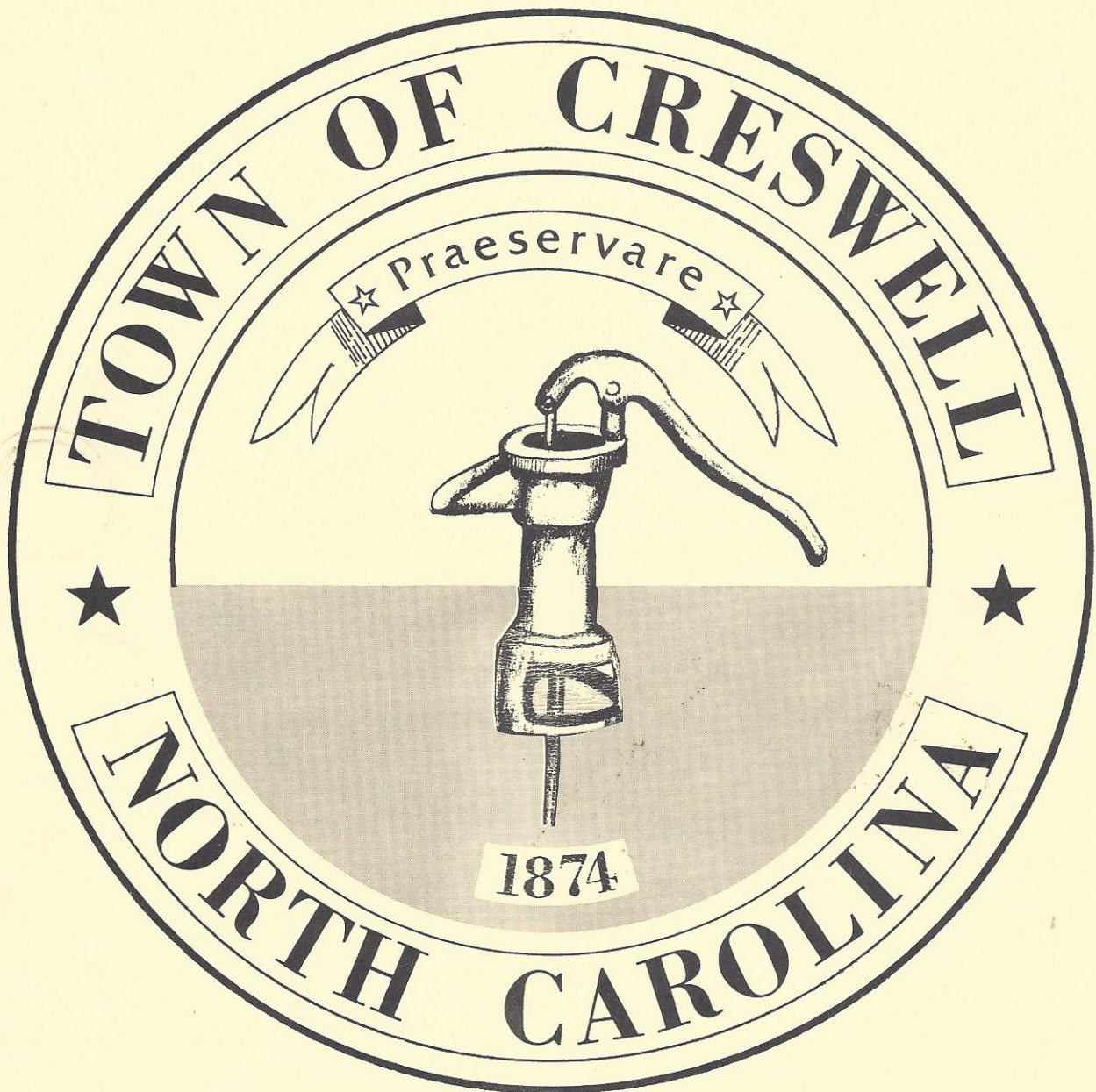


Mobile Home and Travel Trailer Park Ordinance



THE MOBILE HOME AND TRAVEL TRAILER PARK ORDINANCE

OF

CRESWELL, NORTH CAROLINA

TOWN OF CRESWELL
MOBILE HOME AND TRAVEL TRAILER PARK ORDINANCE

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OF COASTAL ZONE MANAGEMENT, NATIONAL OCEANIC & ATMOSPHERIC
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T A B L E O F C O N T E N T S

