

153.018 MANUFACTURED/MOBILE HOMES (NEW)

Any mobile/ manufactured home installed from and after the effective date of this section shall meet the following standards:

(A) Mobile Home Parks/ Subdivisions shall be located within an R-6 zone, and all new proposed locations shall be treated as a planned subdivision per NC G.S. 160A-376 and comply with the Town's Subdivision Development Standards.

1. A zoning permit and building permit shall be required for every structure located within a mobile home park, including replacement mobile homes.
2. Accessory structures shall be limited to one per home, and must comply with the accessory structure requirements outlined in Chapter 153.009.

(B) New mobile/ manufactured homes shall not be located on any parcel within Town limits, unless the parcel has been approved as a mobile home park or subdivision.

1. If an existing mobile home, regardless of location or zone, becomes damaged by fire, flood, explosion, earthquake, wind, storm, hurricane or any other act of God, war or riot, becomes damaged by any third-party by no fault of the owner, or becomes damaged by the owner by accidental means, it may be replaced at the same location with a home of the same size within a 12 month period.

2. Any parcel containing a mobile home that has been removed for a period of greater than 12 months must comply with all current zoning regulations.

3. All new or replacement mobile homes placed within the Town of Dallas shall include a masonry skirt, unless the mobile home is being replaced due to an act of God as defined in 153.018 (B) 1.