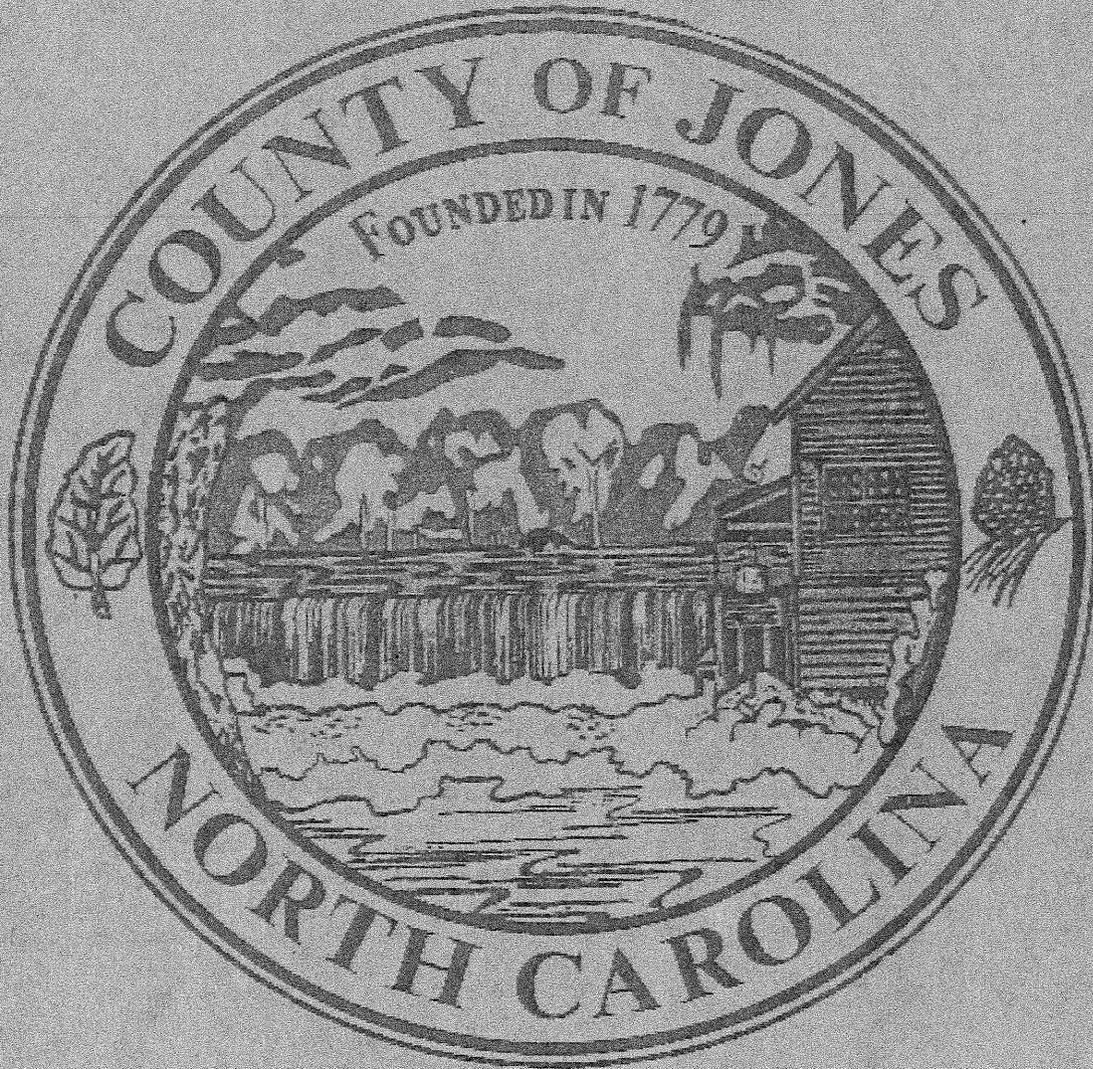


# Jones County



## Mobile Home Ordinance

## JONES COUNTY MOBILE HOME PARK ORDINANCE

### PURPOSE:

The purpose of these regulations is to regulate and control the design and minimum standards of any new planned mobile home park in order to promote the health, safety, and general welfare of the inhabitants of Jones County.

