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## MOBILE HOME INFORMATION

This brochure provides general information about setting up a mobile home in the town of Carrboro. A mobile home may be placed on any lot which meets the zoning and land use requirements as outlined in the Carrboro Land Use Ordinance. These land use requirements are essentially the same as those for a single family residence.

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## MOBILE HOME DEFINITION

The Carrboro Land Use Ordinance defines a mobile home as any structure that:

- i) consists of a single unit completely assembled at the factory, or of two (double-wide) or three (triple-wide) principal components totally assembled at the factory joined together at the site;
- ii) is designed so that the total structure (or in the case of double-wides or triple-wides, each component thereof) can be transported on its own chassis;
- iii) is over 40 feet in length and over 8 feet in width;
- iv) is designed to be used as a dwelling and provides complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation;
- v) is actually being used or held ready for use as a dwelling;
- vi) is not constructed in accordance with the standards set forth in the North Carolina State Building Code.

Mobile homes constructed after July 1, 1976 which meet or exceed the U.S. Department of Housing and Urban Development (HUD) standards are allowed in most of Carrboro's residential zoning districts. Mobile homes that do not meet the HUD standards and were constructed prior to July 1, 1976 are not allowed in any of Carrboro's residential zoning districts.

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## PLACEMENT ON SINGLE LOTS

If a mobile home is to be located on a single lot then the mobile home must have the following:

- 1) A pitched roof (2-foot vertical rise for each 12 feet of horizontal run)
- 2) Exterior materials similar to surrounding site built homes
- 3) A permanent masonry foundation
- 4) Transporting equipment such as the tongue, axles, lights, etc. must be removed

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## MOBILE HOME PARKS

If a mobile home is located in a mobile home park or community then items 1-4 under the single lot mobile home (information above) are not required. The mobile home must however, meet the HUD construction standards and be connected according to state building codes and local ordinance standards.

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## REQUIRED PERMITS

In preparing to set up a mobile home in Carrboro be sure you have obtained a zoning permit and a building permit from the zoning and inspections division. To obtain a zoning permit you will need to furnish the following information:

- 1) A completed land use permit application
- 2) A sketch plan drawn to scale showing the mobile home dimensions and its relationship to all property lines

- 3) A health department improvements permit for septic tank/well installation if a septic system is being used

To obtain a building permit you will need to furnish the following information:

- a) Street address
- b) Owners name and address
- c) All contractors names, NC license numbers and addresses
- d) Cost of unit excluding land (required by Orange County Tax Office)

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## TYPICAL MOBILE HOME FEES

PLEASE BE ADVISED:

The Zoning Division can supply the current Zoning Fees associated with mobile homes.

The Inspections Division can supply the current Building Permit Fees associated with mobile homes.

There is a \$4407 Impact Fee levied by Orange County for mobile homes. (NOTE: This fee is **not** charged for replacements.)

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## FOR INFORMATION CONTACT:

**CARRBORO ZONING AND INSPECTIONS**  
**301 WEST MAIN STREET**  
**CARRBORO, NORTH CAROLINA 27510**

**ZONING DIVISION.....918-7336**

**INSPECTIONS DIVISION.....918-7336**



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**CARRBORO**

**NORTH CAROLINA**

# MOBILE HOME REGULATIONS

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**FEES: PLEASE BE AWARE**  
80% OF ALL PLAN REVIEW ENGINEERING FEES ARE  
TO BE REIMBURSED TO THE TOWN BY THE  
DEVELOPER.  
A COPY OF THE TOWN'S *MISCELLANEOUS FEES AND  
CHARGES SCHEDULE* IS AVAILABLE FROM THE  
ZONING DIVISION.

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FOR INFORMATION CONTACT:  
*Carrboro Planning Department*  
*301 West Main Street*  
*Carrboro, North Carolina 27510*

*Inspections Division: (919) 7336*  
*Sungate Design Group, P.A.: (919) 859-2243*

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