

DRAFT AMENDMENTS:

Chapter 78, Code of Ordinances, Buncombe County  
The Zoning Ordinance of Buncombe County

**NOTE TO READER:**

- Light blue, single-underlined text is proposed, new language.
- ~~Red, single-strikethrough text is existing language that is proposed for deletion.~~
- Black text is existing language, for which no changes are proposed.

**Sec. 78-581. Definitions.**

Manufactured home, HUD-labeled means a manufactured home bearing the manufacturer's label certifying that the home has been inspected in accordance with the requirements of the U.S. Department of Housing and Urban Development and is constructed in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture. The Certification Label (also known as a "HUD tag") is a metal plate that is affixed to the outside of the manufactured home. Title 24 Code of Federal Regulations § 3280.11(b) states, "The label shall be approximately 2 in. by 4 in. in size and shall be permanently attached to the manufactured home by means of 4 blind rivets, drive screws, or other means that render it difficult to remove without defacing it. It shall be etched on 0.32 in. thick aluminum plate. The label number shall be etched or stamped with a 3 letter designation which identifies the production inspection primary inspection agency and which the Secretary shall assign. Each label shall be marked with a 6 digit number which the label supplier shall furnish..." All manufactured homes built after June 15, 1976 are required to have one or more label(s) attached to them.



Example of HUD Certification Label. Provided for information only; not to be included in ordinance.

*Manufactured/mobile home, residential* means a structure which is transportable in one or more sections; designed to be used as a year-round, single-family residential unit; which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities; and which does not meet the standards established by the North Carolina Residential Building Code.

Skirting, manufactured home means a solid, opaque, continuous and unbroken, non-structural enclosure of a foundation crawl space, attached to the structure and extending from the bottom of the structure to the ground. The term "skirting" is synonymous with the term "underpinning."

**Sec. 78-641. Permitted uses.**

- (a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1.

Table 1 – Permitted Use Table												
Uses	P = Permitted C = Allowed as Conditional Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
HUD-labeled manufactured homes-Residential	P	SR	SR	P			P				SR	P

**Sec. 78-642. Dimensional requirements.**

Footnote 5--[The dimensional requirements for HUD-labeled manufactured homes \(not including manufactured homes in manufactured home parks\) are further described in section 78-678\(b\)\(5\).](#)

Footnote 65--*The Minimum Lot Size Requirements listed in Table 2 above shall not apply to lots created for the provision of infrastructure and/or utilities only; cemetery lots or burial plots; or lots to be permanently dedicated as open space or common area.*

Footnotes 76--98: *Applicable to Beaverdam Low-Density Residential District (BDM) Only*

*Et seq.*

Footnote 76--Beaverdam Only Development standards:

*Et seq.*

Footnote 87--Beaverdam Only

*Et seq.*

Footnote 98--Beaverdam Only

*Et seq.*

**Sec. 78-644. Steep Slope/High Elevation Overlay District**

*Et seq.*

(c) *Permitted uses.* Uses are permitted in the High Elevation/Steep Slope Overlay District pursuant to the following table. All uses not listed are not allowed.

(d) *Conditional uses.* All conditional uses shall be administered in accordance with Division VI of this chapter.

[\(e\) \*Special Requirements.\* Uses are permitted in the High Elevation/Steep Slope Overlay District pursuant to Sec. 78-678. All uses not listed are not allowed.](#)

Steep Slope/High Elevation Overlay Permitted Use Table												
Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <a href="#">SR = Permitted with Special Requirements</a> Blank Space = Not Permitted											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
HUD-labeled manufactured homes-Residential	P	<a href="#">SR</a>	<a href="#">SR</a>	P			P				<a href="#">SR</a>	P

**Sec. 78-645. Protected Ridge Overlay District**

*Et seq.*

(c) *Permitted uses.* Uses are permitted in the Protected Ridge Overlay District pursuant to the following table. All uses not listed are not allowed.

(d) *Conditional uses.* All conditional uses shall be administered in accordance with Division VI of this chapter.

[\(e\) \*Special Requirements.\* Uses are permitted in the Protected Ridge Overlay District pursuant to Sec. 78-678. All uses not listed are not allowed.](#)

Protected Ridge Overlay Permitted Use Table												
Uses	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>SR = Permitted with Special Requirements</b> Blank Space = Not Permitted											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
HUD-labeled manufactured homes-Residential	P	<a href="#">SR</a>	<a href="#">SR</a>	P			P				<a href="#">SR</a>	P

**Sec. 78-678. Uses by right subject to special requirements and conditional use standards.**

(a) *Uses by right, subject to special requirements (SR).* Uses by right, subject to special requirements (SR) are uses permitted by right, provided that the specific standards set forth in

this section are met. The specified standards are intended to ensure these uses fit the intent of the districts within which they are permitted, and that these uses are compatible with other development permitted within the specified zoning districts.

*Et seq.*

(5) HUD-Labeled Manufactured Homes-Residential. Standards for HUD-Labeled Manufactured Homes in the R-1, R-2 and BDM zoning districts (not including manufactured homes in manufactured home parks) shall be as follows:

- a. The standards set forth herein shall apply to existing manufactured homes which meet the following criteria:
  1. Manufactured homes which are renovated at a cost which exceeds 50% of the market value of the structure; and,
  2. Manufactured homes which are replaced in their entirety on pre-existing manufactured home lots or spaces; and,
  3. Manufactured homes which are placed upon existing and newly created vacant lots or spaces.
  4. “Market value” shall be determined by the Administrator based upon the most recent tax assessment, appraisal, or actual sale value.
- b. Standards:
  1. Skirting:
    - (a) Manufactured housing shall include skirting.
    - (b) Permissible skirting materials include, but shall not be limited to, stone, brick, wood, or architectural or rusticated block. Other materials may be permitted by the Administrator on a case-by-case basis.
    - (c) Vinyl, metal, and foam skirting is prohibited, except that such materials may be permitted on a case-by-case basis in order to comply with Buncombe County Code, Chapter 34, Article II. Flood Damage Prevention Ordinance.
    - (d) Skirting may include openings for dryer vents and combustion air inlets, and openings for the purposes of access and ventilation. Such openings shall be covered for their full height and width with a perforated corrosion and weather-resistant covering that is designed to prevent the entry of rodents.
    - (e) Skirting and vents shall comply with all applicable requirements of North Carolina Building Code and Buncombe County Code, Chapter 34, Article II. Flood Damage Prevention Ordinance.

2. Foundations:

- (a) Manufactured homes shall be placed upon permanent foundations.
- (b) Wheels, tongues, and motor vehicular signals shall be removed.

3. Dimensional Requirements:

- (a) Except as otherwise provided below, manufactured homes and manufactured home spaces shall conform to the dimensional requirements of the district in which the development is located as shown in section 78-642, Table 2. Dimensional Requirements, and the subsequent footnotes thereof.
- (b) Manufactured homes in the aforementioned zoning districts shall be multi-sectional (“double-wide,” “triple-wide,” et seq.). Single sectional (“single-wide”) manufactured homes are prohibited.

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