

LEGISLATIVE RESEARCH COMMISSION

MANUFACTURED HOUSING ZONING



REPORT TO THE
1987 GENERAL ASSEMBLY
OF NORTH CAROLINA

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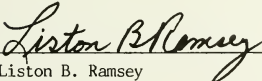
December 15, 1986

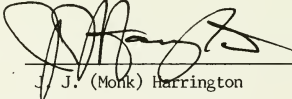
TO THE MEMBERS OF THE 1987 GENERAL ASSEMBLY:

The Legislative Research Commission herewith reports to the 1987 General Assembly on the matter of manufactured housing zoning. The report is made pursuant to Chapter 790 of the 1985 Session Laws.

This report was prepared by the Legislative Research Commission's Committee on Manufactured Housing Zoning and is transmitted by the Legislative Research Commission for your consideration.

Respectfully submitted,


Liston B. Ramsey


J. (Monk) Harrington

Cochairmen
Legislative Research Commission

TABLE OF CONTENTS

Introduction.....	1
Findings and Recommendations of the Study Committee.....	3
Proceedings of the Committee.....	5
APPENDICES:	
A. Membership: Legislative Research Commission; Manufactured Housing Zoning Study Committee.....	14
B. House Bill 1178 (1985 Session); LRC Study of Manufactured Home Zoning.....	15
C. Recommended Legislation for the 1987 General Assembly; Manufactured Housing Zoning and Taxation.....	17
D. Zoning Survey Form.....	22

INTRODUCTION

The Legislative Research Commission, originally created in 1965 and authorized by Article 6B of Chapter 120 of the General Statutes, has the authority, pursuant to the direction of the General Assembly, "to make or cause to be made such studies of and investigations into governmental agencies and institutions and matters of public policy as will aid the General Assembly in performing its duties in the most efficient and effective manner" and "to report to the General Assembly the results of the studies made," which reports "may be accompanied by the recommendations of the Commission and bills suggested to effectuate the recommendations." G.S. 120-30.17. The Commission is chaired by the Speaker of the House and the President Pro Tempore of the Senate and consists of five Representatives and five Senators who are appointed by the cochairmen from their respective houses. G.S. 120-30.10(a).

The Legislative Research Commission accomplishes its work through study committees made up of legislators and non-legislators. Each study committee also has assigned to it a member of the Commission to oversee its work.

During the 1985 legislative session, H.B. 1178 (Appendix B) was introduced. This bill authorized the Legislative Research Commission to study land use and zoning policies and ordinances of North Carolina cities and counties pertaining to the use and location of manufactured housing in various types of locations. Manufactured housing zoning was included as an area of study in Chapter 790 of the 1985 Session Laws (S.B. 636) which authorized the various topics of study for the Legislative Research Commission. Chapter 790 specifically authorized the consideration of H.B. 1178 in determining the nature and scope of the study. Section three of Chapter 790 authorized the Legislative Research Commission to make interim reports to the

1986 session of the General Assembly and a final report to the 1987 General Assembly. No interim report on manufactured housing zoning was made.

The cochairmen of the Manufactured Housing Zoning Study Committee were Senator Aaron W. Plyler and Representative Frank W. Ballance, Jr. Representative John T. Church was the Commission member with oversight responsibility for the study committee. A complete list of the study committee's members and staff appears in Appendix A.

FINDINGS AND RECOMMENDATIONS OF THE STUDY COMMITTEE

The Manufactured Housing Zoning Study Committee makes the following findings and recommendations based upon the testimony of witnesses who have appeared before it, other information it has received, including the research of its staff, and its inspection of a manufactured housing factory:

I. Manufactured housing provides homes within the means of a segment of population who ordinarily could not afford to own their own home.

II. Modern standards for this form of housing, particularly since 1976, have resulted in a sturdy, energy efficient, and attractive home which differs from the stereotype of a trailer or mobile home from times past.