	PAGE
ARTICLE I - IN GENERAL	1
Section 1. Authority and Jurisdiction	
Section 2. Title and Purpose	
ARTICLE II - DEFINITIONS	2
Section 1. Definitions	
ARTICLE III - REQUIRED PERMITS AND REGULATIONS FOR LOCATING MOBILE HOMES	4
Section 1. Procedure	
ARTICLE IV - APPLICATION FOR MOBILE HOME OR TRAVEL TRAILER PARK CONSTRUCTION PERMIT	6
Section 1. Application Process	
Section 2. Contents of Park Plan	
Section 3. Review Process	
Section 4. Action	
Section 5. Issuance of Construction Permit and Operating License	
ARTICLE V - DESIGN STANDARDS AND SPECIFICATIONS FOR MOBILE HOME PARKS	9
Section 1. Suitability of Land	
Section 2. Site Development	
Section 3. Water Supply, Sewage Disposal, Electrical and Refuse Collection Facilities	
Section 4. Structural Additions	
Section 5. Management	
Section 6. Park Expansion	
Section 7. Allowable Deviations	
ARTICLE VI - SPECIFICATIONS FOR TRAVEL TRAILER PARKS . . .	13
Section 1. Site Suitability	
Section 2. Site Development	
Section 3. Sanitary Facilities, Water Supply, Sewage Disposal, Garbage Collec- tion and Utilities	
Section 4. Park Expansion	
Section 5. Allowable Deviations	

ARTICLE VII - MOBILE HOME AND TRAVEL TRAILER PARK REGISTERS	16
ARTICLE VIII - INSPECTION	16
ARTICLE IX - LOSS OF OPERATING LICENSE	17
ARTICLE X - LEGAL PROVISIONS	18
Section 1. Provisions of Ordinance Declared To Be Minimum Requirements	
Section 2. Penalties for Violation	
Section 3. Amendments	
Section 4. Separability Clause	
Section 5. Effective Date	

ARTICLE I - IN GENERAL

SECTION 1. AUTHORITY AND JURISDICTION

The Town of Creswell hereby exercises its authority to regulate mobile home and travel trailer parks under Article 8 of Chapter 160A of the General Statutes of North Carolina.

On and after adoption this Ordinance shall govern: (1) each and every new mobile home park and travel trailer park and any expansion of any existing mobile home park and travel trailer park and (2) the placing, location, or setting-up of any mobile home or travel trailer within the jurisdiction of Creswell, North Carolina.

SECTION 2. TITLE AND PURPOSE

This Ordinance shall be known as The Mobile Home and Travel Trailer Park Ordinance for Creswell, North Carolina.

The purpose Of this Ordinance is to regulate the location, setting-up, anchoring, and use of mobile homes and travel trailers and regulate the development of mobile home and travel trailer parks within the jurisdiction of Creswell, in order to promote the public health, safety and general welfare of the Town by providing for the orderly development of mobile home and travel trailer parks, by securing safety for mobile home and travel trailer residents and occupants and the public from winds, fire, disease and other dangers, and by insuring that adequate facilities for water supply, sewage and waste disposal, transportation, parking and recreation are provided mobile home and travel trailer park residents and occupants.

ARTICLE II - DEFINITIONS

SECTION 1. DEFINITIONS

- A. Building Permit - A permit issued by the Washington County Building Inspector upon receipt of a permit fee when locating a mobile home within the jurisdiction of Creswell. This permit contains information concerning the mobile home and shall be issued prior to inspection by the Building and/or Electrical Inspector.
- B. Construction Permit - A permit issued by the Enforcement Officer under this Ordinance authorizing a developer to construct or expand a mobile home or travel trailer park.
- C. Developer - Any person, firm, trust, partnership, joint venture, syndicate, association or corporation or any combination of such entities engaged in the development or proposed development of a mobile home or travel trailer park.
- D. Enforcement Officer - The Enforcement Officer as this term is used in this Ordinance shall be the Building Inspector for Washington County or his designated representative unless the Creswell Town Council appoints someone else to act as Enforcement Officer.
- E. Interior Transportation Rights-of-Way - Streets within a park which serve only the park residents and are not designed for through traffic.
- F. Mobile Home - A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on flatbeds or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations including but not limited to location on jacks or other temporary or permanent foundations. A travel trailer is not to be considered as a mobile home.
- G. Mobile Home Park - Any site or tract in single ownership on which more than two (2) mobile homes are located and/or occupied or on which facilities are provided for, whether or not a charge is made for the use of the mobile home or the use of the site or tract.

