# Manufactured Homes

*Unified Development Ordinance Amendment*

## City Council

October 25, 2022

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Community & Economic Development

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# Key Takeaways

- The proposed amendment to the Unified Development Ordinance (UDO) represents an incremental change that addresses the replacement of manufactured homes in existing manufactured home parks.
- The proposed amendment also includes several other updates to bring the ordinance in line with new State statutes.
    - These revisions include updated definitions, table of uses, and removes the age of units from consideration.
- These revisions will help preserve some of the community's most deeply affordable housing units.
- Staff does not anticipate that the proposed changes will have noticeable impacts on neighborhoods.

# Background

- Current UDO language prevents the replacement of lawfully established manufactured homes, whether in a manufactured home park/community, in the manufactured home overlay, or in other locations when the manufactured home has been removed and the space has been vacant for more than 180 days.
    - In almost every instance, these manufactured housing spaces have an address and utility services but are prevented by zoning regulations.
- Manufactured housing can represent some of the most affordable housing options available and are part of variety in the community's existing housing stock.

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# Proposed Revision to the Replacement of Manufactured Homes

- Allow replacement of homes in existing Manufactured Housing Park spaces.
- Allow replacement of homes within 365 days if located within qualified Overlay District (applies to single lots, not parks).
- Maintains 180 day limit for replacement in all other zoning areas (no change to current ordinance).
- The proposed revision will not allow the expansion of existing manufactured housing parks unless already allowed by ordinance.

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# Definition Change - Consistent with State Statutes

- Adopt the State definition of Manufactured Housing found in the General Statutes.

- Deletes campers/trailers and travel trailers as being allowed under this definition.

# Table of Uses

**Recommended revisions include the addition of the following use categories to the Permitted Use Table to make the table consistent and inclusive.**

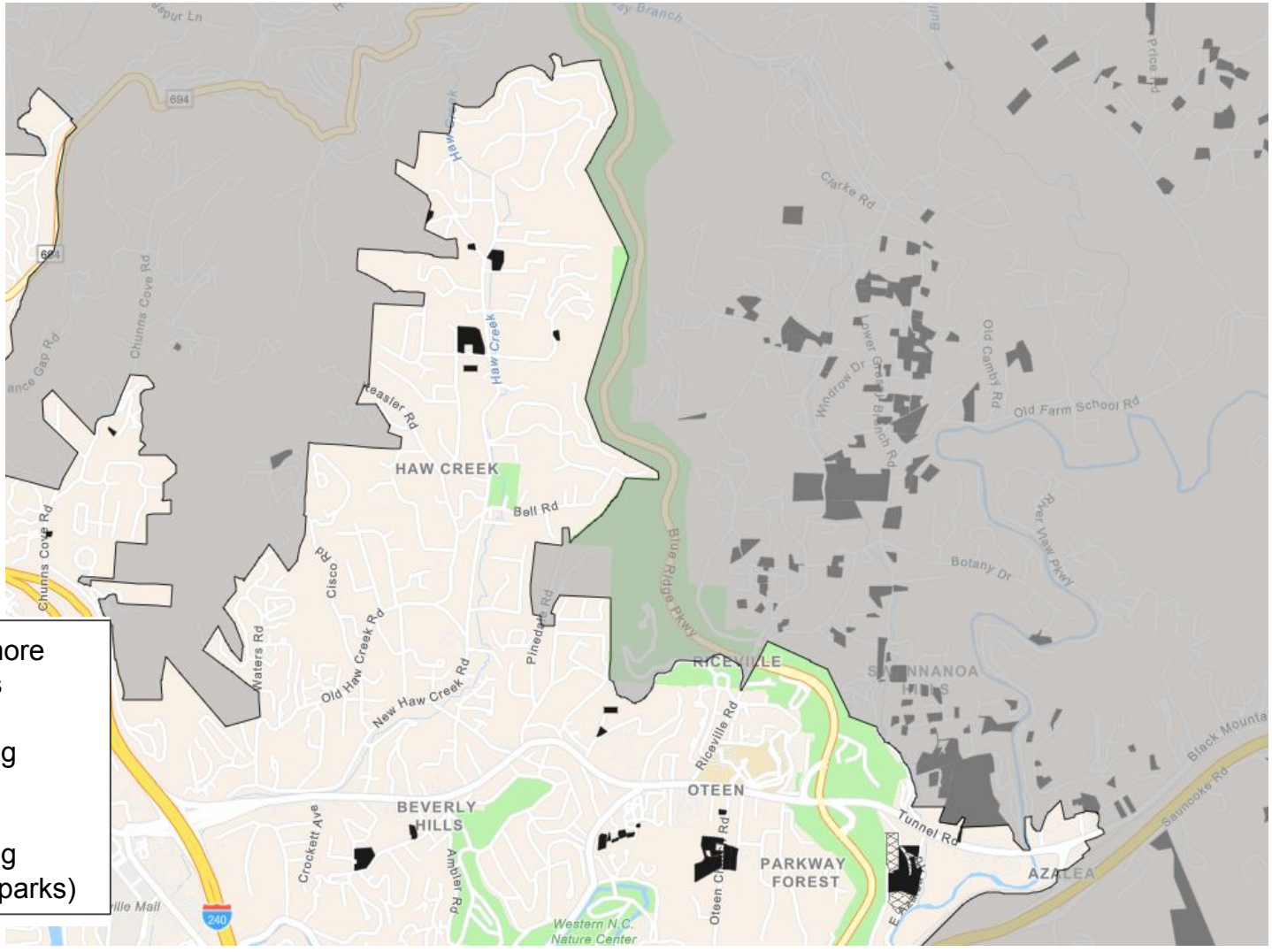
| | MH-Overlay | MHC-Overlay |
|---|---|---|
| Manufactured Home, Multi-section | X | X |
| Manufactured Home, Single section | | X |
| Manufactured Home Community (Park) | | X |

