mobile home permit is issued.
  - (2) Any skirting material shall be installed in accordance with the following requirements: These requirements can be found in the *State of North Carolina Regulations for Manufactured/Mobile Homes* handbook, chapter 4.7.7, page 61.  
(See insert)

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- (3) Construction of the foundation shall comply with the North Carolina Building Codes as related to Mobile Homes as set out in G.S. 143, Article 9A, "The Uniform Standards Code For Mobile Home Act."
- (B) Mobile homes located in an approved or unapproved mobile home park.
  - (1) Mobile homes located in an approved park shall conform with these required standards as well as the required standards in the Mobile Home Park Ordinance, Chapter 152.
  - (2) Mobile homes in unapproved mobile home parks shall conform with these required standards.  
(Ord. adopted 11-20-96) Penalty, see \*157.99

### **\*157.06 ADMINISTRATION AND ENFORCEMENT.**

- (A) The Department of Inspections, as established by G.S. 153A, Article 18, Parts I & II, shall administer and enforce all the provisions of this chapter and of the regulatory codes adopted herein; to make all inspections necessary to determine whether or not the provisions of this chapter and such codes are being met; and to enforce any zoning, and subdivision regulations, and other codes adopted by the county.
- (B) The Department of Inspections shall be responsible for the enforcement of any ordinance or code adopted by the Board of Commissioners relating to the construction, alteration, repair, etc., closing and demolition unfit for human habitation, pursuant to G.S. Chapter 153A, Article 18, Parts I & IV.  
(Ordinance adopted 11-20-96)

### **\*157.07 NONCOMPLIANCE.**

- (A) In the event that the County Building Inspector or his designee has determined that the owner, contractor, or permittee to whom has been issued a mobile home permit, has failed to comply with the provisions of the appearance and dimensional criteria for manufactured housing, he/she/they shall not be issued a certificate of occupancy for the housing unit. A certificate of occupancy is issued in accordance to and on the authority in G.S. 153A Section 363.
- (B) A permit shall expire 120 days (or four months) after the date of issuance if the work authorized by the permit has not been commenced. If, after commencement, the work is discontinued for a period of 12 months, the permit shall expire. Work authorized by any permit that has expired shall not continue until a new permit has been secured (G.S. 153A, Section 358, 160 A, Section 418).

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- (C) If the mobile home is not conforming to the required standards after the expiration date of the original permit, all applications for future permits will be revoked. The owner will be required to remove the mobile home in 30 days, or immediately bring the mobile home into current standards of this chapter. If the owner has brought the mobile home into the required standards within the 30 days, the owner, contractor, or permittee will pay a separate inspection fee of \$50 for the Building Inspector to re-inspect the mobile home in order for the owner to obtain a certificate of occupancy.
- (D) If the owner of the mobile home is not in compliance within the allotted time, then the provisions of condemnations, as outlined in G.S. 153A, Section 366 shall be invoked.  
(Ord. adopted 11-20-96) Penalty, see \*157.99

### **\*157.08 AMENDMENTS.**

- (A) The provisions of this chapter from time to time may be amended, supplemented, changed, modified, or repealed by the County Commissioners.
- (B) The Planning Board shall consider and make recommendations to the County Commissioners concerning each proposed amendment.  
(Ord. adopted 11-20-96)

### **\*157.99 PENALTY.**

If any person shall violate the rules and regulations adopted by the County Commissioners or the North Carolina Environmental, Health, and Natural Resources, or their successor organization, they shall be guilty of a misdemeanor and punished by a fine not to exceed \$500 or imprisonment not to exceed 30 days, as provided by G.S. Article 22, Chapter 130, Section 203.  
(Ord. adopted 11-20-96)