- H. Mobile Home Space - A plot of land within a mobile home park designed for the accommodation of one mobile home.
- I. Natural or Artificial Barrier - Any river, pond, canal, roadway, embankment, fence, hedge, tree row, or similar obstruction which limits access and/or visibility.
- J. Operating License - A license issued by the Enforcement Officer to a developer, owner, or operator allowing for the operation of a mobile home or travel trailer park.
- K. Plat - A map or plan delineating a tract of land to be divided into smaller tracts. The word plat shall include the terms "map", "plot", and "plan".
- L. Structural Additions - Any roofed, canopied, enclosed porch, room, or structure which is used in connection with a mobile home. A concrete slab, with no roof shall be considered a structural addition.
- M. Travel Trailer - A wheeled vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight (8) feet. This is also intended to include structures mounted on auto or truck bodies that are referred to as campers.
- N. Travel Trailer Park - Any site or tract of land in single ownership upon which are located, or upon which facilities are provided for more than two (2) trailers regardless of whether or not a rent is paid or charge is made for the privilege of locating a travel trailer upon the site or tract or for occupying any travel trailer.
- O. Travel Trailer Space - A plot of land within a travel trailer park designed for the accommodation of one travel trailer.

ARTICLE III - REQUIRED PERMITS AND REGULATIONS
FOR LOCATING MOBILE HOMES

SECTION 1. PROCEDURE

- A. No person shall locate, relocate or cause to be located or relocated any mobile home intended for use as a dwelling, other than one in a mobile home park (with an approved sewage disposal system), or in an area served by a public or community sewage disposal system without first obtaining an improvements permit from the Washington County Health Department. The Washington County Health Department will issue the permit after making a determination that a septic tank or other ground absorption sewage disposal system can be installed in accordance with local and state health regulations.

After the improvements permit has been issued and the work has been completed on the ground absorption sewage disposal system, the Washington County Health Department will make a final inspection. If it finds that the system has been properly installed, it will issue a certificate of completion. A mobile home may not lawfully be occupied until this certificate has been issued.

- B. Any person locating or relocating a mobile home in the Town of Creswell, must secure a building permit. The Washington Co. Building Inspector shall issue a building permit upon receipt of a building permit fee and an application which shall contain (1) the name and mailing address of the owner(s) of the mobile home, (2) a description of the mobile home, including the name of the manufacturer and year of construction, (3) proposed location of the mobile home and dimensions of lot. Dealers of mobile homes who place mobile homes upon their sales lots (when such mobile homes are not to be occupied for residential use) are exempt from the requirements of this paragraph. The Building Inspector shall inspect each mobile home to determine compliance with the following:

1. Each mobile home located outside an approved mobile home park shall have a minimum lot size of 10,000 square feet. The minimum distance between the mobile home and adjoining property lines shall be 10 feet.

2. All mobile homes shall be anchored in a manner approved by the "State of North Carolina Regulations for Mobile Homes," as from time to time amended, published by the North Carolina Department of Insurance. The anchoring requirements herein shall be completed within thirty (30) days after the issuance of a building permit.
 3. All mobile homes must have skirting of a non-combustible, corrosive resistant material extending from the bottom of the unit to the ground. Such skirting shall contain an access door measuring not less than eighteen (18) inches by twenty-four (24) inches.
 4. All mobile homes shall be installed according to the mobile home manufacturers printed instructions designed by a licensed architect or engineer. They shall specify the location and required stabilizing devices (tie-downs, piers, blocking, etc.) on which the design of the fastening devices attached to the homes are based. If such instructions do not exist, standards included in the "State of North Carolina Regulations for Mobile Homes," shall apply.
- C. After a building permit has been secured and the certificate of completion has been issued by the Washington County Health Department, the mobile home shall be connected to electrical utilities and inspected by the Washington County Electrical Inspector. If the connection is properly made, the inspector will issue his approval.
- D. It shall be unlawful for an individual, partnership, firm or corporation to allow any electric current for use in any mobile home to be turned on or to continue to furnish electricity for use in such mobile home without having first ascertained that a label of compliance is permanently attached to said mobile home or a certificate of compliance has been issued.