### AUTHORITY AND JURISDICTION:

Jones County hereby exercises its authority to make and adopt Mobile Home Park Regulations under provisions pursuant to Section 153-A-121 of the General Statutes of North Carolina.

On and after April 16, 1984 these Regulations shall govern every new Mobile Home Park or any additions to a Mobile Home Park lying within the County outside the jurisdiction of any municipality, or within the territory jurisdiction of any municipality whose governing body by resolution agrees to such regulations.

# JONES COUNTY MOBILE HOME PARK ORDINANCE

## SECTION 1

### DEFINITIONS:

When used in this Ordinance, the following words and phrases shall have the meaning given in the section. Terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context. The term shall is mandatory and words used in the singular include the plural and those in the present include the future tense.

1. Administrator: The enforcement officer of these Regulations, who shall be the County Planner or his representative.
2. Health Department: The Jones County Health Department.
3. Mobile Home: A detached single family dwelling unit originally constructed as transportable and as such equipped with or without axles and/or wheels and suitable for year round occupancy including a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.
4. Mobile Home Park: A Mobile Home Park shall be defined as a tract of land which is used by three or more mobile homes. Excepting, however, for the purpose of this Ordinance, the following uses of a mobile home shall not be considered in determining as to whether or not a tract of land is classified as a Mobile Home Park.
  1. Any mobile home occupied as a residence by the parents or step-parents of the land owner.
  2. Any mobile home occupied as a residence by the children or step-parents of the land owner.
  3. Any mobile home occupied as a residence by the brother, sister, half-brother, half-sister, step-brother, step-sister of the land owner. The burden of proof lies with the homeowner to supply adequate proof to the administration or the Jones County Planning Board. The mobile home or mobile home space shall not be leased when ceased to be used as defined above. Violation of the provision shall violate this Ordinance and shall be subject to the penalty clause found in Section VI of the Ordinance.
5. Mobile Home Space: A plot of ground within a Mobile Home Park designated for the accommodation of not more than one Mobile Home.

## JONES COUNTY MOBILE HOME PARK ORDINANCE

6. Tract: A piece of land whose boundaries have been described or delimited by a legal instrument or map recorded in the office of the Register of Deeds.
7. Service Buildings: A building, housing facilities such as recreational, maintenance, laundry, and office structures, necessary to the successful development and management of Mobile Home Park.
8. Certificate of Compliance: A certificate issued by the Administrator of the ordinance after the Mobile Home Park has been completed and developed as required by the standards of the Ordinance.

# JONES COUNTY MOBILE HOME PARK ORDINANCE

## SECTION II

### PROCEDURE FOR OBTAINING APPROVAL OF A MOBILE HOME PARK

No person shall begin construction of any new mobile home park until a plat has been properly presented and approved by the Jones County Planning Board and the Jones County Board of Commissioners. No mobile home may be occupied within a mobile home park until a certificate of compliance has been issued. To obtain a plat approval, the developer shall follow these steps:

- A. It is recommended that the developer meet with the Administrator of the ordinance to discuss his plans and ideas pertaining to the new mobile home park.
- B. Plat of the Mobile Home Park.
  - 1. The developer shall submit four (4) copies of the plate and any supplementary material to the Administrator at least fifteen (15) days prior to the regularly scheduled Planning Board meeting at which said plat is to be considered.
  - 2. The Planning Board or the Administrator shall inspect the site. The developer may be asked to accompany the inspection group.
  - 3. The plat shall be checked against the design standards and plat requirements by the Administrator. It shall be his responsibility to ensure the following agencies are given the opportunity to review and make recommendations on the plat:
    - (A) The County Health Department as to proposed water and sewage systems, insect and rodent control measures, and any other systems or methods related to the jurisdiction of the Health Department;
    - (B) The County Electrical Inspector to assure the design proposed meets the electrical codes enforced by Jones County;
    - (C) The County Fire Marshall to assure the mobile home park fire protection system complies with the rules and regulations of North Carolina and Jones County.

# JONES COUNTY MOBILE HOME PARK ORDINANCE

## SECTION III

### CERTIFICATE OF COMPLIANCE

After the construction and development of any new Mobile Home Park has been completed, the Administrator shall issue a Certificate of Compliance to the owner or developer, which is authorization for operation of the park. The Certificate will be issued only after the Administrator is satisfied that the park has been completed as approved in the plat. At any time after the issuance of the permit, the Jones County Planning Board shall revoke the Certificate of Compliance if the Mobile Home Park is operating in violation of the requirements and terms of the Ordinance.

