

# Town of Fairview

7516 Concord Highway Monroe NC 28110

## RESIDENTIAL ZONING PERMIT New/Replacement Manufactured Home

# RA-40

Permit Number: \_\_\_\_\_ Date: \_\_\_\_\_ ~~\$75~~ Fee Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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### Lot Information

Street: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Property Owner (if different from applicant): \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_ Area: \_\_\_\_\_ Street Frontage: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Phase: \_\_\_\_\_

### Principal Structure Requirements:

| Required:             |                        | Proposed |
|-----------------------|------------------------|----------|
| <u>40 feet</u>        | Front Setback:         | _____    |
| <u>40 feet</u>        | Rear Yard Setback      | _____    |
| <u>15 feet</u>        | Left Side Yard         | _____    |
| <u>15 feet</u>        | Right Side Yard        | _____    |
| <u>35 feet (Max)</u>  | Bldg. Height           | _____    |
| <u>120 feet (Min)</u> | Lot Width @ Bldg. Line | _____    |
|                       | Is this a corner lot?  | YES NO   |

ATTACH THE FOLLOWING: Two copies of a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state of North Carolina which shows the shape, dimensions and location of the lot to be built upon, uses and existing structures on the lot. Upon this survey shall be sketched the following : (a) the shape, dimensions, and area of proposed location of proposed structure to be placed upon the lot; (b) all setback lines on the lot once the proposed structure is completed, affirmatively showing that the area of the proposed location will meet all setback requirements, and; (c) any other information that may be needed to insure that the proposed structure is in compliance with all applicable provisions of the Town of Fairview Land Use Ordinance. I HEREBY CERTIFY that all of the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all requirements of the Town of Fairview Land Use Ordinance concerning this proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Fairview.

**APPLICANT SIGNATURE**

**DATE**

\_\_\_\_\_  
\_\_\_\_\_

THIS PERMIT IS: APPROVED \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

**LAND USE ADMINISTRATOR**

**DATE**

\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_

# Town of Fairview

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Procedure for Obtaining Zoning Permits for Replacement Manufactured Homes (*See attached page for specific Land Use Ordinance requirements that relate*)

## **Residential Zoning Permit** (prior to old home being removed)

1. A Zoning Permit is required for residential, institutional and commercial uses.
2. Submit a scaled dimensional Plot Plan drawn by and certified as true and correct by a surveyor or engineer with the State of North Carolina which shows:
  - a) exact shape, dimensions, and location of the lot to be built upon
  - b) exact shape, dimensions, and location of existing structures on the land
  - c) exact shape, dimensions, and location of structures to be developed on the lot
  - d) all set back lines on lot
  - e) proposed parking facilities (if required)
  - f) landscaping and buffering plans (if required)
  - g) any other information that may be needed to insure that the proposed construction is in compliance with all applicable provisions of this Ordinance
3. The fee is **\$75** for each permit. \*\*

**\*\*Checks should be made payable to the *Town of Fairview* and mailed to:**

**Ed Humphries  
Town of Fairview  
7516 Concord Highway  
Monroe NC 28110**

## **The Following Sections from the Town of Fairview Land Use Ordinance Specifically Apply to Manufactured Homes:**

### **Section 130 Special Provision Regarding Manufactured Homes.**

- (a) Notwithstanding any other provision of this ordinance, if on the effective date of this ordinance there are existing manufactured home parks that contain one or more classes of manufactured homes that are not shown in the table of permissible uses as permissible within a manufactured home park in that district, then manufactured homes of the lowest classification that are then located within the park) may continue to move into such park (subject to maximum density requirements as determined by other provisions of this ordinance).
- (b) Subject to the limitations stated in Section 127, a nonconforming manufactured home may be replaced with a home that is of the same or a higher classification (see definitions of classes of manufactured homes in Section 15) except that in no case may a class E home replace any other home.
- (c) Notwithstanding any other provision of this ordinance whenever a manufactured home that was not in compliance with the provisions of Section 162(a)(curtain wall or skirting requirement) is replaced, the replacement home shall comply with such provisions.

### **Section 162 Manufactured Homes.**

- (a) All manufactured homes, whether located inside or outside of manufactured home parks, must have a continuous curtain wall, unpierced except for required ventilation and access, installed under the home after placement on the lot and before occupancy. With respect to class A and class B manufactured homes located outside of manufactured home parks, a permanent masonry curtain wall shall be required, however if stucco is used, it shall be applied to a masonry foundation only. In all other circumstances, a curtain wall or skirting composed of vinyl, masonite, fiberglass, treated lumber, or similar weather resistant material shall be acceptable; however stucco alone is unacceptable (revised 11/21/05. 2/20/06)
- (b) As indicated on the Table of Permissible Uses, class C and D manufactured homes are not allowed in any zoning district (except as a legitimate, nonconforming use).
- (c) The Table of Permissible Uses indicates that certain classes of manufactured homes are permissible within certain districts only pursuant to a conditional use permit. Notwithstanding the provisions of Sections 54 and 55, the Town Council may not issue a conditional use permit for such uses unless it makes an affirmative finding that the proposed use will not substantially injure the value of adjoining or neighboring properties. The burden of proof on this issue lies with the applicant. However, if the applicant presents a petition, signed by the owners of all properties entitled to receive notice of the hearing on the application pursuant to Section 102(b), and stating that such property owners believe their property values will not be adversely affected by the proposed use, this shall be sufficient evidence from which the board may make the required finding.
- (d) Class A manufactured homes shall have a minimum of 1200 square feet of enclosed heating living area (revised 11/21/05).
- (e) All manufactured home roof structures shall provide an eave projection of no less than ten (10) inches, which may include a gutter (revised 11/21/05).
- (f) All manufactured homes shall be set up in accordance with the standards set by the North Carolina Department of Insurance. Furthermore, stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the manufactured 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 (revised 11/21/05).
- (g) All manufactured homes shall be orientated on the site in such a manner that the side having the main entrance, and by design intended to be the front of the manufactured home is generally parallel to a public street abutting the site (revised 11/21/05).