If electricity was furnished prior to September 1, 1971; or if the owner or the predecessor in title has obtained a certificate of title for the mobile home in question prior to September 1, 1971; or the owner has satisfactory evidence on file with the North Carolina Department of Motor Vehicles that the mobile home in question was manufactured prior to September 1, 1971; this section shall not apply and electricity may be provided.

ARTICLE IV - APPLICATION FOR MOBILE HOME OR TRAVEL TRAILER PARK
CONSTRUCTION PERMIT

SECTION I. APPLICATION PROCESS

- A. No person shall construct a mobile home park or travel trailer park or make any addition to an existing mobile home park or travel trailer park that either alters the number of sites for mobile homes or travel trailers within the park or affects the facilities required therein until he/she first secures a permit authorizing such construction or additions. The construction or addition shall be in accordance with plans and specifications submitted with the application.
- B. The application for a mobile home park or travel trailer park construction permit along with six (6) copies of a plat delineating the proposed park layout, shall be filed with the Washington County Planning Office at least ten (10) work days prior to the regular meeting of the Washington County Planning Board, at which time, the plat will be reviewed by the Board.
- C. Any plat of a new mobile home park shall be signed by a registered surveyor or engineer and any expansion of an existing mobile home park must also be represented on a plat bearing the signature of a registered surveyor or engineer.
- D. Plans for travel trailer parks of any size must be submitted, but do not require a surveyor or engineer's signature.
- E. The proposed plat shall be submitted by the Planner to the following for their comments prior to submittal to the Planning Board; Creswell Town Council, Electrical Inspector, the Washington County Health Department, the District Highway Engineer, the County Water Management Supervisor, the local CAMA Permit Officer, State Health Officials when applicable, and any other agencies deemed necessary. If comments have not been received within five (5) days, the Planning Board shall consider the plat acceptable unless an extension of time is agreed upon.

SECTION 2. CONTENTS OF PARK PLAN

- A. The plat shall be drawn at a scale not smaller than one (1) inch to one hundred (100) feet. The plat shall contain the following information (for any park size):

1. Name of proposed park
2. General location map with township, municipality, county and state of proposed park
3. Name, address, and phone number of developer
4. Scale represented numerically and graphically
5. Date of plat preparation and name of surveyor or preparer of plat
6. Sketch location diagram showing adjacent properties and the location of existing streets
7. Dimensions and bearings of exterior property lines
8. Topographic information may be required, if requested by reviewer
9. Proposed streets in park and design and construction criteria for each street
10. Mobile home spaces well defined and sufficient for delineation on the ground
11. Travel trailer spaces well defined and dimensioned
12. Proposed surface water drainage plan
13. Location of existing and proposed permanent structures
14. Locations, purpose, and dimensions of areas to be used for purposes other than for mobile home or travel trailer sites for lease
15. Location and intensity of area lights and evidence that a power company will provide service to the park
16. Plans for water supply and sewerage disposal systems. The location, size, and number of mobile homes or travel trailers to be connected to each septic tank and well, and written approval from the Washington County Health Department or applicable state agency
17. Designation of areas subject to flooding
18. A certificate applied to the plat by the Coastal Area Management Act Permit Officer stating whether appropriate CAMA permits have been acquired
19. Submission of all documents relating to land or facilities dedications, restrictive covenants, etc.
20. Any other information considered by either the developer, the Planner, or the Planning Board to be pertinent to the application.

SECTION 3. REVIEW PROCESS

- A. All comments, the proposed plan, and any additional information shall be presented to the Planning Board by the County Planner at their regularly scheduled monthly meeting.
- B. The Washington County Planning Board shall review the proposed park plan in accordance with the plat requirements and design standards contained in this Ordinance. The Planning Board shall review and take action on a park plat within forty-five (45) days or the developer may consider the plat approved, unless an extension of time is agreed upon.