III. The question of whether manufactured homes should be allowed into traditional single family zones in a community has been left in the hands of local governments, as have most zoning related decisions. While many local governments have responded by allowing manufactured housing into single family residential zones, often after establishing appearance and value related criteria, many communities have not done so, or have adopted ordinances which severely limit the introduction of manufactured homes into traditional residential neighborhoods.

IV. The study committee recommends that, with reasonable appearance standards and other requirements designed to preserve the values of other homes located in single family areas, manufactured housing should be allowed in all single family residential zones.

V. The study committee feels that only action by the General Assembly will ensure that manufactured housing is allowed in all single family residential zones. However, such legislation should maintain the ability of local governments to have reasonable ordinances which will preserve the appearance and value of residential neighborhoods.

VI. Since the recommendations of the study committee are requiring that manufactured homes be treated like other homes, it is appropriate that they should be taxed as real property for property tax purposes.

VII. In order to accomplish recommendations IV, V, and VI, the study committee recommends the adoption of the legislation contained in Appendix C.

PROCEEDINGS OF THE COMMITTEE

The Manufactured Housing Zoning Committee met four times. The first meeting was held on March 13, 1986. At this meeting, the committee decided to limit the scope of its study to the question of how manufactured homes are treated by municipalities and counties with regard to allowing them in single family residential zones. The scope of the study was narrowed due to time and budgetary constraints. This area of inquiry was chosen because it seemed to be the area in greatest need of attention.

The committee reviewed North Carolina and federal statutes dealing with manufactured housing, and particularly looked at state zoning statutes and court cases involving ordinances enacted under their authority.

Under Article VII, Section 1 of the North Carolina Constitution, local governments have such powers as are given to them by the General Assembly. The present statutes allow local governments general authority to regulate land use and planning, which includes regulation of density of occupation, land parcel size, and location and use of structures. For counties, the pertinent statutes are G.S. 153A-340 and G.S. 153A-341. For municipalities, they are G.S. 160A-381 and G.S. 160A-383. Zoning regulation of manufactured housing is included in this authority as part of the general land use regulation authority.

There are guidelines in the statutes giving local governments the authority to enact land use ordinances. Among the requirements, such ordinances must consider the character of a zoning district, its "peculiar suitability for particular uses," and regulations must be made "with a view to conserving the value of buildings and encouraging the most appropriate use of land" throughout the county or municipality.

Interpreting the power of local governments to deal with manufactured housing, the North Carolina courts have held that manufactured homes may be treated differently than "stick-built" homes. The following points have been decided by the courts:

1. Manufactured homes may be assigned to exclusive zones. City of Raleigh v. Morand, 247 N.C. 363 (1957); Duggins v. Town of Walnut Cove, 63 N.C. App. 684 (1983).
2. Manufactured homes on individual lots may be restricted to special zones regardless of the final appearance on site. Duggins v. Town of Walnut Cove, supra.
3. Regulations requiring minimum dimensions for manufactured homes have been upheld. Currituck County v. Willey, 46 N.C. App. 835 (1980).
4. Manufactured homes may not be prohibited outright. Town of Conover v. Jolly, 277 N.C. 439 (1970).

Basically, under present law, the use of a particular zoning scheme is a decision for the local governing board, based on evidence pertaining to the particular situation at hand. It must be within the guidelines set by the legislature, and the local government may not act arbitrarily.

After reviewing state and federal law pertaining to manufactured housing, the committee heard from representatives of the engineering division of the North Carolina Department of Insurance, who reviewed and compared construction standards for manufactured housing, modular housing, and "stick-built" housing. They also reviewed the functions of the North Carolina Manufactured Housing Board.

The committee received a written statement from the North Carolina Home Builders Association which took the position that the law should not be changed

and that it was in the best interest of the state to leave the zoning authority to local governments where it could be determined on a case by case basis.

