

NC Code Requirements

- A minimum 3' x 3' landing is required at a minimum of two exits of the home, if the door swings out. The landing must be constructed per the requirements of Section 3.11 of the Manufacture Home Code.
- Decks - shall be constructed per the NC Residential Code.
- Blocking, piers, and tie-down anchors - shall be installed per Sec. 3.7 & 3.9 of the Manufactured Home Code or per per manufacturer's instructions.
- Crawlspace ventilation - shall be vented per Sec. 3.10 of the Manufactured Home Code. The typical foundation vent has approximately 50 sq. in. of ventilation. If you have a home that is 14' x 70' it will require 941 sq. in. of ventilation. $941/50 = 18.82$ or 19 foundation vents needed. If you put 6 mil. poly down on the ground you can reduce this number by half to 10. If vinyl underpinning panels are used they have approximately 32 sq. in. of vent area.
- Plumbing requirements - All plumbing drainage systems installed must be tested by water or a 5 lb. air test. The drainage system must end in an approved septic or sewer system. All drainage and water line systems must be installed per the NC Plumbing Code.
- Mechanical systems - will need to be installed per the NC Mechanical Code.
- Electrical systems - will need to be installed per the NC Electrical Code.
- Underpinning - If the home is located within a park vinyl may be used as the underpinning material. If the home is Located on an individual lot then the materials listed on the reverse side of this brochure.
- Site Drainage - proper drainage away from the home must be insured.



You are responsible for paying for the applicable fees prior to the commencement of work.

The city accepts check, cash,
or credit card (fees apply)

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**“We’re planning for our future each
step of the way”**



City of King

Requirements for Placing a Manufactured Home in King

Planning & Inspections Department

336-983-8265 tel.

336-983-2669 fax

Manufactured Homes in King

Placing a Home in a Manufactured Home Park or replacing an existing MF home on an existing lot.

The City of King only requires that a building permit be obtained in order to place a home in an existing park or on an existing lot with a manufactured home on it. We require that the applicant fill out an application for obtaining a building permit. The application must contain the following information.

- Address and lot number;
- Owner of park/land where the home is going;
- Names of - Setup contractor; plumbing contractor, mechanical contractor, & electrician if the owner is not doing the work themselves. Work not done by the owner of the home must be done by a NC licensed contractor.
- Value of construction of work performed and signature of the applicant.
- Your permit will be reviewed and issued based on the information you provide. Typical turn-around time for issuing a permit is 2 working days.
- A tax department issued permit if you are moving the home from another county to Stokes. Dealers/installers will typically handle this but be aware of this permit. Per NC GS 105-316.1(a).

Placing a Home on an Individual Lot

To place a single-wide or multi-sectional home on an individual lot in King the tract/lot must be zoned for this type use. The zoning ordinance allows for manufactured housing in the following zoning districts -

- R-MH** (Residential-Manufactured Homes),
- R-MH-1** (Residential-Manufactured Homes-Single-section),
- R-MH-2** (Residential-Manufactured Homes-Multi-sectional).

Your tract/lot must be zoned one of the above listed districts in order to place the home on the tract/lot. This can be verified at the planning office by one of the city's planning department staff. If the tract/lot is not zoned correctly then the applicant/owner would need to rezone the lot to an appropriate zoning district (**R-MH-1** or **R-MH-2**). The city's zoning ordinance has a use test that must first be met in order to proceed with rezoning of a tract for manufactured homes. The city planner can determine that for you.

Once this calculation has been performed and you meet the guidelines as stated, then you may proceed with the rezoning petition. If the property is approved for rezoning then the manufactured home must follow the following ordinance guidelines for design and installation.

Single-wides & Multi-sectional homes

- The manufactured home shall have a minimum width of 14 feet (28' for multi-sectional).
- The towing apparatus, wheels, axles and transporting lights shall be removed.
- The manufactured home shall be oriented parallel or within a ten-degree deflection of being parallel to the lot frontage. Any Request to vary this requirement shall be made to the board of adjustment.
- The home shall have a continuous, permanent masonry foundation or masonry curtain wall installed under the perimeter of the manufactured home and be constructed in accordance with the State Manufactured Home Code Sec. 3.6.2 - 3.6.4.1, being un-pierced except for required ventilation and access.
- The exterior appearance of the home shall consist of a siding that is made of one or more of the following: vinyl, aluminum, wood, press board, stucco, and brick or stone.
- The main roof of each manufactured home shall be a gable or hip roof of at least three in 12 or greater and covered with a material that is residential in appearance, including but not limited to approved wood, asphalt composition or fiberglass shingles, but excluding corrugated aluminum, corrugated fiberglass or metal roofs. All roof structures shall provide an eave projection of no less than six inches and no greater than 30".
- Stairs, porches, stoops, platforms, and ramps for ingress/egress shall be shown on the site plan or listed on the application and constructed per the NC Manufactured Home Code Sec. 3.11 Unless other wise stated. Decks or porches larger than 3' x 3' Shall comply with the NC Residential Code.

Manufactured home as secondary housing

(a) In the districts designated in article IV, Sec 32-207 a manufactured home may be used as a secondary dwelling structure (a unit behind a conventional home) to provide temporary housing when the following conditions exist:

- (1) The occupants are the natural or legally adopted child, parent or grandparent of one of the family members occupying the principal house.
- (2) The only reason for separate quarters shall be the necessity to care for an elderly parent or grandparent or a sick relative who meets the criteria specified in subsection (1) of this section. Applicants must show proof of care needed by a doctor's note or letter from DSS stating care is needed on a 24-hour bases.

(b) Temporary permits issued under the provisions of this section shall be for an initial period of two years. The zoning enforcement officer shall issue all initial temporary permits. Any renewals shall be issued by the board of adjustment for additional two-year periods with the applicant providing the same as required on the initial permit. However, if the conditions no longer exist for which a permit (either initial or renewal) is issued under the provisions of this section, no renewal permit may be granted and the manufactured home must be removed within 90 days of the permit expiration date.

(c) Temporary manufactured homes, if approved, shall meet the following requirements:

- (1) Shall be setback a minimum 15 feet off side and rear yard property lines and 20 feet from the principle structures.
- (2) Home shall be independently hooked to public sewer or private septic system approved by the county.
- (3) Home shall be skirted around entire perimeter.
- (4) Home must be no larger than 14 feet in width and no longer than 60 feet. Home shall be set-up per the NC Manufactured Home Codes.

Mobile homes permitted while rebuilding permanent structures

In the R-R rural residential district, a mobile home may be placed in the front yard of a dwelling unit that has been damaged by fire or other natural disaster while the family rebuilds the house. The mobile home can only be occupied by the family that lived in the damaged house. The unit shall be removed within 30 days after the rebuilding project is completed.