## SECTION IV

### DESIGN STANDARDS FOR MOBILE HOME PARK

#### A. General Provisions:

- (1) Any land within the jurisdiction of this ordinance deemed by the Planning Board to be subject to flooding or unsuitable for residential occupancy may be prohibited for residential development, but such land may be set aside for such uses as will not be endangered by periodic or occasional inundation. The Planning Board in making its determination shall be guided by an analysis of available data on topography, soils, flood plains, drainage, or ground and surface water information.
- (2) All newly proposed mobile home parks shall be rejected when not compatible with the Air Installation Compatible Use Zone Study of Cherry Point Marine Corps Air Station land use objectives. The AICUZ footprint has been adopted as a basic determinant for future planning by the Jones County Planning Board.

B. Interior Drives and Walkways: All new mobile home spaces shall abut upon an interior gravel drive or hard surfaced of no less than eighteen (18) feet in width which shall have unobstructed access to a public street or highway. The owner shall adequately maintain all interior drives and walkways within the park.

C. Off-drive parking: Each new mobile home park space shall be provided with at least two (2) parking spaces that are adequately graveled and maintained or hard surfaced.

## JONES COUNTY MOBILE HOME PARK ORDINANCE

- D. **Required Mobile Home Space Area:** The sizes of new mobile home spaces shall be subject to the approval of the County Health Department.
- (1) Mobile home spaces served by central or public water and sewage systems shall have a minimum of 5,000 square feet.
  - (2) Under no circumstances may a mobile home space be less than 10,000 square feet for any doublewide mobile home.
  - (3) Mobile home spaces served only by either a central water or sewage system shall have a minimum of 10,000 square feet of usable land.
  - (4) Mobile home spaces served by neither a central water nor a central sewage system shall meet the requirements or septic tank systems design may be made only if acceptable and approved by the Jones County Health Department.
  - (5) Any waivers from the mobile home space size requirements or septic tank system design may be made only if acceptable and approved by the Jones County Health Department.
- E. **Yard Requirements:** Each new mobile home space shall be at least forty-five (45) feet wide and clearly defined. There shall be at least one eighteen (18) foot wide side yard and a fifteen (15) foot clearance between mobile homes, including those parked end to end. No mobile home shall be located closer than fifteen (15) feet to any building or street within the park; or within twenty (20) feet of any exterior street or boundary line of the park.
- F. **Minimum Indoor Plumbing:** A mobile home which does not contain a built-in bathroom with water, lavatory and shower or tub which are in working condition shall not be placed in a planned mobile home park.
- G. **Refuse Collecting Facilities:** Individual water-tight, covered refuse containers of not less than 20-gallon nor, more than 32-gallon capacity shall be provided at each mobile home space. A stand must be provided to hold refuse containers securely and upright. Collection service at least once weekly shall be provided.
- H. **Recreation Area:** At least eight (8) per cent of the gross land area shall be set aside for recreational use. The intent of this ordinance is not to have the developer meet the stipulated total recreation area requirements by setting aside isolated parcels that are too small to be of use for development purposes.

## JONES COUNTY MOBILE HOME PARK ORDINANCE

### I. Fire Protection:

- (1) Any new mobile home park being served by a municipal water supply shall mandatorily have or place fire hydrants within 1,000 feet of any residential lot and no more than 25 feet from the road in the mobile home park.
- (2) Whenever there is not a public water system within 100 feet of the new mobile home park, as measured along the road-ways but there is a private water system, the mobile home park shall be provided with a pumping station, not less than two (2) inches in diameter but capped with 2 ½ inch National Standard Threads (NST) to allow hookup by the Fire Department. This riser pipe must be approximately 36 inches high and made of steel. Riser pipes must be installed at intervals no greater than 500 feet of one another along the roadway. Standpipes also shall be no further than 25 feet off the roadways in the mobile home park. These riser pipes must be painted red in color in order to comply with this ordinance.

### J. Drainage: The new park shall be located in a well-drained and properly graded site. Necessary site damage improvements as approved by the County Planning Board shall be provided.