Mr. Donald M. Saunders, Director of the North Carolina Legal Services Resource Center, addressed the committee and pointed out the need of a large segment of the population for affordable forms of housing. He suggested that there must be a middle ground between policies which effectively ban manufactured housing and the indiscriminate location of units randomly throughout the community. He asked the committee to balance the needs of those requiring affordable housing with the various interests it takes into account in the course of its study.

The committee next heard from various representatives of the North Carolina Manufactured Housing Institute and the (national) Manufactured Housing Institute. Their position was that manufactured housing had changed substantially over the years, but these changes had not been taken into account by local governments in their zoning ordinances. They presented a large amount of material pertaining to the construction and appearance of manufactured homes, the cost of such homes, and the "profile" of the average manufactured home buyer. They pointed out that fourteen other states had taken legislative action to open up residential areas to manufactured homes and hoped that the study committee would recommend such action by the North Carolina General Assembly.

Presentations were made on behalf of the North Carolina League of Municipalities and the North Carolina Association of County Commissioners. Each of these organizations pointed out that local governmental bodies were definitely realizing the changes that had taken place in manufactured housing construction and appearance, and were well aware of the need for lower cost housing which such units provide. On the other hand, they felt that changes

needed to come about at a reasonable pace, giving time for the constituents of local governing bodies to absorb these changes and needs. They felt that local governments were moving in the direction of opening up more residential areas to manufactured housing and would do best if they were allowed to retain their traditional zoning authority.

The second meeting of the study committee was held on April 25, 1986 in Henderson, N.C. The purpose was to allow the study committee to tour a manufactured housing factory so they could see manufactured homes in various stages of construction.

The study committee initially met on the premises of the Parkway Homes Company plant. They received a presentation from the plant engineer and then proceeded to tour the factory where they saw manufactured homes in stages of construction ranging from initial assembly of the steel frame to completed homes.

They later convened for a more formal meeting. This gave the members of the committee a chance to ask questions which arose during their tour of the factory.

At this meeting they also received from Committee Counsel a report containing various statistics having to do with "stick-built" homes and a profile of buyers of these homes. This was to allow the committee an opportunity to compare this information with the information which had been presented to it by the North Carolina Manufactured Housing Institute at the previous meeting.

The committee also received a written statement from Betty Chafin Rash, Vice Chair of the North Carolina Housing Commission. The commission feels that local governments should allow manufactured housing in residential zones, subject to reasonable appearance criteria.

The committee, at this point, felt a need to obtain accurate information on just how local governments in North Carolina were treating manufactured housing. The committee instructed its counsel to survey the local governments of the state so that an accurate picture could be obtained.

The committee met again on October 9, 1986. Committee Counsel reported on the methodology and results of the survey of North Carolina zoning ordinances relating to manufactured homes. He had designed a survey intended to provide a general picture of how manufactured homes are treated across the state. The form appears in Appendix D. A total of 577 surveys were mailed out: One to each of the state's 100 counties and one to each of the 477 municipalities.

One of the difficulties of designing such a survey, which is also one of its defects, is that there is a wide variance of zoning laws among the various local governments. This is true for all aspects of zoning and land use planning, not just manufactured housing. The statutes giving power to local governments to enact such ordinances are designed to allow, and even encourage, such variance to permit local governments to adjust their ordinances to their particular needs. Another problem with such a survey is that it requires some analysis and summarization of zoning ordinances by the staffs of the various local governments. The expertise and familiarity of the staffs with such ordinances varies across the state, with the larger governmental units tending to have planning and zoning specialists, while the smaller local governmental units might designate a town clerk or some other employee with less than expert command of the subject to answer the survey.

Nevertheless, it is felt that the survey does provide a general picture of zoning ordinances related to manufactured homes, and in particular answers

some of the points that had been previously raised at committee meetings. For example, the committee was interested in knowing whether any local governments totally prohibited manufactured homes, and to what extent they were confined to mobile home parks.

The response to the survey was very good. Sixty-nine of one hundred counties responded for a response of 69%. Two hundred ninety-five of four hundred seventy-seven municipalities responded for a response of 62%. The combined rate of response was 63%.

