

REZONING PETITION FOR PORTIONS OF CLEAR CREEK ESTATES

SITE DATA

Existing Zoning **R-3**

Proposed Zoning **MH-0**

Site Acreage +/- 9.18 AC.

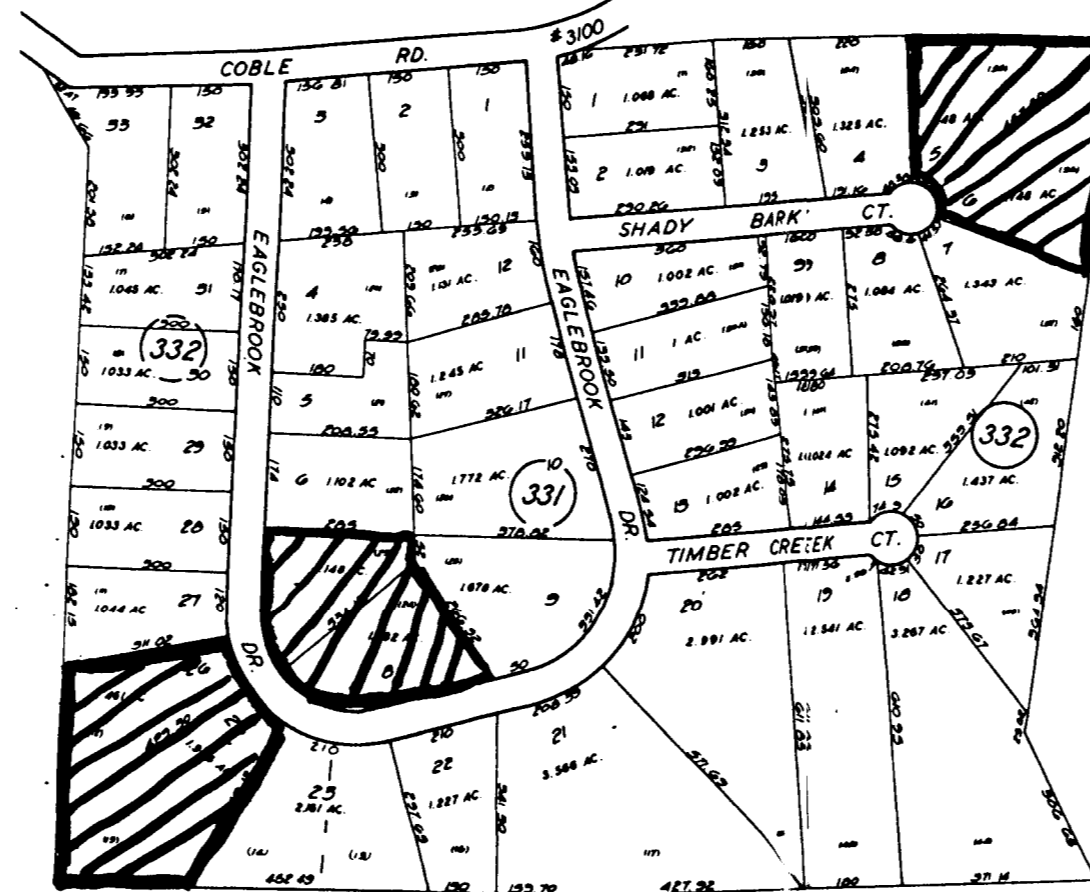
CONDITIONS

- This rezoning petition is to allow the placement of a single mobile home on each of the separate lots included in this petition.
- The petitioner(s) agree to comply with the requirements as defined in Section 10.403 of the Mecklenburg County Zoning Ordinance.
- Placement of the mobile homes shall comply with all appropriate yards and setbacks for the underlying R-3 zoning district.

Section 10.403. Uses permitted under prescribed conditions.

The following uses shall be permitted as of right in the Manufactured Home Overlay district provided that they meet the standards established in this Section and all other requirements of these regulations.