### K. Water Supply:

- (1) Water main trunk lines shall be minimum of two (2) inches in diameter and shall be constructed of material approved by the Jones County Health Department.
- (2) The water supply shall have minimum of 30 psi (guage) when operating at peak demand and will be checked by the Administrator and the County Fire Marshall.
- (3) Every well or suction line of the water supply system shall be located in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- (4) No well casings, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level. Such installation shall not be permitted in any room or space above ground, which is walled in or otherwise enclosed. Such installation may be allowed where free drainage by gravity to the surface of the ground is provided.

### L. Individual Water-Riser Pipes and Connections:

## JONES COUNTY MOBILE HOME PARK ORDINANCE

- (1) Individual water and riser pipes shall be provided and located within the confined area of the mobile home stand at a point where the connections will approximate a vehicle position.
  - (2) Water riser pipes shall be extended at least ten (10) inches above ground elevation and the pipe shall be at least three quarters (3/4) inches in diameter. The water outlet shall be capped at all times when a mobile home does not occupy the lot or when the supply is not in use.
  - (3) Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes and to protect riser from heaving and thawing actions during freezing weather.
  - (4) All water and sewer pipes and connections shall meet Plumbing Regulations of the Jones County Health Department.
- M. Each new mobile home shall be anchored to meet the requirements of the North Carolina Building Code unless manufactured to meet the National Mobile Home Construction and Safety Standards Act of 1974.
- N. Each new mobile home park and any additions shall meet the current North Carolina Electrical Code.
- O. Service Administrative and Other Buildings: One mobile home within the park may be used as an administrative office. Other administrative and service buildings housing sanitation and laundry facilities or any other such facilities shall comply with applicable ordinances, installations, plumbing, and sanitation systems.
- P. Lighting: All interior drives and walkways within the park shall be lighted at night with electric lamps providing at least five (5) foot candles of lighting at street level throughout the park.
- Q. Buffer Zones: A buffer strip at least ten (10) feet wide adjacent to each exterior property line shall be densely planted and maintained, when bordering a commercial or industrial use area. Also, this buffer strip shall have a height of ten (10) feet within three (3) years from the date of the approval of the park.
- R. No part of any new mobile home park may be used for nonresidential purposes that may create any unusual noises, odors, pollution, or other offensive matters that are not associated with residential living.

# JONES COUNTY MOBILE HOME PARK ORDINANCE

## SECTION V

### RESPONSIBILITIES OF MANAGEMENT AND OCCUPANTS:

- (1) The person to whom a permit for a new mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary manner.
- (2) The park management shall notify all park occupants of applicable provisions of this Ordinance and inform them of their responsibilities.
- (3) The park management shall supervise the placement of each mobile home on its stand, securing its stability and installing all utility connections.
- (4) The park management shall maintain a complete register containing all information necessary for identifications and locations of all park occupants. Such register shall be available to any authorized person inspecting the park.
- (5) The park management shall notify the Health Director immediately of any suspected communicable or contagious disease within the park.
- (6) The park management shall be responsible for the lawful operation of the mobile home park.

### RESPONSIBILITIES OF PARK OCCUPANTS

- (1) Each mobile home park occupant shall comply with all applicable requirements of the Ordinance and shall maintain the mobile home lot in a clean and sanitary manner.
- (2) The mobile home park occupant shall be responsible for proper placement of the mobile home on its stand and of proper installation and operation of all utility connections in accordance with this Ordinance.

# JONES COUNTY MOBILE HOME PARK ORDINANCE

## SECTION VI

### ADMINISTRATOR:

- (1) Amendments: The provisions of this Ordinance may from time to time be amended, supplemented, changed, modified, or replaced by the County Commissioners.
- (2) Severability: Should any section or provisions of this Ordinance be declared by the courts to be invalid for any reason, such declaration shall not affect the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.
- (3) Conflict: When the requirements of this Ordinance conflict with the requirements of other lawfully adopted rules, regulations, or ordinance of Jones County, the more stringent or higher requirements shall govern.
- (4) Penalties: All persons who violate any provision of this Ordinance shall upon conviction be punished by a fine of not more than \$40.00 or by imprisonment not exceeding thirty (30) days. Each day's failure to comply with any provisions of this Ordinance shall constitute a separate violation. The County may use any of the enforcement techniques authorized by G.S. 153-A-123.

