

# MOBILE HOME REGULATIONS

TOWN OF CARRBORO  
301 WEST MAIN STREET  
CARRBORO, NORTH CAROLINA 27510

INSPECTIONS DIVISION; (919) 968-7711  
ZONING DIVISION; (919) 968-7712  
PLANNING DIVISION; (919) 968-7714

## Placement of Mobile Home

A mobile home can be placed on any lot which meets the zoning and land use requirements as outlined in the Carrboro Land Use Ordinance. Class A mobile homes are permissible in all residential districts except R-2 and R-3 zoning districts.

## Mobile Home Specifications

ALL mobile homes in Carrboro's residential zoning district must meet or exceed the U.S. Department of Housing and Urban Development (HUD) standards and/or have been constructed after July 1, 1976.

ALL mobile homes on single lots in Carrboro's residential zoning district must have:

- pitched roofs (2-foot vertical rise for each 12 feet of horizontal run)
- similar exterior materials to the surrounding homes
- permanent masonry foundation
- all transporting materials removed (i.e. tongue, axles, lights)

## Mobile Home Definition

Carrboro Land Use Ordinance certifies a mobile home to be structure that:

- consists of a one, two (double-wide), or three (triple-wide) unit(s) principally assembled at a factory and later joined together at a site
- is designed so that the entire structure, regardless of unit(s), can be transported on its own chassis
- is over 40 feet in length and over 8 feet in width
- functions as a dwelling by providing complete independent living, sleeping, eating, cooking, and sanitation facilities for the inhabitants
- is being inhabited or ready for use as a dwelling
- is not constructed in accordance with the standards set forth in the North Carolina Building Code

## Mobile Home Parks

ALL mobile homes within mobile home parks must meet the defined criteria of the Carrboro Land Use Ordinance, state building codes, HUD standards, and have been constructed after July 1, 1976.

## Required Permits

To set up a mobile home in Carrboro, obtain 2 permits:

### ***Zoning Permit Process:***

1. Provide a completed land use permit application.
2. Provide a sketch plan drawn to scale showing the mobile home dimensions and its relationship to all property lines.
3. Provide a health dept. improvements permit for septic tank/well installation (if applicable).

### ***Building Permit Process:***

1. Provide street address.
2. Provide owner's name and address.
3. Provide all contractor's names, NC license numbers, and addresses
4. Provide cost of unit, excluding land.

## Typical Mobile Home Fees

Zoning Permit.....	\$25.00
Building Permit	
• Modular.....	\$160.00
• Mobile Home Setup.....	\$100.00