SECTION 4. ACTION

- A. After considering all available information, the Planning Board shall approve, approve conditionally, or disapprove the plat.
 - 1. If approved conditionally, the conditions and reasons thereof shall be stated, and the Planning Board may require the developer to submit a revised plat.
 - 2. If the Planning Board should disapprove the plat, the reasons for such action shall be stated in writing and transmitted to the developer. If the plat is disapproved, the subdivider may make such changes as will bring the plat into compliance with this Ordinance and resubmit it to the Planning Board or the developer may appeal the Planning Board's decision to the Creswell Town Council, in writing, within thirty (30) days from the date of the Planning Board's action, with notice to the Clerk to the Town Council and the County Planner.
 - 3. If approved, the developer may proceed with the installation of improvements in accordance with the approved plat pursuant to the issuance of a construction permit by the Enforcement Officer.

SECTION 5. ISSUANCE OF CONSTRUCTION PERMIT AND OPERATING LICENSE

- A. After approval of a construction permit application by the Planning Board or the Creswell Town Council, the Enforcement Officer shall promptly issue a construction permit in accordance with the instructions of the Planning Board or Town Council.

- B. All work shall be in accordance with the approved plans. It shall be the responsibility of the developer to inform the Building Inspector and/or Enforcement Officer as to the progress of work so that timely inspections can be made.
- C. When a developer has completed the construction of a park, he/she shall apply to the Enforcement Officer for an operating License, which is required before a developer shall lease or rent spaces in the park. The Enforcement Officer shall issue an Operating License if the park conforms to the application and plans approved by the Planning Board and complies with other applicable laws.

ARTICLE V - DESIGN STANDARDS AND SPECIFICATIONS FOR
MOBILE HOME PARKS

SECTION 1. SUITABILITY OF LAND

Land subject to flooding, improper drainage, erosion, or that if for topographic reasons is unsuitable for residential use as determined by the Planning Board, shall not be developed for mobile home parks if such use would continue or increase the danger to health, safety, or property, unless the hazards can be and are corrected or avoided. However, the Planning Board in carrying out this directive, shall not, solely on the grounds of flood danger, prohibit mobile home park development or use if a future Floodplain Ordinance allows such development or use above the 100 year flood elevation. An adopted Floodplain Ordinance shall control in the event of any inconsistencies with other Ordinances.

SECTION 2. SITE DEVELOPMENT

- A. Every mobile home park shall contain at least 30,000 square feet in area.
- B. The amount of land for each mobile home space served by an individual well and septic tank shall be determined by the Washington County Health Department after an investigation of soil conditions. Parks to be served by public water and sewage disposal systems shall have adequate area in each space to provide for the mobile home, resident vehicles, and required setbacks, as determined by the Planning Board.
- C. Each mobile home space shall be at least forty (40) feet wide, and the boundaries shall be designated with appropriate stakes or pipes placed at each corner.

- D. There shall be at least fifteen (15) feet clearance between mobile homes including mobile homes parked end to end. No mobile home shall be located closer than fifteen (15) feet to any building within the park, within thirty-five (35) feet of any exterior boundary line of the park and no closer than fifteen (15) feet to the edge of any interior transportation right-of-way.
- E. All mobile home spaces shall abut upon and have access by way of an interior transportation right-of-way, which shall have unobstructed access to a public roadway. Minimum right-of-way and pavement widths shall be as follows for all interior transportation rights-of-way.
- F. All streets shall have a smooth, hard, dense surface that is durable and well drained under normal use and weather conditions. The surface shall be kept free of cracks and holes, its edges suitably protected to prevent raveling and shifting of the base.
- G. Dead end streets shall not exceed one thousand (1,000) feet in length and their closed end shall have a T turn-around or a cul-de-sac bulb with a minimum of sixth (60) feet diameter.
- H. The intersection of an interior transportation right-of-way with a public roadway shall be designed to facilitate the free movement of traffic on the public roadway and to minimize the hazards caused by traffic entering or leaving the park. The intersection with a state roadway shall be subject to the approval of the Department of Transportation, Division of Highways.
- I. In all mobile home parks accommodating or designed to accommodate twenty-five (25) or more mobile homes, there shall be one (1) or more recreational areas which shall be easily accessible to all park residents. The amount of recreation area shall be based upon a minimum of two hundred (200) square feet for each mobile home space. No single outdoor recreation area shall contain less than twenty-five hundred (2,500) square feet. Recreation areas shall be so located as to be free of traffic hazards and should, where topography permits, be centrally located and shall be usable for recreation.
- J. Parking space sufficient to accommodate at least two (2) automobiles shall be required for each mobile home space. At least one (1) parking space measuring ten (10) feet by twenty (20) feet shall be constructed within the mobile home space with the additional space located in a central parking area, on the periphery of the transportation right-of way, or within the mobile home space.