JONES COUNTY MOBILE HOME PARK ORDINANCE

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of mobile home park with my (our) free consent. I (we) also certify that the land shown on this plat falls within the mobile home park jurisdiction of Jones County.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

CERTIFICATE OF MAPPING

I, \_\_\_\_\_; certify that this map was (drawn by me) (drawn by my supervision) from (an actual survey made by me) (an actual survey made under my supervision) and the deed description recorded in Book \_\_\_, Page \_\_\_, that this map was prepared in accordance with the Jones County Mobile Home Park Ordinance.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Surveyor or Engineer

JONES COUNTY MOBILE HOME PARK ORDINANCE

CERTIFICATION OF APPROVAL OF WATER SUPPLY  
AND SEWAGE DISPOSAL SYSTEM

I hereby certify that the water distribution and sewage systems installed or proposed for installation in \_\_\_\_\_ Mobile Home Park, fully meets the requirements of the North Carolina Department of Human Resources and the Division of Environmental Health, Jones County Health Department and are hereby approved as shown.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director, Division of Environment Health or  
his authorized Representative

CERTIFICATION OF APPROVED LIGHT AND ELECTRIC SYSTEM

I, \_\_\_\_\_ County Electric Inspector, hereby certify that the proposed electrical and lighting systems in \_\_\_\_\_ Mobile Home Park meet the requirements of the North Carolina Building Code and Jones County regulations.

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Electrical Inspector

CERTIFICATE OF APPROVED FIRE PROTECTION SYSTEMS

I, \_\_\_\_\_, County Fire Marshal, hereby certify that the fire protection system in \_\_\_\_\_ Mobile Home Park complies with the rules and regulations of North Carolina and Jones County.

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Fire Marshal

JONES COUNTY MOBILE HOME PARK ORDINANCE

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

The Jones County Planning Board hereby approves the final plat for the  
\_\_\_\_\_ Mobile Home Park.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Planning Board

CERTIFICATE OF APPROVAL BY THE  
BOARD OF COUNTY COMMISSIONERS

The Jones County Board of Commissioners hereby approves the final plat for the  
\_\_\_\_\_ Mobile Home Park.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Jones County  
Board of Commissioners

JONES COUNTY MOBILE HOME PARK ORDINANCE

CERTIFICATE OF CAMA OFFICE

COMPLIANCE WITH STATE GUIDELINES FOR AREAS OF ENVIRONMENTAL CONCERN

Prior to approval of any mobile home park/mobile camp park, the local mobile home ordinance enforcement officer and the local AEC Permit Officer shall determine if the site, in whole or in part, is located within or outside any Area of Environment Concern. This determination and a review of the official overlay map.

If the site is, in whole or in part, within any Area of Environmental Concern, the proposed development will comply with development standards of the State Guidelines for Areas of Environmental Concern prior to the issuance of any development permit; and a certification of compliance to that effect shall be signed by both the AEC Permit Officer and the local enforcement officer.

Final Plat

Area of Environmental Concern Standards: Certification shall be provided on the final plat by the local permit officer that Mobile Home Park is either within or outside a North Carolina Management Act of 1974 Area of Environmental Concern. The certificate shall be one of the following:

- (1) "This Mobile Home Park conforms to the standards of the North Carolina Coastal Area Management Act of 1974 and is not located within any Area of Environmental Concern."

\_\_\_\_\_  
Local Permit Officer

OR

- (2) "This Mobile Home Park conforms to the Standards of the North Carolina Coastal Area Management Act of 1974 and a portion(s) or all of the Mobile Home Park located within any Area of Environmental Concern is duly noted at the appropriate location on this plat."

\_\_\_\_\_  
Local Permit Officer

## JONES COUNTY MOBILE HOME PARK ORDINANCE

### Amendments to Subdivision Ordinance #5 and Mobile Home Park Ordinance #13

April 21, 1986

**MOTION** made by Osborn Coward and seconded by Robert Mattocks and unanimously carried **THAT** the Board approves the following changes in street regulations in the Subdivision Ordinance and Mobile Home Ordinance.

### STREETS

#### Type of Street Required:

Streets shall be laid out so as to intersect as nearly as possible at right angles. Street jogs with centerline offsets of less than three hundred (300) feet shall be avoided. All measurements shall be from centerline of the pavement or street to centerline.

All subdivision lots shall abut on public streets, semi-improved private streets, or non-improved private streets.