The statistical report received by the committee is set out below:

Note: While amounts are difficult to estimate, counties generally control much larger land areas than municipalities. Thus, county zoning action or lack of action affects more land.

(Unless otherwise noted, numbers expressed are percentages of those responding to the survey in each category, i.e., county or municipality.)

	<u>Counties</u>	<u>Municipalities</u>
No zoning ordinances and no other ordinance completely prohibiting manufactured housing. (Result should be unrestricted use.)	42%	20%
Percentage with zoning ordinances, but who have not zoned all of jurisdiction. (Result in unzoned areas should be unrestricted use.)	64%	12%
Ordinances forbidding manufactured homes.	1%	12%
Zoning ordinances limiting location to mobile home parks.		
Percentage of survey respondents.	3%	14%
Percentage of respondents with zoning ordinance.	6%	17%
Limit location to less than all residential districts or impose other zoning related restrictions.		
Percentage of survey respondents.	31%	40%
Percentage of respondents with zoning ordinance.	58%	53%

	<u>Counties</u>	<u>Municipalities</u>
*Imposition of appearance or minimum size criteria.		
Percentage of survey respondents.	15%	15%
Percentage of respondents with zoning ordinance.	28%	19%
Treated as "stick-built" homes.		
Percentage of survey respondents.	13%	14%
Percentage of respondents with zoning ordinance.	25%	18%
*Does not include any relating to homes in parks. May be combined with other zoning criteria.		

As can be seen, incidences of total prohibition, or of strict limitations to mobile home parks, are small. On the other hand, a fairly small number of those local governments with zoning ordinances treat manufactured homes the same as "stick-built" homes, while a little more than half of those responding local governments with zoning ordinances limit the location of manufactured homes to less than all residential districts, or impose other zoning related restrictions such as a requirement for a special use permit.

After the presentation of the results of the survey, Committee Counsel again reviewed with the committee the status of the state law relating to local government zoning ordinances having to do with manufactured homes.

The representative of the North Carolina Manufactured Housing Institute, Mr. Frank Gray, addressed the committee and expressed his opinion that the survey results indicated that there was discrimination against manufactured housing in a large number of counties and municipalities which failed to realize that modern manufactured housing could be compatible with "stick-built" housing. He presented a draft of a bill to the committee which he

explained would prevent local governments from confining manufactured housing to segregated districts, but would allow them to have some control over appearance.

The representative of the Association of County Commissioners, Mr. Jim Blackburn, felt that the results could be interpreted differently than Mr. Gray had interpreted them. In his opinion, the survey showed that extreme discrimination was not common, and that local governments were moving to integrate manufactured housing into their communities. He felt that this trend would continue, but that the decisions are best made at the local level.

Mr. Ellis Hankins, representing the North Carolina League of Municipalities, said that both local elected officials and the public are becoming more aware of the quality of the newer manufactured homes and of the need for different housing types. He said that the League of Municipalities would encourage this and would work with the Manufactured Housing Institute to provide better information. However, the League would prefer that the General Assembly not limit the discretion of local elected officials. The League believes that local land use decisions are best made at the local level.

After much discussion, the committee decided that it did want to recommend some changes in the law which would mandate the integration of manufactured housing into single family residential districts. At the same time, the committee felt that local governments should retain the power to establish appearance criteria for manufactured housing as well as minimum size and dimensions. This would ensure that manufactured housing would be compatible with "stick-built" housing in the different districts, both as to appearance and value.

The committee asked its Counsel to meet with the representatives of the Manufactured Housing Institute, the Association of County Commissioners, and the League of Municipalities, in order to draft legislation which would accomplish the recommendations of the committee. It also instructed him to draft a report to the 1987 General Assembly.

The final meeting of the committee was held on November 19, 1986. The draft of the report and proposed legislation had been previously mailed to the members in accordance with the rules of the Legislative Research Commission. The report was discussed, interested parties were heard from, and, after making any necessary changes, this report and the recommended legislation were adopted.

