

(d) The towing apparatus, wheels, axles, and transporting lights shall be removed;

(e) It shall include a continuous, permanent masonry foundation or masonry curtain wall of solid brick or brick veneer, installed under the perimeter and unpierced except for required ventilation and access ;

1. Manufactured homes located on land leased are exempt from the requirement (e) above and may install a continuous vinyl curtain wall under the perimeter

§ 160D-910 requirement by statute

2. Single -Wide Manufactured homes located on land that is owned may install vinyl perimeter curtain wall, but shall install the standard (e) above, 12 years after certificate of occupancy is issued for the single-wide manufactured home on the property if it is still located on said property.

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(f) It shall include stairs, porches, entrance platforms, ramps, and other means of entrance and exit that are installed or constructed in accordance with the standards set by the North Carolina Building Code. They shall be attached firmly to the primary structure and anchored securely to the ground;

(g) It shall maintain exterior siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, which consists of one or more of the following:

1. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint);
2. Cedar or other wood siding;
3. Stucco siding; or
4. Brick or stone siding;

(h) No living compartment or structure other than a "Florida room", or other prefabricated structure specifically designed for manufactured home use or extension, shall be added to the dwelling;

(i) It shall maintain a roof pitch with a minimum vertical rise of three feet for each 12 feet of horizontal run;

(j) It shall include a roof finished with a Class C or better roofing material that is commonly used in standard residential construction;

(k) It shall provide an eave projection of no less than six inches, which may include a gutter;

(l) Lumber, pipe, and other building materials shall be stored at least one foot above the ground; and

(m) It shall display, on the side of the home facing the street, the street address number assigned by the County Emergency Management Central Communications with numbers of three inches in height or taller that contrast with the background they are placed on.

(5) *Manufactured home park.*

(4) *Employee based standards.* When the minimum number of off-street parking spaces is based on the number of employees, the computations shall be based on the number of employees on the largest shift.

(5) *Floor-area based standards.* Where the minimum number of off-street parking spaces is based on square feet of floor area, all computations shall be based on gross floor area. For the purposes of this section, gross floor area shall also include outdoor use area.

(F) *Parking lot configuration.* Except for driveways credited towards these parking standards, all parking lots shall comply with the following standards:

(1) *General.*

(a) All required off-street parking spaces shall be located on the same lot as the principal use they serve.

(b) Required off-street parking shall be maintained for the duration of the principal use and shall not be reduced unless the principal use ceases or changes.

(c) Except where allowed by this chapter, off-street parking spaces shall not be located in any required landscaping or stormwater management area.

(d) Off-street parking spaces shall not protrude into any street, fire lane, drive aisle, sidewalk, greenway, or pedestrian connection.

(2) *Dimensional standards for parking spaces and aisles.*

(a) The minimum parking space dimension shall be ~~ten~~ **(nine)** 9 feet by **(twenty)** 20 feet.

(b) One-way drive aisles shall be at least 12 feet wide.

(c) Two-way drive aisles shall be at least 24 feet wide.

§160D-702 change  
required by statute  
forwarded from Planning  
Board

(3) *Parking space access.*

(a) All off-street parking spaces shall be accessed directly from drive aisles or private driveways and not directly from arterial or collector streets.

(b) All off-street parking areas shall be designed with an appropriate means of vehicular access to a street or alley in a manner that allows for safe vehicular movements.

(c) Unless topographic conditions make it impossible, off-street parking areas serving commercial, multi-family, and mixed-use development shall connect to adjacent lots also used by commercial, multi-family, or mixed-use development.

(4) Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development;

(5) Provisions related to environmental protection and monitoring;

(6) The range of allowable and accessory uses; and

(7) Any other provisions the Board of County Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

(E) *Amendments to approved master plan.* Amendments or modifications to a master plan shall be considered in accordance with the standards in §155.058(L). (Ord. passed 3-16-2022)

**§ 155.013 R-1, RESIDENTIAL DISTRICT.**

(A) *Purpose and intent.* The Residential (R-1) district is the county's primary district for suburban residential neighborhoods located along primary roadways and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots with on-site wastewater systems. While the district allows single-family detached homes, mobile homes and manufactured homes are prohibited. ~~Nonconforming mobile or manufactured homes may remain but may not be expanded or replaced with another mobile or manufactured home.~~ Nonconforming mobile or manufactured homes existing on June 16, 2021 homes may remain but may only be replaced with a manufactured home (replace with like in kind or upgrade), modular home, or site-built home. The district accommodates utilities and various neighborhood supporting institutional uses such as parks, schools, and public safety facilities. Commercial uses, other than home occupations, are prohibited. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the suburban nature of the district.

Planning Board Recommendation to BOCC

(B) *Dimensional requirements.*

(1) The table below sets out the dimensional requirements for lots and uses in the R-1 District.

(2) Lawfully established lots of record created prior to June 16, 2021, that do not conform to the dimensional standards in the table below may be developed with one single-family home or as otherwise allowed in accordance with the standards in §§ 155.040 through 155.044.

(3) Development shall comply with the generally applicable dimensional standards in § 155.016.