

1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
1.111 Site built	L	L	L	L	L
1.112 Class A MFD. homes	X	L	L	L	L
—1.113 MFD homes other than Class A	X	X	X	X	X
1.120 Single-family detached, more than one dwelling unit per lot					
1.121 Site built and class A MFD homes	X	L	L	L	L
—1.122 MFD homes other than Class A	X	X	X	X	X

ADD:

MODULAR HOME: A dwelling unit constructed in accordance with the standards set forth in the State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a Modular Home may consist of two or more sections transported to the site in a manner similar to a manufactured home or a series of panels or room sections transported on a truck and erected or joined together on the site. For purposes of the GMO, a Modular Home is treated as a site-built building.

~~251.109 251.1~~ Manufactured Home: A dwelling unit ~~that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed for installation or assembly on the building site.~~ transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, and electrical systems contained therein; except that the term shall include any structure that meets the size requirements and with respect to which the manufacturer voluntarily files a certification required by the US Department of Housing and Urban Development and complies with the Federal Manufactured Homes Construction and Safety Standards. This definition should not be interpreted to include any types of Recreational Vehicles (RVs) which may equal or exceed the body length, width, or area specified herein:

~~251.2~~ Manufactured Home, Class A: A manufactured home meeting or exceeding the United States Department of Housing and Urban Development standards (all manufactured homes built after July 1, 1976), which is of multi-sectional or double-wide design and meets the following appearance criteria:

~~251.109.1 250.2.1~~ Has a minimum width of sixteen (16) feet;

~~251.109.2 250.2.2~~ Has a gable roof having a pitch with a minimum vertical rise of three and one-half (3½) feet for each twelve (12) feet of horizontal run;

~~251.109.3 250.2.3~~ Has a continuous, permanent brick, stone or stucco curtain wall or foundation, or vinyl underpinning, unpierced except for ventilation and access, installed under the home;

~~251.109.4 250.2.4~~ Has a roof finished with roofing material with a fire rating of Class C or better and that is commonly used in standard residential construction;

~~251.109.5 250.2.5~~ Has a roof structure that provides an eave projection of no less than six (6) inches, which may include a gutter;

- 250.2.6 Is set up in accordance with the standards set by the North Carolina Department of Insurance;
- 250.2.7 Has stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home installed or constructed in accordance with the standards set by the North Carolina Department of Insurance and attached firmly to the primary structure and anchored securely to the ground;
- 250.2.8 The moving hitch, wheels and axles and transporting lights have been removed.
- 250.2.9 Contains 1,200 square feet or more of heated floor space.

~~251.3—Manufactured home, Class B: A manufactured home meeting or exceeding the United States Department of Housing and Urban Development standards (all manufactured homes built after July 1, 1976), which is of multi-sectional or single-wide design and meets the following appearance criteria:~~

- ~~250.3.1—Has a minimum width of eight (8) feet;~~
- ~~250.3.2—Has a gable roof having a pitch with a minimum vertical rise of three and one-half (3½) feet for each twelve (12) feet of horizontal run;~~
- ~~250.3.3—Has a roof finished with roofing material with a fire rating of Class C or better and that is commonly used in standard residential construction;~~
- ~~250.3.4—Has a roof structure that provides an eave projection of no less than six (6) inches, which may include a gutter;~~
- ~~250.3.5—Has a continuous, permanent brick, stone or stucco curtain wall or foundation, or vinyl underpinning, unpierced except for ventilation and access, installed under the home;~~
- ~~250.3.6—Is set up in accordance with the standards set by the North Carolina Department of Insurance;~~
- ~~250.3.7—Has stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance and attached firmly to the primary structure and anchored securely to the ground; and~~
- ~~250.3.8—From which the moving hitch, wheels and axles and transporting lights have been removed.~~

NOTE: PREVIOUS TO NOVEMBER, 2017 CHANGES:

1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
1.111 Site built	L	L	L	L	L
1.112 Class A MFD. homes	X	L	L	L	L
1.113 Class B MFD homes	X	X	X	L	X
1.120 Single-family detached, more than one dwelling unit per lot					
1.121 Site built and class A MFD homes	X	L	L	L	L
1.130 Attached Multi-Unit Residences					
1.130.1 Apartment(s) accessory to a commercial use	X	X	X	S	S