The committee feels that the recommendations it is making to the 1987 General Assembly will help provide affordable housing to a segment of the state's population who are no longer able to afford to own their own homes. However, the committee also feels that it has left the maximum amount of control in the hands of local governments so that manufactured housing will be compatible with the housing stocks of individual communities.

APPENDIX A

MEMBERS
LEGISLATIVE RESEARCH COMMISSION 1985-86

Senator J. J. Harrington Cochairman	Representative Liston B. Ramsey Cochairman
Senator Henson P. Barnes	Representative Christopher S. Barker, Jr.
Senator A. D. Guy	Representative John T. Church
Senator Ollie Harris	Representative Bruce Ethridge
Senator Lura Tally	Representative Aaron Fussell
Senator Robert D. Warren	Representative Barney Paul Woodard

MEMBERS
MANUFACTURED HOUSING ZONING STUDY COMMITTEE

Senator Aaron W. Plyler Cochairman	Representative Frank W. Ballance, Jr. Cochairman
Senator J. Richard Conder	Representative Charles Buchanan
Senator William D. Goldston, Jr.	Representative N. J. Crawford
Senator James C. Johnson, Jr.	Representative J. Paul Tyndall
Professor Randall Thomson	Mrs. Mickey Hanula

Steven Rose, Committee Counsel

Elaine Myers, Committee Clerk

APPENDIX B
GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 1985

HOUSE BILL 1178*

Short Title: LRC/Manufactured Home Zoning. (Public)

Sponsors: Representatives Ballance; Wood, Mavretic.

Referred to: Appropriations.

May 17, 1985

A BILL TO BE ENTITLED

AN ACT TO AUTHORIZE THE LEGISLATIVE RESEARCH COMMISSION TO STUDY
LOCAL LAND USE CONTROL POLICIES AFFECTING MANUFACTURED HOUSING.

Whereas, it is the general policy of the State of North
Carolina to encourage the production of an adequate supply of
safe and sanitary residential housing at prices which persons and
families of all income levels can afford; and

Whereas, private industry produces a safe, well
constructed and affordable form of single-family housing that is
manufactured, transported, and installed in accordance with
national and State regulations and procedures; and

Whereas, manufactured housing represents an affordable
alternative which satisfies the housing needs of a growing number
of persons and families; and

Whereas, an apparent impediment to North Carolina
citizens interested in living in a manufactured home has been the
local land use and zoning laws which unduly restrict the location
of manufactured homes in suitable residential areas; and

Whereas, manufactured housing, when properly regulated,
can provide a valuable housing resource to persons of low and

1 moderate income in North Carolina; Now, therefore,

2 The General Assembly of North Carolina enacts:

3 Section 1. The Legislative Research Commission is
4 authorized to study the land use and zoning policies and
5 ordinances of North Carolina cities and counties as they affect
6 the use and location of manufactured housing on individual lots
7 and in parks and subdivisions; inadequate provisions in local
8 zoning and subdivision ordinances permitting manufactured housing
9 to be located in appropriate residential areas; and the
10 limitations, if any, that should be imposed through local land
11 use regulations on the use and location of manufactured housing.
12 For purposes of this study, the term "manufactured housing" means
13 a manufactured home as defined in G.S. 143-143.9(6).

14 Sec. 2. The Commission shall make a final report to the
15 1987 General Assembly and may submit an interim report to the
16 1985 General Assembly (Second Session 1986). The report shall
17 include any recommended legislation needed to allow manufactured
18 housing in appropriate residential locations.

19 Sec. 3. This act is effective upon ratification.
20
21
22
23
24
25
26
27
28

SESSION 19 87Short Title: Manufactured Housing Zoning
and Taxation

S-152

INTRODUCED BY:

Referred to:

A BILL TO BE ENTITLED

AN ACT TO PROMOTE THE USE OF AFFORDABLE HOUSING AND TO PROVIDE
FOR FAIR ZONING REGULATION OF RESIDENTIAL MANUFACTURED
HOMES AND FOR TAXATION OF MANUFACTURED HOMES AS REAL
PROPERTY.