All public streets shall be built to the standards of this Ordinance and all other applicable standards of the county land and the North Carolina Department of Transportation. Public streets which are eligible for acceptance into the State Highway System shall be constructed to the standards necessary to be put on the State Highway System or the standards in this Ordinance, whichever is more strict in regard to each particular item, and shall be put on such system. Public streets which are not eligible to be put on the State Highway System because there are too few lots of residence shall, nevertheless, be dedicated to the public and shall be in accordance with the standards in this Ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular item, so as to be eligible to be put on the system at a later date. A written maintenance agreement is to be maintained by the developer for street maintenance until it is placed on the State system. This agreement shall state the one (1) year prior with provisions for maintenance of the streets.

#### Subdivision Street Disclosure Statement:

All streets shown on the final plat shall be designated in accordance with G.S. 136-102.6 and designation as public shall be conclusively presumed an offer of dedications to the public. Where streets are dedicated to the public but not accepted into the State System, before lots are sold, a statement explaining the status of the street shall be included with the final plat.

## JONES COUNTY MOBILE HOME PARK ORDINANCE

### Semi-improved Private Streets:

Subdivision streets may be designated private streets for the purpose of providing access from a public street or highway to not more than eight residential lots regardless of size, which lots shall not be further subdivided by said owner or subsequent owners until such time as the said private street is paved and such future subdivision complies with the terms of this Ordinance. It is the intent and purpose of this section that at no time shall a private unpaved street serve more than eight residential lots. Semi-improved private streets constructed under the provisions of this Article shall conform to the specifications of the DIVISION OF HIGHWAYS NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF DIRT ROADS.

No private or public streets shall be allowed under the provisions of this Article if it is proposed that such private or public street shall connect to a previously approved unpaved private, or public street.

- (A) Disclosure – Prior to entering any agreement or any conveyance with any prospective buyer, the developer shall prepare and sign, and the buyer of the subject real estate shall receive and sign an acknowledgement of receipt of a separate instrument known as Jones County Subdivision Streets Disclosure Statement which shall be made a part of the recorded deed of conveyance, recorded simultaneously with the recording of the deed of conveyance, or contained in restricted conveyance applicable to the subdivision which restricts conveyance, where recorded prior to sale of any lots in the subdivision. Said statement shall be in substantially the following form, which shall be deemed sufficient for purposes of this section.

### Non-improved Private Streets:

Subdivision streets may be designated private streets for the purpose of providing access from a public street or highway to not more than four residential lots regardless of size, which lots shall not be further subdivided by said owner or subsequent owners until such time as the said private street is stabilized or paved and such further subdivision complies with the terms of this ordinance. It is the intent and purpose of this section that at no time shall a private unpaved street serve more than four residential lots. Non-improved private streets constructed to conform to the specifications of the DIVISION OF HIGHWAYS, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, except that a fifty-foot dedicated right-of-way shall be required.

JONES COUNTY MOBILE HOME PARK ORDINANCE

JONES COUNTY  
SUBDIVISION STREET DISCLOSURE STATEMENT

Pursuant to N.C. G.S. 136-102.6 (F), (Name of Developer) as the developer and seller, of Lot \_\_\_\_\_ in the subdivision known as (Name of Subdivision), Jones County, North Carolina, makes the following disclosures pertaining to the status and maintenance of (Name of Street).

- (1) (Name of Street) is designated a STREET.
- (2) After the initial installation and construction of (Name of Street) by (Name of Developer), the responsibility of the maintenance of (Name of Street) shall be upon the developer/owners of the lots within the subdivision. In the event of failure of the responsible party to maintain said street, there is no responsibility on the part of either the State of North Carolina or Jones County as to such maintenance. The street will or will not be constructed to minimum standards, sufficient to allow their inclusion on the State Highway System for maintenance.
- (3) (Name of Developer) will be or will not construct said road to meet the North Carolina Department of Transportation Subdivision Road Minimum Construction Standards and as such, (Name of Street) will or will not meet the standards sufficient to allow its inclusion in the State Highway System for maintenance.

Delivery of this disclosure is by the developer and receipt of this disclosure by the buyer is acknowledged this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mobile Home Lots will follow the same road requirements as noted above but that street or road would not require a maximum of a fifty-foot right-of-way.