# Age of Manufactured Homes

- Remove language regarding age of home, a factor which cannot be regulated by municipalities (NCGS 160D-910), from the non-conformity sections that pertain to manufactured homes.
  - This brings the UDO in line with the State requirements.

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# East Asheville- Districts and Homes

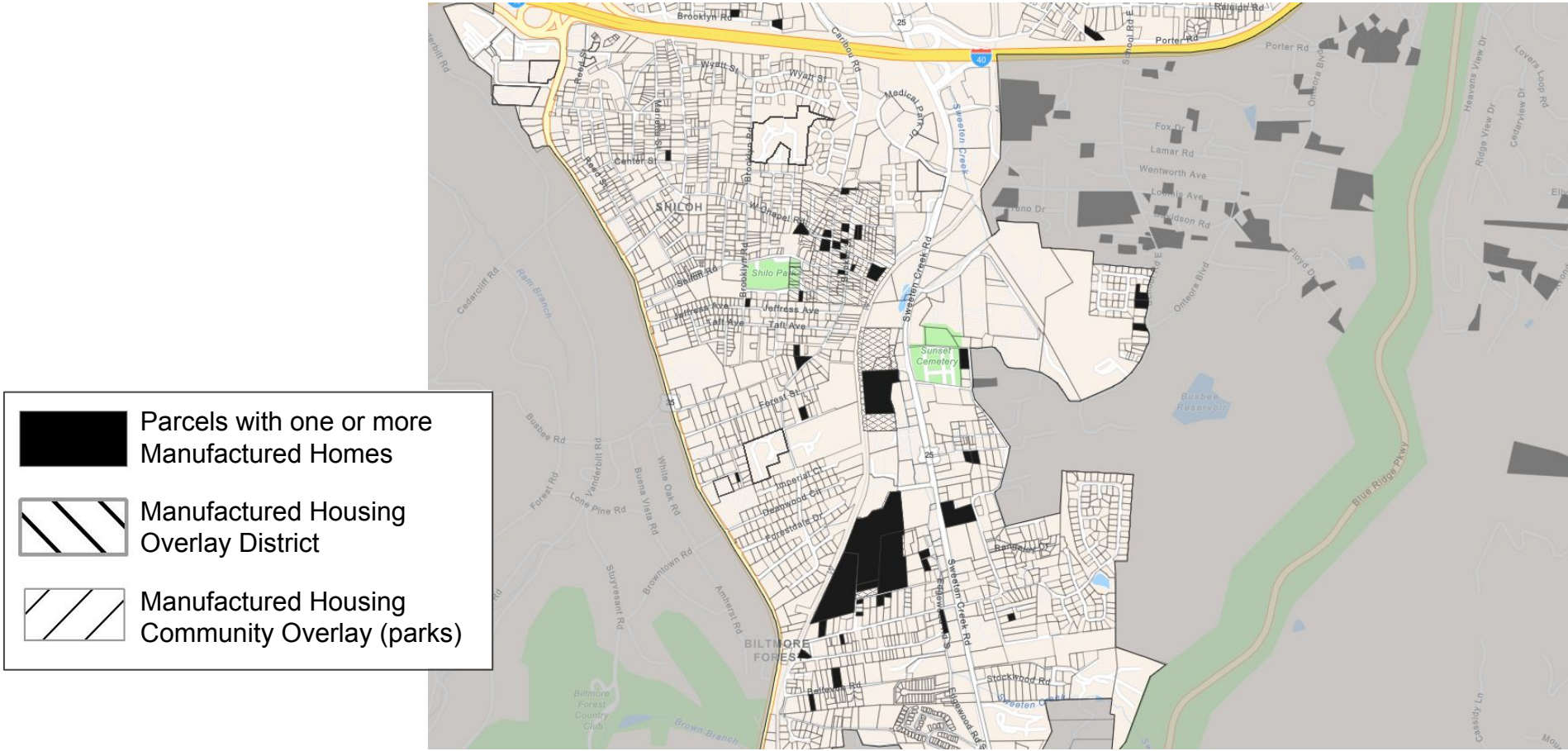



Parcels with one or more Manufactured Homes

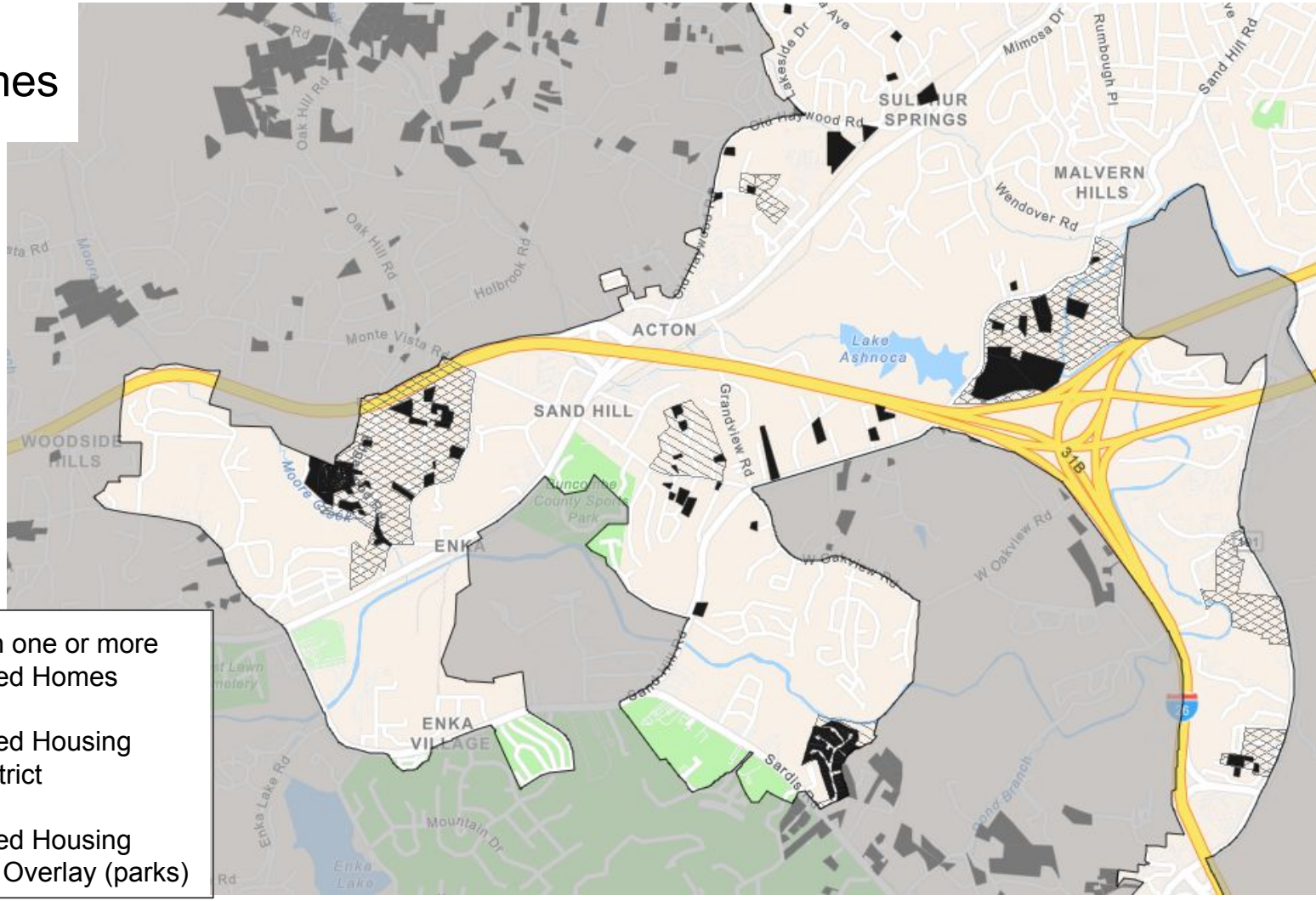
Manufactured Housing Overlay District

Manufactured Housing Community Overlay (parks)