The General Assembly of North Carolina enacts:

Section 1. Chapter 153A of the General Statutes is
amended by adding a new section to read:

"§ 153A-341.1. Zoning Regulations for Manufactured
Homes.--(a) For purposes of this section the term 'man-
ufactured home' shall mean a residential structure which
bears a seal certifying that it is built to the standards
adopted pursuant to the National Manufactured Housing
Construction and Safety Standards Act of 1974, 42 U.S.C. §
5401 et seq., is placed upon a foundation which meets the
installation and foundation requirements adopted by the
Commissioner of Insurance, and is designed to be used as a
single family residential dwelling when connected to the
required utilities.

(b) A county shall not adopt or enforce zoning ordinances
or other ordinances or regulations which prohibit or

1 exclude a manufactured home from being located or in-
2 stalled on a lot zoned for single family dwellings, as
3 long as the manufactured home and lot comply with all
4 requirements applicable to single family residential
5 structures in that zone.

6
7 (c) Subsection (b) of this section notwithstanding,
8 counties are authorized to adopt and enforce zoning
9 ordinance or other ordinances or regulations which may be
10 necessary to make the manufactured homes compatible with
11 the appearance and value of site-built homes existing in
12 the zoning district or which may reasonably be expected to
13 be built there. These ordinances or regulations may
14 include:

15
16 (1) Requiring the removal of the moving hitch, wheels
17 and axles;

18
19 (2) Establishment of appearance criteria;

20
21 (3) Requiring minimum square footage of heated space;

22
23 (4) Establishment of exterior dimensional criteria.

24
25 In no event may a county adopt zoning ordinances or other
26 ordinances or regulations which have the effect of totally
27 precluding manufactured homes from being located and used
28 as permanent residences.

1 (d) Nothing in this section shall be construed to preempt
2 or supercede valid restrictive covenants running with the
3 land.

4
5 (e) This section shall not apply to historic districts
6 designated in accordance with Chapter 160A, Article 19,
7 Part 3A."

8
9 Sec. 2. Chapter 160A of the General Statutes is
10 amended by adding a new section to read:

11
12 "§ 160A-381.1. Zoning Regulations for Manufactured
13 Homes.--(a) For purposes of this section the term 'man-
14 ufactured home' shall mean a residential structure which
15 bears a seal certifying that it is built to the standards
16 adopted pursuant to the National Manufactured Housing
17 Construction and Safety Standards Act of 1974, 42 U.S.C. §
18 5401 et seq., is placed upon a foundation which meets the
19 installation and foundation requirements adopted by the
20 Commissioner of Insurance, and is designed to be used as a
21 single family residential dwelling when connected to the
22 required utilities.

23
24 (b) A city shall not adopt or enforce zoning ordinances
25 or other ordinances or regulations which prohibit or
26 exclude a manufactured home from being located or in-
27 stalled on a lot zoned for single family dwellings, as
28 long as the manufactured home and lot comply with all

1 requirements applicable to single family residential
2 structures in that zone.

3
4 (c) Subsection (b) of this section notwithstanding,
5 cities are authorized to adopt and enforce zoning ordi-
6 nance or other ordinances or regulations which may be
7 necessary to make the manufactured homes compatible with
8 the appearance and value of site-built homes existing in
9 the zoning district or which may reasonably be expected to
10 be built there. These ordinances or regulations may
11 include:

- 12
- 13 (1) Requiring the removal of the moving hitch, wheels
14 and axles;
 - 15
 - 16 (2) Establishment of appearance criteria;
 - 17
 - 18 (3) Requiring minimum square footage of heated space;
 - 19
 - 20 (4) Establishment of exterior dimensional criteria.