- K. Where any boundary of a mobile home park runs adjacent to a public roadway, an industrial or commercial use or any other use incompatible with a residential development, the park must provide sufficient screening in the form of a fence or natural growth and/or a sufficient buffer strip to shield the park from the adverse effects of the incompatible use.
- L. The park shall be graded so as to prevent any water from ponding or accumulating on the premises. All ditch banks shall be sloped and seeded.
- M. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home and there shall be provided anchors and tie-down facilities in every mobile home space foundation so that every mobile home may be tied down to comply with the provisions of Article III.
- N. Signs for identification of parks shall not exceed four (4) feet by eight (8) feet at the entrance of the park.

SECTION 3. WATER SUPPLY, SEWAGE DISPOSAL, ELECTRICAL, AND REFUSE COLLECTION FACILITIES

- A. Each mobile home space shall be equipped with plumbing and electrical connections of sufficient capacity. Electrical connections and wiring shall be in accordance with electrical codes adopted by Washington County.
- B. Each mobile home space shall be provided with and shall be connected to a sewage disposal and water supply system, as approved by the Washington County Health Department or by the appropriate state agency.
- C. Refuse collection shall be in accordance with town policy.

SECTION 4. STRUCTURAL ADDITIONS

All structural additions to mobile homes other than those which are built into the unit and designed to fold out or extend from it, shall be erected only after a building permit shall have been obtained, and such additions shall conform to the building code adopted by Washington County, where applicable, or shall meet the standards of special regulations adopted with respect to such additions. The building permit shall specify whether such structural additions may remain permanently, must be removed when the mobile home is removed, or must be removed within a specified length of time after the mobile home is removed.

Structural alterations existing at the time of passage of this Ordinance shall be removed within thirty (30) days after the mobile home which they serve is moved, unless attached to another mobile home on the same site within that period.

SECTION 5. MANAGEMENT

In each mobile home park, the park owner or authorized agent shall be in charge of keeping the mobile home park, its facilities, and equipment in good repair and in clean, orderly, safe and sanitary condition, at all times. Specifically, the responsible person shall, among other things, do the following:

- A. Maintain grounds, storage areas, buildings and structures so as to minimize or prevent insect and rodent harborage and infestation.
- B. Maintain recreational areas and buffer areas as to prevent the harborage of ticks, chiggers, and/or noxious weeds considered health hazards.

SECTION 6. PARK EXPANSION

When expansion of an existing park is proposed, the park developer shall provide the Planning Board with an improvement plan showing the existing area and the proposed addition and a reasonable time schedule by which the existing park area will be brought into compliance with this Ordinance.

SECTION 7. ALLOWABLE DEVIATIONS

The particular dimensions specified in this article may be increased or decreased by the Planning Board whenever such deviation is in the public interest as determined by standards and/or principles set out in this Article.

ARTICLE VI - SPECIFICATIONS FOR TRAVEL TRAILER PARKS

SECTION 1. SITE SUITABILITY

Land subject to flooding, improper drainage, erosion, or that is for topographic reasons unsuitable for recreational use as determined by the Planning Board, shall not be developed for travel trailer parks, if such use would continue or increase the danger to health, safety, or property, unless the hazards can be and are corrected or avoided. However, the Planning Board in carrying out this directive shall not solely on the grounds of flood danger, prohibit travel trailer park development or use, if a future Floodplain Ordinance allows such development or use above the 100 year flood elevation. An adopted Flood-plain Ordinance shall control in the event of any inconsistencies with other Ordinances.

Areas which have been used for the disposal of solid waste, including solid, liquid or chemical waste, shall not be developed as travel trailer parks.

