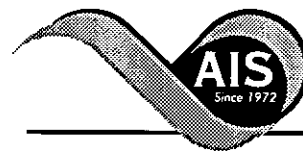




* 0 0 B R E A K 0 0 *



**ADVANCED
IMAGING
SYSTEMS**

An Information
Management Company

www.aisimc.com

City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1987-56 C

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

ZONING ORDINANCE
TEXT AMENDMENT APPLICATION
MECKLENBURG COUNTY

Petition No. <u>87-56 (c)</u>
Date Filed <u>10/26</u>
Received By <u>JA</u>
OFFICE USE ONLY

Section No. 3082, Resort Residential District, & 3092 Rural District, Permitted Uses
and Uses under prescribed conditions. (Title)

Purpose of Change:

To eliminate mobile homes, principal building on a single lot, as a permitted use in the Rural and Resort Residential Zoning Districts.

Name of Agent

Agent's Address

Telephone Number

Board of County Commissioners

Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

INSTRUCTIONS FOR FILING A PETITION FOR A CHANGE IN A ZONING CLASSIFICATION

A petitioner for a zoning change must complete and file in duplicate the application form on the reverse side of this sheet. All information requested must be given.

There is a filing fee of \$100.00 required with each rezoning petition.

No application shall be considered filed until it has been discussed with and accepted by a member of the staff of the Planning Commission.

The application must be accompanied by two copies of a map, drawn to scale, of the property to be considered for a change in zoning.

If the area proposed to be changed is part of a SUBDIVISION recorded in the plat books in the Mecklenburg County Register of Deeds Office, then the map must include the following information:

- 1) A copy of that portion of the recorded map that shows the property to be considered for the proposed zoning change, plus sufficient additional area to show the location of the property in reference to the nearest street intersection.
- 2) The lot and block number(s) of the property proposed to be changed.
- 3) The name of the subdivision, and the plat book and page number at which the map is recorded.
- 4) Dimensions and compass bearings of all lines bounding the property proposed to be changed.

If the area proposed to be changed is ACREAGE or PROPERTY NOT LOCATED IN A RECORDED SUBDIVISION then the map must include the following information:

- 1) The exact dimensions and compass bearings of all lines bounding the property to be considered for the proposed zoning change.
- 2) The location of the property in reference to a street intersection, railroad, creek, or other features easily identified on the ground. Adequate information (distances, compass bearings) must be given to show the exact location of the property with respect to the reference point.

If the petitioner is not the owner of the property, the application must be signed by the owner, or accompanied by a letter signed by the owner signifying his approval of the proposed change. (This does not apply when the petitioner is a group of neighborhood property owners seeking a general change in the zoning of lands or properties within the neighborhood.)

Petitions which have been completed and filed with the Planning Commission will be heard at the earliest feasible scheduled date.

All petitions are considered at a public hearing held jointly by the County Board of Commissioners and the Planning Commission.

ZONING REGULATIONS
TEXT AMENDMENT NO. _____

A RESOLUTION AMENDING
THE MECKLENBURG COUNTY
ZONING REGULATIONS

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

1. Amend Section 3080, Resort Residential District, Permitted Uses by deleting item 11, and by indicating that number is reserved.
2. Amend Section 3083, Resort Residential District, Uses Under prescribed conditions by deleting item 20, and by indicating that number is reserved.
3. Amend Section 3092, Rural District, Permitted Uses by deleting item 10, and by indicating that number is reserved.
4. Amend Section 3093, Rural District, Uses Under prescribed conditions by deleting item 15, and by indicating that number is reserved.

Section 2. That this resolution shall become effective upon adoption.

Approved as to form:

County Attorney

Read, approved and adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting on the _____ day of _____, 19 _____.

Clerk, Board of County Commissioners

**ZONING ORDINANCE
TEXT AMENDMENT
APPLICATION**
MECKLENBURG COUNTY

Petition No. 87-56(c)

Date Filed 10/26/87

Received By _____

OFFICE USE ONLY

Section No. 3082, 3083, 3092, 3093, 3213 and new section 3138

(Title)

Purpose of Change:

To provide a comprehensive zoning treatment of various types of mobile homes. The proposed amendments affect the Resort Residential (RR), Rural (RU), and Mobile Home (R-MH) districts.