21
22 In no event may a city adopt zoning ordinances or other
23 ordinances or regulations which have the effect of totally
24 precluding manufactured homes from being located and used
25 as permanent residences.

26
27
28

1 (d) Nothing in this section shall be construed to preempt
2 or supercede valid restrictive covenants running with the
3 land.

4
5 (e) This section shall not apply to historic districts
6 designated in accordance with Part 3A of this Article."

7
8 Sec. 3. G.S. 105-273(13) is amended by adding a new
9 sentence at the end to read:

10
11 "These terms also mean a manufactured home as defined in
12 G.S. 143-143.9(6) if it is a dwelling, or may be used as
13 one upon connection to the required utilities, and it is
14 placed upon a foundation as required by the Commissioner
15 of Insurance, on land owned by the owner of the man-
16 ufactured home."

17
18 Sec. 4. G.S. 105-316.7 is amended by adding a
19 sentence after the first sentence, to read:

20
21 "It also means a manufactured home as described in G.S.
22 105-273(13)."

23
24 Sec. 5. This act shall become effective on January
25 1, 1988.

APPENDIX D
STATE OF NORTH CAROLINA
LEGISLATIVE RESEARCH COMMISSION
STATE LEGISLATIVE BUILDING
RALEIGH 27611



July 29, 1986

TO: County and Municipal Managers

The Legislative Research Commission of the North Carolina General Assembly has appointed a committee to study Manufactured Housing Zoning (mobile home zoning) in North Carolina. Specifically, the study committee is reviewing the present situation in North Carolina with regard to residential zoning and manufactured homes in order to determine whether any changes should be made to the state laws which effect such zoning.

It is important that the study committee know how the counties and municipalities in the state currently treat manufactured housing. The study committee requests that you complete the enclosed questionnaire and return it to the committee's counsel not later than August 31, 1986.

The mailing address and a telephone number in case there are questions can be found on the questionnaire. Your cooperation is greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven Rose".

Steven Rose
Committee Counsel
Study Committee on Manufactured
Housing Zoning

SR:sc
S-126
Enclosure

Legislative Research Commission
Study Committee on Manufactured Housing Zoning
Survey of Municipalities and Counties

For the purposes of this survey, "mobile home" is synonymous with "manufactured home," but does not include "modular home."

1. Do you have zoning ordinances in force?

(If answer is "No," you need not complete the balance of the questionnaire, except for question number 5.)

2. If so, is all of your jurisdiction zoned (for municipalities this includes your extraterritorial jurisdiction)?
3. If all of your jurisdiction is not zoned, approximately what percentage is?
4. Do you have residential zones?
5. Do you have any ordinances which completely prohibit mobile homes everywhere in your jurisdiction?

(If answer is "Yes," you need not complete the balance of the questionnaire. If answer is "No" and answer to question number 1 is "No," you need not complete the balance of the questionnaire.)

6. If the answer to question number 5 is "No," do you treat mobile homes the same as site built or "stick built" residences, allowing them in the same zones, and subject to the same requirements and use limitations?

(If answer is "Yes," you need not complete the balance of the questionnaire.)

(OVER PLEASE)

7. If the answer to question number 6 is "No," do you restrict the location of mobile homes to particular residential districts or to mobile home parks?

If "Yes," please explain briefly.

8. If the answer to question number 6 is "No," briefly describe any other differences in treatment between mobile homes and site built residences, besides those stated in number 7. (Some examples would be requiring mobile homes to have minimum dimensions or restricting them to double-wides; requiring skirting or other requirements having to do with appearance, such as removal of tongues or specifying the type of siding or requiring special permits; or any combination of requirements.)

Name of County or Municipality

Name and Position of Person
Completing Questionnaire

Return to:

Steven Rose, Staff Attorney
General Research Division
North Carolina General Assembly
545 Legislative Office Building
Raleigh, North Carolina 27611

Questions? Call Steven Rose - (919) 733-2578

S-125