SECTION 2. SITE DEVELOPMENT

- A. Every travel trailer space shall contain at least one thousand two hundred and fifty (1,250) square feet.
- B. There shall be a minimum distance of fifteen (15) feet between each travel trailer or structure.
- C. Parking spaces sufficient to accommodate at least one (1) motor vehicle and one (1) travel trailer shall be constructed within each space. No more than one (1) camping vehicle may be parked on any space.
- D. All spaces developed adjacent to a public street shall be set back a minimum of thirty-five (35) feet from the street right-of-way.
- E. Each space shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.
- F. The park shall have all weather roads that directly abut each space. All road rights-of-way shall have a minimum width of thirty (30) feet. In areas of heavy vehicular use, wider rights-of-way may be required.
- G. Each space shall have access by way of an interior transportation right-of-way.

- H. The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.
- I. Cul-de-sac or dead end roads shall not exceed one thousand (1,000) feet in length measured from the entrance to the center of the turn-around. Any road designed to be permanently closed shall have a T turn-around, or a cul-de-sac bulb with a diameter of sixty (60) feet.
- J. The intersection of an interior transportation right-of-way and a public roadway shall be approved by the Division of Highways, Department of Transportation.
- K. Each park shall have a central structure or structures that will provide separate toilet facilities for both sexes. This structure may also contain coin operated machines for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.
- L. No swimming pool or bathing area shall be installed, altered, improved, or used without compliance with applicable health regulations. No bathing area shall be used without the approval of the Washington County Health Department.
- M. Signs for identification of parks shall not exceed four (4) feet by eight (8) feet at the entrance to the park.

SECTION 3. SANITARY FACILITIES, WATER SUPPLY, SEWAGE DISPOSAL, GARBAGE COLLECTION AND UTILITIES

A. Sanitary Facilities

- 1. All toilet, shower, lavatory, and laundry facilities shall be provided and maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All toilet, shower, lavatory, and laundry room facilities shall be acceptable to the Washington County Health Department and shall be in conformity with all State and County health regulations.
- 2. All buildings shall be constructed in accordance with the Building Code of North Carolina.

B. Water Supply

- 1. Each park shall be connected to the Creswell Water System.

C. Sewage Disposal

1. Sewage Disposal stations shall be approved by the Washington County Health Department. Each park shall be provided at least one (1) sewage dumping station.
2. No method of sewage disposal shall be installed, altered, or used without the approval of the Washington County Health Department. All sewage wastes from each park, including wastes from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water using appliances not herein mentioned, shall be piped into an approved sewage disposal system.

D. Garbage and Refuse Disposal

1. The park owner is responsible for refuse collection within the park. All refuse shall be collected at least twice weekly, or more often, if the need is indicated and disposed of in accordance with town policy.
2. Storage, collection, and disposal of refuse shall be so managed as not to create health hazards, rodent harbor-age insect-breeding areas, accidents, fire hazards, or air pollution.
3. All refuse shall be stored in conveniently located leak-proof, rodent-proof containers with tight-fitting lids. One such can with a capacity of at least twenty (20) gallons shall be provided for every two (2) spaces. Garbage cans shall be located no farther than one hundred (100) feet from any trailer space.
4. Racks or concrete platforms shall be provided on which to store containers. Racks or platforms shall be so designed as to prevent tipping and to minimize spillage.

E. Where electrical service is used, the installation and use of such facilities shall conform with all applicable codes. Such facilities shall be inspected and approved by the Washington County Electrical Inspector.

F. Each park shall provide recreation areas to serve the needs of the anticipated users. One half ($\frac{1}{2}$) acre of level, well drained ground for every fifteen (15) spaces shall be utilized as a recreation area. The park owner is responsible for the development and maintenance of the recreation areas.

- G. It shall be unlawful for a person to park or store a mobile home in a travel trailer park. However, one (1) mobile home may be allowed within a travel trailer park to be used as an office or residence of persons responsible for the operation and maintenance of the travel trailer park.

SECTION 4. PARK EXPANSION

When expansion of an existing park is proposed, the park developer shall provide the Planning Board with an improvement plan showing the existing area and the proposed addition and a reasonable time schedule by which the existing park area will be brought into compliance with this Ordinance.