Name of Agent

Agent's Address

Telephone Number

Board of County Commissioners

Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

1. Amend Section 3082, Resort Residential District, Permitted Uses, by deleting item 11, and by indicating that number is reserved.
2. Amend Section 3083, Resort Residential District, Uses Under Prescribed Conditions, replacing item 20 with the following: "multi-section mobile home, principal building on a lot. See Section 3138."
3. Amend Section 3092, Rural District, Permitted Use, by deleting item 10, and by indicating that number is reserved.
4. Amend Section 3093, Rural District, Uses Under Prescribed Conditions, replacing item 15 with the following, "multi-section mobile home, principal building on a lot. See Section 3138. Subsection 3138.4 shall not apply."
5. Amend Section 3093, Rural District, Uses Under Prescribed Conditions, by adding a new item 15A, "single section mobile home, principal building on a lot. See Section 3138."
6. Amend Chapter 3100 by adding a new section 3138 which reads as follows:

3138. Mobile Homes as a Principal Building on a Lot
Permitted subject to the following requirements: in designated districts.

3138.1 The home must meet construction standards of the U.S. Department of Housing and Urban Development and must be set up in accordance with the standards established by the N.C. Department of Insurance, and must include a continuous, permanent masonry wall, having the appearance of a conventional load-bearing foundation wall, unpierced except for required ventilation and access, under the perimeter of the home.

3138.2 The home will have all wheels, transporting lights and towing apparatuses removed.

3138.3 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.

- 3138.4 The unit must be a minimum of 24 feet in width over a majority of its length when placed in a RR, Resort Residential District. This restriction shall not apply to units placed in the RU, Rural District, or R-MH, Mobile Home District.
- 3138.5 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, hardboard, stucco, brick and similar masonry materials may be used. Reflectivity shall not exceed that of gloss white paint.
- 3138.6 All entrances and exits must be provided with permanent steps, porch or similar suitable permanent entry.
7. Amend Section 3213.3.5, R-MH Mobile Home District, Permitted Uses, to read:
- ".5 All other uses permitted in single-family residential districts subject to the R-6 district development requirements."
8. Amend Section 3213.4, R-MH Mobile Home District, Lot Requirements, to read:
- "Lot requirements for mobile home subdivisions and for institutional uses in the R-MH district must be in accordance with the requirements for the R-6 district as specified in Sections 1626 - Institutional Uses in Residential Districts, 1628 - Cluster Development and 3000 - Single Family Districts."
9. Amend Section 3213.5.1, R-MH Mobile Home District, Development Requirements, to read:
- ".1 The minimum area of any site to be developed in this district is 2 acres including rights-of-way and utility easements. The maximum size of any rezoning to the R-MH district must be 40 acres."
10. Amend Section 3213.5.2, R-MH Mobile Home District, Development Requirements, to read:
- ".2 The maximum overall density of a mobile home park or of individual sections of the park may not exceed 6 mobile home living units per acre of the tract."
11. Amend Section 3213.5.3, R-MH Mobile Home District, Development Requirements, to read:
- ".3 There must be at least 4 mobile home spaces available at first occupancy."

12. Amend Section 3213.10, R-MH Mobile Home District, Development Requirements, to read:

".10 Screening must be utilized on all sides of a mobile home park or subdivision. Screening shall be in accordance with Section 1601 except that the following will also apply to mobile home parks and subdivisions:

2 - 10 acre development:	30-foot wide buffer
10 - 20 acres	40-foot buffer
20 - 40 acres	50-foot buffer

All buffers shall consist of 75 shrubs and 12 trees per 100 lineal feet of development perimeter."

13. Amend Section 3213.13, R-MH Mobile Home District, Development Requirements, to read:

".13 Mobile home space requirements are specified below.

.1 A mobile home park should be divided into mobile home spaces, with the limits of each space clearly marked on the ground by permanent flush stakes. Each space should be of sufficient size to meet minimum dimensional area and separation requirements based upon the anticipated size and character of the mobile home and any additions to be placed on the space. The minimum size of a space must be at least 5,000 square feet per living unit. No more than one mobile home may be erected on one space."

14. Amend Section 3213, R-MH Mobile Home District, Development Requirements, by adding a new subsection 3213.14 to read:

".14 All mobile homes must meet the standards of Section 3138, excepting Subsection 3138.4". The requirements of Subsection 3138.1 are modified to allow skirting instead of a permanent masonry wall as underpinning. Such skirting must be of a product designed and sold for use as skirting. It must be installed in accordance with the manufacturer's specifications and must visually compliment the home.

Section 2. That this resolution shall become effective upon adoption.

Approved as to form:

County Attorney

Read, approved and adopted by the Board of County Commissioners of Mecklenburg
County, North Carolina, in meeting on the _____ day of _____,
19 _____.

Clerk, Board of County Commissioners