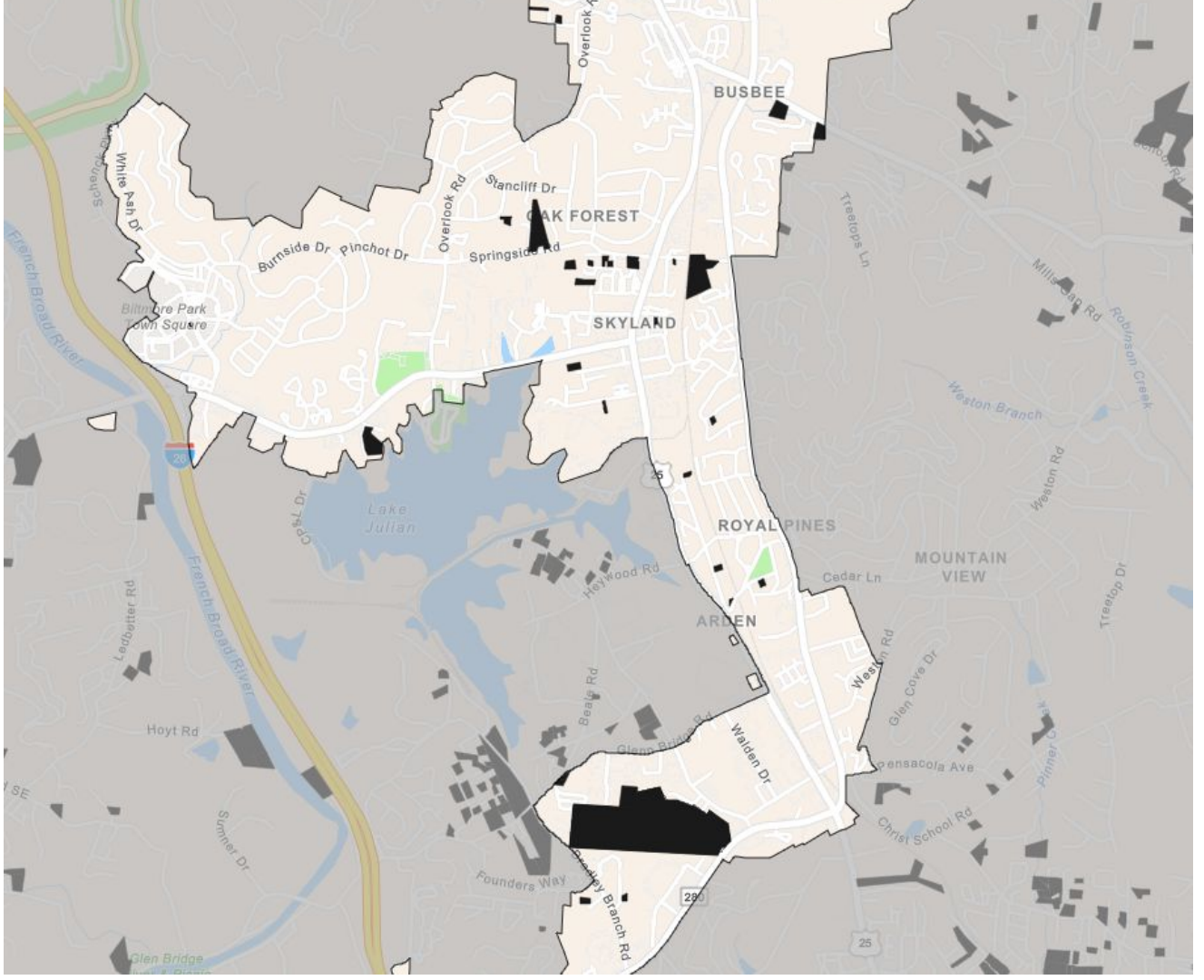
# Oakley/Shiloh-
# Districts & Homes



# Sandhill Rd- Districts & Homes



# South Asheville- Districts & Homes




Parcels with one or more Manufactured Homes

Manufactured Housing Overlay District

Manufactured Housing Community Overlay (parks)

# Example Existing Manufactured Housing Park in Oakley



# Committee Reviews

- September 1 — Affordable Housing Advisory Committee
  Voted 11-0 in favor of the amendments
- September 26 — Neighborhood Advisory Committee
  Positive feedback from the committee
- October 5 — Planning & Zoning Commission
  Voted 6-1 in favor of the amendments

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# Recommendation

- Staff recommends *approval* of the proposed Unified Development Ordinance amendment that allows for the replacement of manufactured homes where they previously existed, updates manufactured housing definitions, and revises the Table of Uses.

# Key Takeaways

- The proposed amendment to the Unified Development Ordinance (UDO) represents an incremental change that addresses the replacement of manufactured homes where they previously existed in manufactured housing parks.
- The proposed amendment also includes several other updates to bring the ordinance in line with new State statutes.
  - These revisions include updated definitions, table of uses, and removes the age of units from consideration.
- These revisions will help preserve some of the community's most deeply affordable housing units.
- Staff does not anticipate that the proposed changes will have noticeable impacts on neighborhoods.

# Questions/Comments?

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