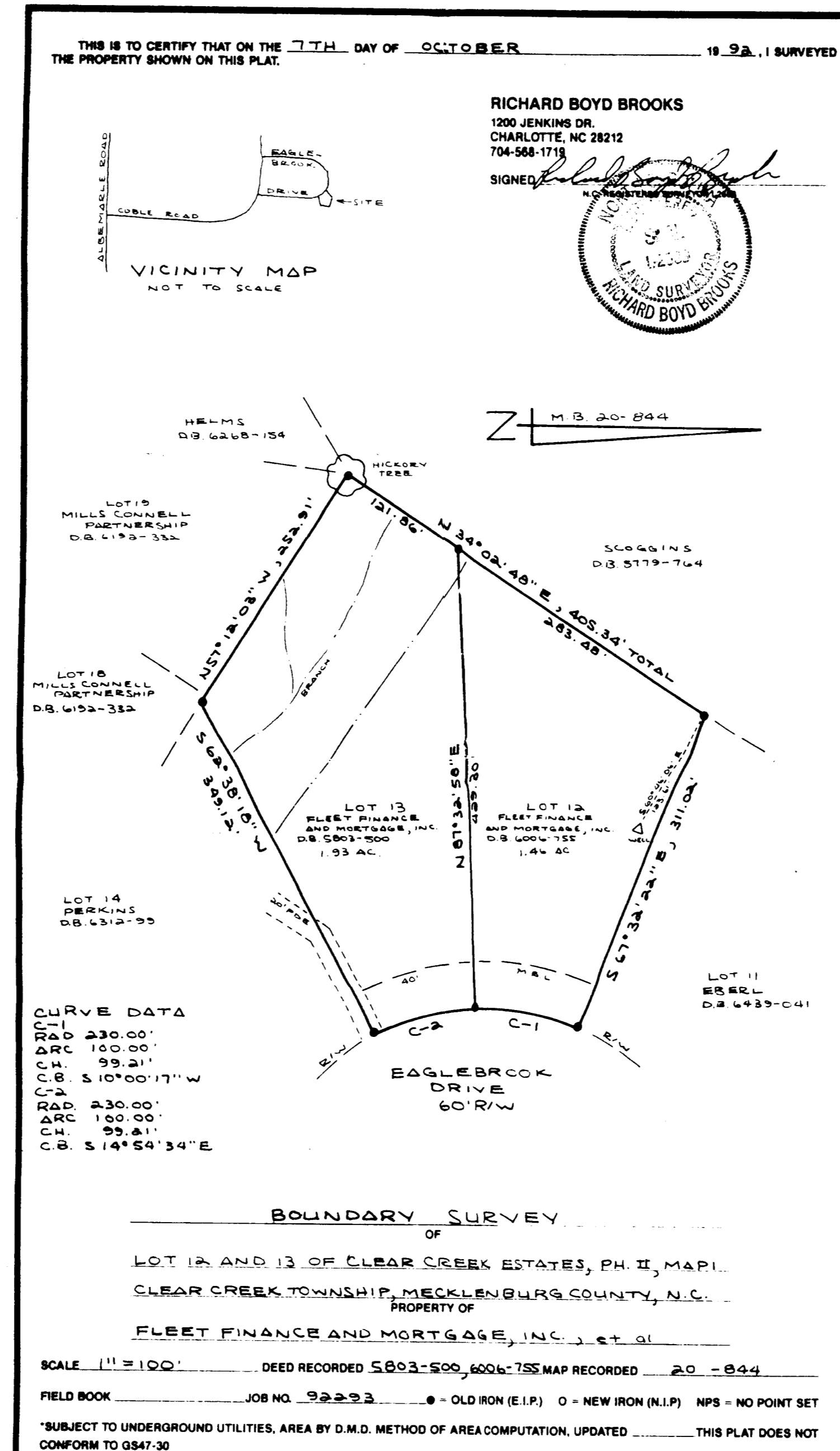
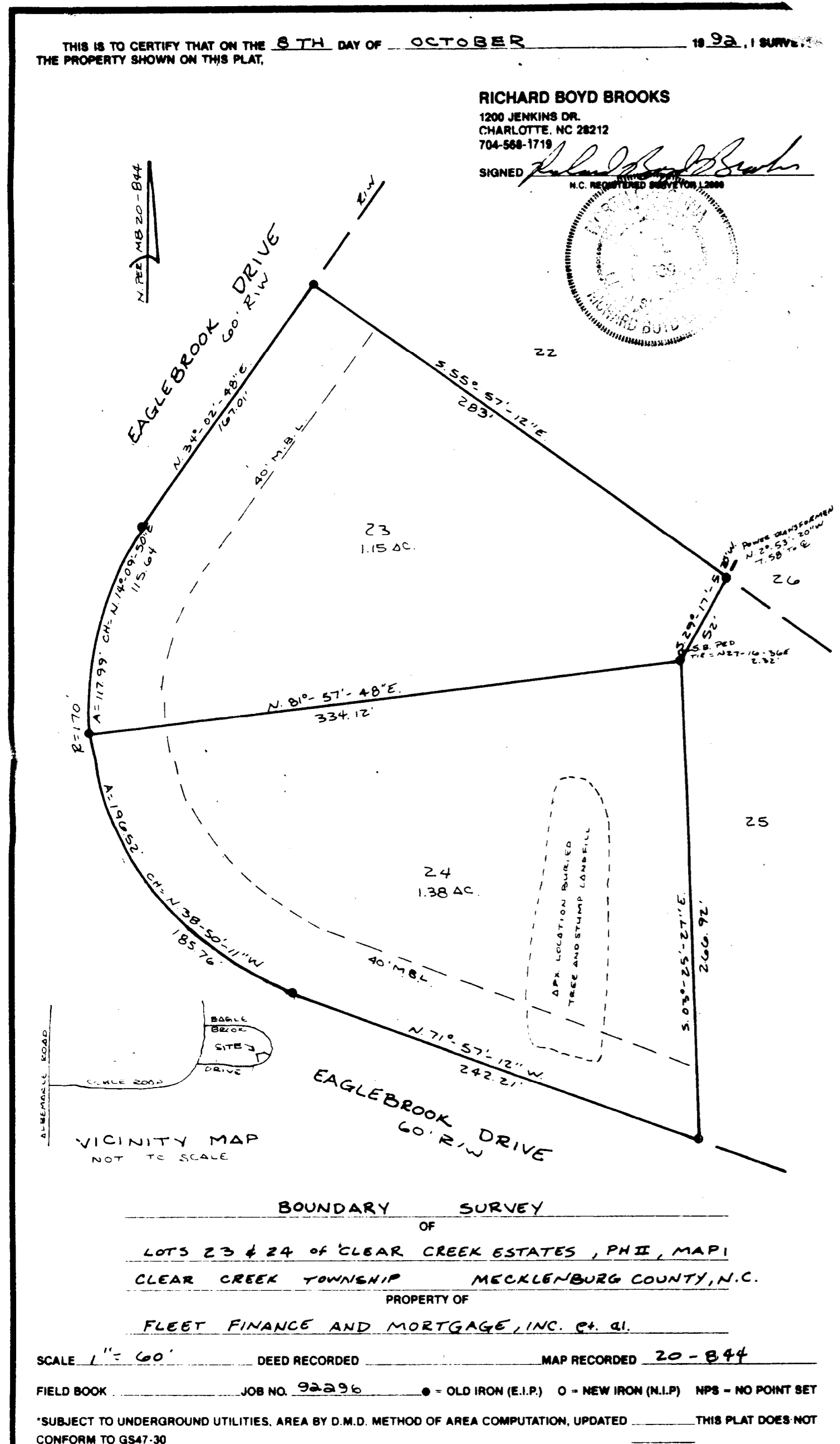
- Manufactured homes, in accordance with the following standards:
 - The home shall be set up in accordance with the standards set by the North Carolina Department of Insurance, and a continuous, permanent masonry wall, having the appearance of a conventional load-bearing foundation wall, unpierced except for required ventilation and access, shall be installed under the perimeter of the manufactured home;
 - The home will have all wheels, axles, transporting lights, and towing apparatuses removed;
 - The structure must be at least 24 feet in width along the majority of its length. However, within an underlying R-8 district, the width may be reduced to 22 feet;
 - All roof structures will have a minimum nominal 3/12 pitch and must provide an eave projection of no less than 6 inches, which may include a gutter. The roof must be finished with a type of shingle commonly used in site-built residential construction;
 - Exterior wall materials and finishes must be comparable in composition, appearance and durability to those commonly used in standard residential construction. Vinyl and aluminum lap siding, wood, stucco, brick and similar masonry materials may be used. Reflectivity shall not exceed that of gloss white paint; and
 - All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.
- All principal and accessory uses in the underlying district are permitted.