SECTION 5. ALLOWABLE DEVIATIONS

The particular dimensions specified in this Article may be increased or decreased by the Planning Board whenever such deviation is in the public interest, as determined by standards and/or principles set out in this Article.

ARTICLE VII - MOBILE HOME AND TRAVEL TRAILER PARK REGISTERS

It shall be the duty of the owner or operator of a mobile home and/or travel trailer park to keep an accurate register containing a record of all occupants and owners of mobile homes or travel trailers located within a park. The register for any given year shall be preserved for two (2) years and shall be submitted to the County Tax Supervisor's Office in accordance with G. S. 105-316, and shall be available for inspection at all times by the Enforcement Officer, the County Building Inspection Department, the County Health Department, and other government agencies and officials authorized by the Board of Commissioners.

ARTICLE VIII - INSPECTION

The Washington County Health Department, the Washington County Electrical Inspector, and/or the Enforcement Officer are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance upon consent of the park operator. However, such inspections may take place without the consent of the park operator by the use of "Administrative Search and Inspection Warrants" in compliance with G. S. 15-27.2. It shall be the duty of the owners or occupants of mobile home and travel trailer parks to give these agencies free access to the park premises at reasonable times for the purpose of inspection.

ARTICLE IX - LOSS OF OPERATING LICENSE

Any mobile home park or travel trailer park that is found to be in violation of this Ordinance will cease entering into new leases. A violation of this Ordinance's provisions constitutes a misdemeanor, punishable under state law (G.S. 14-4) by a fine of up to \$50.00 or imprisonment for up to 30 days. Violators are, under G. S. 153A-123, subject to civil penalty when applicable and any redress for violations in any manner authorized by that general law.

The notice of violation shall be sent to the park operator by certified or registered mail specifying what violations have been found, what corrective measures must be taken, and that failure to comply with the Ordinance shall result in revocation of the operating license. Unless an inspection shows the violation to have been corrected or to satisfactorily be in the process of completion no later than 30 days after notice of permit violation is given, a notice of a revocation hearing shall be sent to the offending party by certified or registered mail. The revocation hearing notice shall indicate the time and place of the hearing, that the park operator may be represented by Counsel and that the hearing shall be held before the Washington County Board of Commissioners. At the hearing, the burden of proof shall be on the Enforcement Officer, who may also be represented by counsel, evidence shall be presented and cross-examinations shall be allowed. The decision of the Board shall be stated in writing and supported by a statement of its findings of facts and conclusions. In the event that the park is found to be in violation, the permit for all spaces shall be revoked. If the owner later wishes to correct the violation, he shall be required to re-submit his mobile home park plan in compliance with this Ordinance in order to get an operating license.

ARTICLE X - LEGAL PROVISIONS

SECTION 1. PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

The provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Whenever the requirements of this Ordinance are at a variance with the requirements of any other lawfully adopted regulations, the most restrictive or that imposing the higher standards shall govern. Whenever the Planning Board authorizes a deviation from the precise dimension specified in this Ordinance, a written statement of the reasons for such deviation and why it is appropriate, shall be included in the permanent record of the permit application.

SECTION 2. PENALTIES FOR VIOLATION

Violation of the provisions of this Ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with allowable deviations) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof, be fined not more than \$50.00 or imprisoned for no more than 30 days. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the County of Washington from taking such other lawful action, including an action for an injunction, as is necessary to prevent or remedy any violation.

SECTION 3. AMENDMENTS

No amendment shall be adopted by the Town Council prior to a public notice and hearing. Before taking such lawful action as it deems advisable, the Town Council shall consider the County Planning Board's recommendation on each proposed amendment. If no recommendation is received from the Planning Board within thirty (30) days after the public hearing, the proposed amendment shall be deemed to have been approved by the Planning Board.

A notice of the public hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 15 days nor more than 25 days before the date fixed for the hearing. Such period shall be computed in compliance with G. S. 1-594.

SECTION 4. SEPARABILITY CLAUSE

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect and shall be in force on and after _____.

Duly adopted by the Town Council of Creswell, North Carolina, this the 2nd day of June, 1980.

ATTEST: Reginald D. Phelps
Reginald D. Phelps
Mayor, Town of Creswell