

continuous screen of evergreen plants with an initial height of at least six (6) feet by natural growth within no later than a two (2) year period.

Section 97. Provisions for Individual Manufactured Homes. Manufactured Homes are only permitted on individual lots in the R-75A district and in the RA-15 District, subject to the following conditions:

- 97.01 The lot must be recorded as an individual lot.
- 97.02 If municipal utilities are not available, the well and/or septic tank must be approved by the Caldwell County Health Department.
- 97.03 All yard dimensional requirements for the respective district must be met.
- 97.04 The lot must front a public street and said street frontage will be considered the front of the lot.
- 97.05 A certificate of occupancy must be issued by the Zoning Enforcement Officer after these conditions and all other code requirements are met and before the unit can be occupied.
- 97.06 Manufactured Homes may be placed on undeveloped land for temporary purposes incidental to construction or development of property within the Town of Hudson Planning Area for a period not to exceed 180 days. Extensions may be granted for a period as may be determined by the Board of Commissioners, but no longer than construction shall continue.

Furthermore, no manufactured home shall be placed on land until construction commences nor when there is any existing structure or facility on the property which may be suitable or designed for the purpose for which the manufactured home is sought to be used. Manufactured homes may also be used as temporary living quarters in the event of a natural disaster such as fire, flooding, etc., which would render the former residence uninhabitable.
- 97.07 When a manufactured home, as a principal residence, is placed upon a "lot of record" (Reference Section 12.9 of Town Code) it shall be permitted as provided in the Town Code only to the extent and same as a house constructed to Minimum Standards and other applicable codes.
- 97.08 The manufactured home must be in full compliance with the Town of Hudson, NC Minimum Housing Standards. Proper anchoring shall be in compliance with NC State Building Codes as adopted by the Town by reference or amended by the Building Code Council from time to time.

- 97.09 The manufactured home to be placed shall be newer than eight (8) years of age. Proof of age of the home such as a bill of sale, title, or certified appraisal must be provided when the zoning permit is requested.
- 97.10 Exterior finishes shall be in good repair and in no instance shall the degree of reflectivity of the exterior siding, foundation skirting and roofing exceed that of gloss white paint.
- 97.11 A continuous foundation enclosure, unpierced except for required ventilation and access shall be installed in accordance with State Building Codes. The enclosure shall consist of brick, concrete or block. Wood, vinyl, or fabricated metal will be permitted for temporary use not to exceed a period of six (6) months upon approval of the Town Planner/Code Enforcement Officer for this purpose. Any wood framing for foundation skirting shall be constructed with treated lumber.
- 97.12 Permanent steps shall be constructed at all exterior doors as necessary and a permanent porch or patio measuring at least six (6) feet in width and eight (8) feet in length and shall be constructed at the front or main entrance to the manufactured home. Steps constructed from loose stacked materials shall not be construed as properly installed.
- 97.13 The running lights shall be removed and the hitch shall either be removed or screened with shrubbery. Such shrubbery shall be of a height to ensure a total visual barrier of the towing apparatus within 180 days of issuance of a Certificate of Occupancy by the Zoning Enforcement Officer. Such shrubbery shall be maintained in accordance with good husbandry practices.
- 97.14 The pitch of the roof of the manufactured home shall have a minimum rise of three (3) feet for each twelve (12) feet of horizontal run (3 feet and 12 feet) and the roof is finished with a type of shingled roof that is a Class "B" roof or better in accordance with State Building Code.
- 97.15 All roof structures shall provide an eave projection of no less than six (6) inches which may include a gutter.
- 97.16 The manufactured home placement and all appearance criteria must be completed within 180 days of the date of application.
- 96.17 At least two (2) off-street parking spaces shall be provided.
- 97.18 All standards must be met prior to issuance of a Certificate of Occupancy.

Section 98:

No manufactured home originally intended for residential purposes shall be permitted in any business district (1/00).

ARTICLE X

EXCEPTIONS AND MODIFICATIONS

Section 100. Lot of Record.

Where the owner of a lot of official record in any residential district at the time of the adoption of this Ordinance or his successor in title does not own sufficient contiguous land to enable him to conform to the minimum lot size requirements of this Ordinance, such a lot may be used as a residential building site provided, however, that the requirements of the district are complied with or a variance is obtained from the Board of Adjustment.

Notwithstanding the foregoing, whenever two or more adjoining vacant lots of record are in single ownership at any time after the adoption of this Ordinance and such lots individually have less area or width than the minimum requirements of the district in which such lots are located, such lots shall be considered as a single lot or several lots which meet the minimum requirements of this Ordinance for district in which such lots are located.

100.1 Unless otherwise listed in Section 100.2, Every lot to be built upon shall abut by at least 37.5 feet a public street and no dwelling shall be placed or built upon a lot which does not abut upon a public street by the same distance. (11-20-90)

Section 100.2 Provisions for Existing Landlocked Lots (3-16-04)

Existing landlocked lots within the residential zoning district, defined as a lot that does not abut a public street and therefore does not meet the requirements that the lot have a minimum frontage on a public street of thirty seven and one half (37 1/2) feet, may nevertheless be developed for one single family dwelling unit if the lot otherwise meets the zoning requirements of the zone in which the lot is located and provided that the lot has a recorded easement of ingress and egress to and from a public street constructed to NCDOT or Town of Hudson standards which is appurtenant to the lot and which meets the following requirements:

100.21 A private easement with a minimum continuous width of twenty-five (25) feet is acquired from intervening property owners;

100.22 An easement with a minimum continuous width of less than twenty-five (25) feet may be permitted only in situations where an easement with a minimum