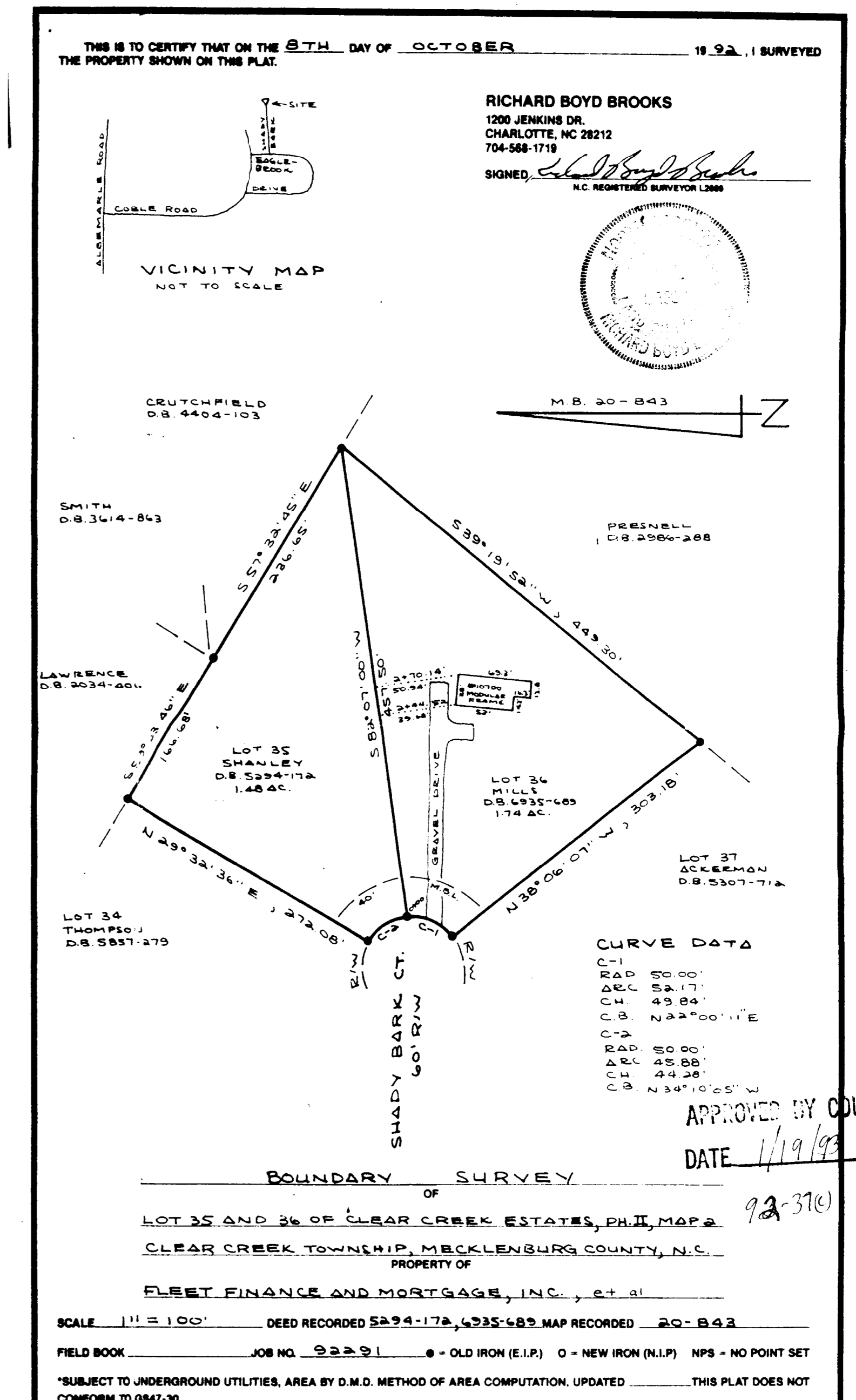
INSERT A

INSERT

INSERT D



SITE PLAN



PETITION NUMBER 92-37(C)