

**ZONING COMMITTEE  
RECOMMENDATION  
July 26, 2006**

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**Rezoning Petition No. 2006-094**

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Request:** Text amendment to revise the definitions for “manufactured home”, “mobile home”, and “modular home” to be more consistent with the federal and state definitions of each term.

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment.

**Vote:**      Yeas:      Carter, Cooksey, Loflin, Ratcliffe, Sheild, and Simmons

                 Nays:      None

                 Absent:    None

**Summary of Petition**

This text amendment is the result of four meetings with a Manufactured Home Stakeholder Group to discuss the definitions and issues related to mobile, manufactured, and modular homes.

The stakeholders approved modifying the definitions of all three terms in order to make them more consistent with the federal and state definitions. The proposed definitions are:

**Manufactured Home.**

A structure, transportable in one or more sections, which meets all the following requirements:

- (a) Meets all of the requirements of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which requires units built after June 15, 1976 to have a HUD certification label confirming it was built in conformance with the Act of 1974;
- (b) Is designed to be used as a dwelling unit;
- (c) Is eight feet or more in width, and or 40 feet or more in length; or, when erected on site, is 320 or more square feet;
- (d) Is built on a permanent chassis;

- (e) Is connected to required utilities during set-up, including plumbing, heating, air conditioning and electrical systems contained therein;
- (f) When set-up, it has a permanent foundation and skirting installed in accordance with the North Carolina Department of Insurance Regulations for Manufactured Home Installation Standards; and
- (g) Unless located in a manufactured home park, the moving hitch wheels and axles, and transporting lights shall be removed upon set-up.

A manufactured home that meets requirements (a) through (d) only, is still considered to be a manufactured home, even though it has not met requirements (e) through (g) until after it is set-up.

A manufactured home also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site.

### **Mobile Home.**

A manufactured structure, designed to be used as a dwelling unit and built before June 15, 1976 (the date the HUD Construction and Safety Standards Act went into effect). A “mobile home” is designed to be transportable in one or more sections on its own chassis and measures at least 32 feet in length and at least eight feet in width. To be classified as a “mobile home”, the unit must be placed on a permanent foundation.

**Modular Home.** A dwelling unit which has been constructed and labeled in compliance with the State Building Code and is composed of components substantially assembled in an off-site manufacturing plant and transported to the building site for final assembly on a permanent foundation. Modular homes meet or exceed the minimum construction and design standards set forth by the State of North Carolina in GS 143-139.1.

### **Zoning Committee Discussion/Rationale**

Mr. MacVean summarized the text amendment and the modifications to the three definitions. The Zoning Committee had no questions.

### **Statement of Consistency**

A motion was made by Ratcliffe and seconded by Loflin finding that this text amendment is consistent with adopted policy and in the public interest. The Zoning Committee unanimously approved this motion.

**Vote**

**Upon a motion made by Carter and seconded by Ratcliffe, the Zoning Committee voted unanimously to recommend approval of the text amendment.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.