

**AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE –ZONING ORDINANCE**

**ORDINANCE NO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: Definitions

- a. Amend the definition of manufactured home to conform more closely with the federal and state definitions:

**Manufactured Home.**

~~A dwelling unit, other than a modular home, fabricated in an off-site manufacturing facility for installation or assembly on the building site, which dwelling unit is at least eight feet in width and at least 32 feet in length, which bears a seal certifying that it was built to the standards adopted pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U.S.C. Sec. 5401 et seq., which is placed upon a permanent foundation which meets the installation and foundation requirements adopted by the N.C. Commissioner of Insurance~~

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.

- b. Amend the definition of “mobile home” so that the definition clearly defines what a mobile home is:

**Mobile Home.**

~~A movable or transportable dwelling unit, other than a modular home or manufactured home, of at least 8 feet in width and at least 32 feet in length, constructed to be transported on its own chassis and including one or more components that can be retracted for transporting the unit.~~

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.

- c. Amend the definition of “modular home” so that the definition clearly defines what a modular home is and what standards it should meet:

**Modular Home.** A dwelling unit which ~~is~~ 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.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

\_\_\_\_\_  
City Attorney

I, \_\_\_\_\_, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of February, 2006, the reference having been made in Minute Book \_\_\_\_\_, and recorded in full in Ordinance Book \_\_\_\_\_, Page(s)\_\_\_\_\_.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this \_\_\_\_ day of \_\_\_\_\_, 2006.

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