

2-2 Definition of Basic Terms

2-2.162 Manufactured home park. A parcel of land under unified control that has been planned and improved primarily for the placement of manufactured housing for dwelling purposes (see section 14-14). Recreational vehicles may also be permitted to be located within manufactured home parks in accordance with subsection 14-14.17.

2-2.218 *Recreational vehicle.* A vehicle which is:

- (A) Built on a single chassis;
- (B) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (C) Designed to be self-propelled or permanently towable by a light duty truck; and
- (D) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.
- (e) Is fully licensed and ready for highway use.

2-2.218.1 Recreational vehicle, park model: A single living unit that is primarily designed and completed on a single chassis, mounted on wheels, to provide temporary living quarters for recreational, camping or seasonal use, and is certified by the manufacturer as complying with all applicable requirements of ANSI A119.5 and: 1) has a gross trailer area not exceeding 400 square feet (37.15 square meters) in the setup mode or 2) if having a gross trailer area not exceeding 320 square feet (29.72 square meters) in the setup mode, has a width greater than 8.5 feet (2.59 meters) in the transport mode.

14-14 Manufactured Home Parks

14-14.17 Recreational vehicles, including park models, may be allowed in manufactured home parks subject to the following:

- (A) A recreational vehicle may be occupied in an established stall within a manufactured home park provided that the recreational vehicle is not located within a stall that is also occupied by a manufactured home.
- (B) Only one recreational vehicle shall be permitted within each individual stall.
- (C) The minimum stay for a recreational vehicle, including a park model recreational vehicle, in a manufactured home park is one month.
- (D) No recreational vehicle, including a park model recreational vehicle, may be permitted to be stored in a manufactured home park unless it is stored in an approved RV storage area designated for use only by park occupants.
- (E) The number of recreational vehicles, including park model recreational vehicles, permitted to be located in a manufactured home park shall be limited to a maximum of 49% of the total of manufactured homes approved to be located in the park.
- (F) Recreational vehicles located within a special flood hazard area shall comply with subsection 18-5.2(F) of the Unified Development Ordinance.
- (G) The establishment, maintenance, construction, or alteration of a park that effects the number of homesites within a park shall be in accordance with section 14-14.
- (H) Park model recreational vehicles constructed through the Recreational Park Trailer construction program of the Recreational Vehicle Industry Association (RVIA) in addition to either the NC Modular Construction Program or the HUD Manufactured Housing program may be permanently installed as a single-family modular dwelling or manufactured home in accordance with the following:
 - (1) Labeled Recreational Park Trailers that are also constructed and dual-labeled in accordance with the NC Modular Construction Program may be permanently installed as

a single family modular dwelling in accordance with the NC Residential Code provided the installation meets the current NC Code's foundation/anchoring requirements and meets all other applicable zoning ordinances.

- (2) Labeled Recreational Park Trailers that are also constructed and dual labeled in accordance with the Federal Manufactured Housing Construction and Safety Standards as a single family (HUD) manufactured home may be permanently installed as a single family manufactured home dwelling in accordance with the State of North Carolina Regulations for Manufactured Homes provided the installation meets the foundation/anchoring requirements of these regulations and all other applicable zoning ordinances.
- (l) The following restrictions apply to the temporary installation of recreational vehicles, including park model recreational vehicles:
 - (1) Recreational vehicles constructed in accordance with ANSI A119.5 Recreational Park Trailer Standard and only labeled as Recreational Park Trailer under the Recreational Park Trailer construction program of the Recreational Vehicle Industry Association (RVIA) and recreational park trailers constructed by manufacturers which are not members of the Recreational Vehicle Industry Association (RVIA) shall not be setup as permanent dwelling units.
 - (2) No permanent electrical, plumbing, or mechanical connections are permitted to be made to a park model recreational vehicle installed under this section.
 - (3) Units may be temporarily blocked up and anchored against overturning forces, but wheels and axles must remain on the unit at all times.
 - (4) Accessory structures may not be supported with temporary installation park model recreational vehicles.
 - (5) Recreational vehicles not meeting the permanent installation requirements of subsection 14-14.17(G) may not be located within a manufactured home park unless the requirements of subsection 14-14.17(H) are continuously met.

Diagram x-x.

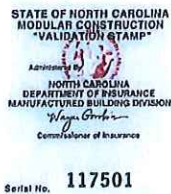
LABELS

Labels – Acceptable Examples of Recreational Park Trailer (Park Model) Labels for Temporary Use



RVIA Park Model Label (oldest units) RPTIA Park Model Label (older units) RVIA Recreational Park Trailer Label (new units)

Labels – Required for Permanent Installations



NC Modular Construction Validating Stamp



HUD Manufactured Housing Label

Flood Damage Prevention Ordinance:

18-5.2(F) *Recreational vehicles*. Recreational vehicles placed on sites within a special flood hazard area shall meet the criteria for either temporary use or permanent installation, as applicable; either:

(1) For Temporary Use:

(a) Be on site for fewer than one hundred eighty (180) consecutive days; or

(b) Be and be fully licensed and ready for highway use. (A a-recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions).; or

(2) For Permanent Installation:

(a) Recreational vehicles that do not meet the limitations of temporary placement shall meet ~~Meet all the requirements for new construction, including anchoring and elevation requirements of subsection 18-4.2 and subsections 18-5.1 and 18-5.2(C).~~