

SUPPLEMENTAL APPLICATION: MANUFACTURED HOME PARK

Manufactured Home Parks that were legally established prior to January 7, 2003 are considered non-conforming uses. Expansions, enlargements, or the establishment of new manufactured home parks are not permitted within the City of Lenoir or the ETJ. All existing manufactured home parks must maintain an annual operating license, meet the adopted health and safety standards in Lenoir's zoning ordinance (e.g. water, sewage, refuse, site numbering, skirting, accessibility, grounds maintenance), and have an identification sign, paved streets, and street lighting. If the annual operating license is revoked or not renewed due to non-compliance with Lenoir's zoning ordinance, the park owner shall have 30 days to correct the violations. If not corrected, the park may only be re-established through a Conditional Use Permit and must meet all design requirements for existing manufactured home parks (Sec. 902).

The application for Conditional Use Permit for the re-establishment of a Manufactured Home Park shall include a Site Plan sealed by a registered land surveyor or engineer, drawn to a minimum scale of 1" = 100' clearly showing the following:

- √ Name of park, name of owner(s), name of surveyor or engineer responsible for drawing the plan.
- √ Date, graphic scale and approximate north arrow
- √ Boundaries of the tract shown with bearings and distances, showing all existing streets, buildings, water courses, utility easements, and other features that may be considered the development such as floodplain, wooded areas, etc.
- √ Proposed streets, driveways, open areas, parking spaces, service buildings, easements, manufactured home spaces, size of spaces and proposed structures,
- √ Vicinity map showing the location of the park and the surrounding area
- √ Names of adjoining property owners
- √ Land contours with vertical intervals of not more than five feet shall be provided for all parks with land for 25 spaces or more.
- √ Well site clearly defined (if applicable)
- √ Surface water drainage plans
- √ Method of surfacing roads within the park
- √ Location and intensity of area lights and typical connections to Manufactured Homes and dwellings or a statement from the power company serving the area where the park is to be located indicated that it will be responsible for design and installation of the electric system.
- √ The proposed utility system for gas, surface water drainage, street lights, electrical power, water supply and solid waste and sewage disposal facilities.
- √ Site data: (a) acreage in total tract, (b) acreage in park for other land uses, (c) maximum number of manufactured home spaces.
- √ Buffer strip showing type and method of planting (consistent with Sec. 712)

Manufactured Home Parks seeking re-establishment through the Conditional Use process must meet all of the standards of Sec. 901-909 of the Lenoir Zoning Ordinance, which applies to both the City and the ETJ.