

**5.9.1 INTENT**

Manufactured housing is a recognized form of affordable housing.

The intent is to treat manufactured housing with the same design considerations applied to homes built to the Standards set forth in the North Carolina Building Code and those codified in this Ordinance.

The MHN district is coded to allow for the development of neighborhoods which utilize manufactured housing as its principal building construction. Manufactured home neighborhoods can only occur in a MHN district.

The minimum development size shall be 5 acres. Maximum size shall be 40 acres.

**5.9.2 USES PERMITTED**

<i>USES PERMITTED BY RIGHT</i>	<i>USES PERMITTED WITH CONDITIONS (See Chapter 6)</i>	<i>CONDITIONAL USES</i>
Single Family Residences Duplexes (Two Family Residences) Manufactured Housing	Essential Services, Class 1 & 2 Home Occupations	Civic Uses* Recreational Facilities*  *See Chapter 6 for Conditions

**5.9.3 LOT SPECIFICATIONS**

Refer to Section 3.2 for infill lot development standards.

Civic buildings are exempt from front setback requirements.

**Permitted Building Types**

Allyard Buildings Only

**Lot Dimensions and Building Setbacks**

The following lot sizes are to be the minimum size requirements and may be increased due to requirements for placement of well and septic tank systems, such as soil conditions and separation distances, the topography of the land or other environment conditions. The applicant shall indicate on the application, the number of bedrooms per house for which the septic tank system should be evaluated.

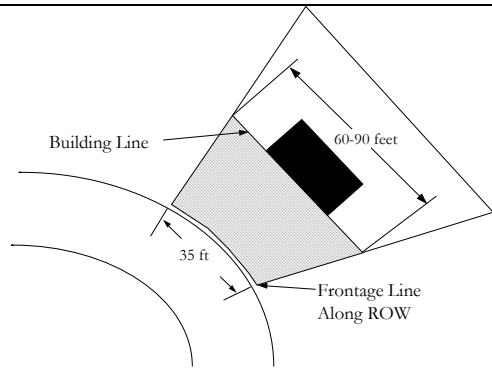
Porches, patios, and bay windows may encroach into a front yard setback only.

<b>CATEGORY</b>	<b>Water &amp; Sewer Available</b>	<b>Water or Sewer Available</b>	<b>Well &amp; Septic Tank</b>
<b>MINIMUM LOT SIZE</b>	8000 sq ft	10,000 sq ft	20,000 sq ft
<b>LOT WIDTH AT BUILDING LINE</b>	60 ft	70 ft	90 ft
<b>FRONT SETBACK</b>	20 ft		
<b>SIDE SETBACK</b>	12 ft	15 ft	
<b>REAR SETBACK</b>	30 ft		
<b>MAXIMUM HEIGHT</b>	35 ft		
<b>ENCROACHMENTS</b>	8 ft		
<b>(Rear yard setbacks)</b>	(10ft)	(12ft)	(12ft)

# Section 5.9 Manufactured Home Neighborhood (MHN)

All lots must front along a minimum of 35 ft of publicly dedicated R-O-W in order to be built on.

Minimum lot width at building line: 60-90 ft



## 5.9.4 GENERAL PROVISIONS

- A. All buildings shall comply with the provisions of Chapter 4 Architectural Requirements.
- B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Director.
- C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 8 ft. Open decks and patios are permitted to encroach into the rear setback to within 5 feet of the property line.
- D. Accessory buildings, pools, and other similar structures shall be constructed in the rear yard only and shall be set back a minimum of 5 ft from the side and rear property lines. The Planning Director may permit the placement of an accessory building in a side yard, if no practical alternative exists, provided the provisions of Chapter 4, Architectural Requirements are met. The following uses are permitted within accessory structures: farm structures, parking, gazebo, pool house, equipment storage, artist studio space, sauna, workshop, and conservatory. The aggregate floor area of all accessory structures shall not exceed ½ the total floor area of the principal structure.
- E. Satellite dishes may not exceed 2 feet in diameter.
- F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height. Side and rear yard fences shall not exceed 8 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.
- G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard. Doghouses may be placed in rear yards only.
- H. Trash containers, mechanical equipment and outdoor storage shall be located in the side or rear yard and shall be screened from view. Mechanical equipment for single-family residential uses shall be setback a minimum of 3 feet from the property line. Outdoor Storage shall utilize Opaque Screen/Buffer consistent with the requirements of Chapter 9.4.2 of this Code.
- I. Neighborhoods with 20 or more lots shall have at least four (4) entrances.
- J. Individual homes shall be placed upon separately platted lots.

## 5.9.5 HEIGHT

Building height shall be measured as the vertical distance from the highest finished grade relative to the street, to the roof line. (Exceptions: Roof equipment and structures not intended for human occupancy and which are necessary to the building upon which they are placed.)

### Maximum Height

Principal Structure: 35 feet  
 Accessory Structure: 26 feet

