

**TOWN OF BOSTIC  
AN ORDINANCE PROVIDING FOR  
MOBILE/MANUFACTURED HOMES, SINGLE FAMILY DWELLINGS  
AND MOBILE HOME TRAILER PARKS**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BOSTIC.**

**SECTION 1: PURPOSE AND INTENT**

The purpose of this ordinance is to establish the criteria for the placement of Mobile/Manufactured homes and Single-Family Dwellings in the Town of Bostic, provided that said homes meet appearance and dimensional criteria which will protect the character and property values of single-family residences. Town of Bostic does not allow Park Models/Recreational Vehicles (RV's), Single Wide Mobile Homes, or Mobile Home Parks.

**SECTION 2: DEFINITIONS**

1. Dwelling Unit: A residential structure, with more than one room, designed, and intended for occupancy as living quarters, including sleeping, cooking, and eating, for one family. Only one dwelling unit shall be placed on a single parcel with a minimum size of at least three-quarters (3/4) acre which lot must be described in a deed on record at Rutherford County Courthouse to the owner of said individual structure. Each of said single tracts shall have access to a state or town-maintained road with the front of said home facing the state or town-maintained road. When a single tract does not have direct access to a state or town-maintained road, an access easement must be legally recorded; and access must comply with access criteria in ordinance. All dwelling units must have mechanical, fire and safety, plumbing, electrical, and building requirements pursuant to the North Carolina Residential Building Code and the North Carolina Modular Construction Program (if applicable). All dwellings must pass each trade inspection to receive a Certificate of Occupancy.
2. Mobile/Manufactured Home: A structure, transportable in one or more sections, when erected on a site that is at least 56 feet in length and 28 feet in width, and which is designed to be used as a dwelling unit.
3. Mobile Home Park: Land leased or rented being used or proposed to be used by mobile homes occupied for dwelling or sleeping purposes, and more than one said home is placed on a single parcel.
4. Single Family Dwelling: Any other dwelling unit structure that is not defined in this ordinance as a mobile/manufactured home, recreational vehicle, or park model.
5. Home Park: Land leased or rented and being used or proposed to be used by single family homes occupied for dwelling or sleeping purposes, consisting of more than one single family home on a single lot three-quarter (3/4) acre or less. Single family homes commonly referred to as "tiny homes" are likewise regulated by this ordinance.
6. Habitable space: Space for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
7. Recreational Vehicles: A vehicular type unit primarily designed as a temporary living quarter for recreational camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck campers and

motor home. Tiny homes on wheels are considered recreational vehicles. Recreational vehicles shall not be used as permanent dwelling units.

8. Park Model: A single living unit that is primarily designed and completed on a single chassis, mounted on wheels to provide temporary living quarters for recreational camping or seasonal use is certified by the manufacturer as complying with all applicable requirements of ANSI A119.5 and: (a) has a gross trailer area not exceeding four hundred (400) square feet in the setup of mode or (b) has a gross trailer area not exceeding three hundred twenty (320) square feet in the setup mode, has a width greater than eight and one-half (8.5) feet in the transport mode. Park models are not intended as a permanent dwelling unit or for commercial uses such as banks, clinics, offices, or similar. Park Models shall not be used as a permanent dwelling.

### **SECTION 3: MOBILE/MANUFACTURED HOMES**

The following uses are permitted in the Town of Bostic:

Individual mobile/manufactured homes are permitted provided only one mobile/manufacture home may be located on a single parcel that is a minimum of three-quarters (3/4) acre. Mobile/manufactured homes must meet the same requirements as a single family dwelling as to setbacks, water, sewer and electrical connections. Mobile/Manufactured Homes must comply with all applicable building codes and meet the following criteria.

1. Width and Length: A minimum size of 56 feet x 28 feet double wide only. (Hitch shall not be included in these dimensions.)
2. Roof Design: The roof of any manufactured home design shall have at least a 3/12 pitch with fiberglass shingles of Class C or better.
3. Foundation Wall: A continuous foundation wall of concrete masonry, (brick or block) shall be constructed and shall be unpierced except for ventilation and access to the crawl space.
4. Stairs, porches, entrance platform, and other means of entrance and exit: Shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance. Said entrance platforms must contain at least 64 square feet.
5. Exterior siding: Vinyl or aluminum horizontal lap siding, (with reflectivity not exceeding white gloss paint), wood or hardboard, comparable in composition, appearance, and durability to siding comply used in standard residential construction and NOT be anything that is deteriorated, damaged, in need of repair, and/or aesthetically unpleasing.
6. All apparatus: Such as hitch, wheels and axle, and transport lights shall be removed.
7. Parcel: Each individual mobile/manufactured home shall be placed on a single parcel with a minimum size of at least three-quarters (3/4) acre, which parcel must be deeded on the records at the Rutherford County courthouse to the owner of said mobile/manufactured home. Each of said lots shall abut a state or town-maintained road with the front of said home facing the state or town-maintained road. When a parcel does not have direct access to a state or town-maintained road, an access easement must be legally recorded; and access must comply with access criteria in ordinance.
8. Electric and sewer: That each mobile/manufactured home shall have an individual power source or electrical connection, and its own septic tank or sewage system with a drain field. That each mobile/manufactured home must meet the Town of Bostic, County of Rutherford, and State of North Carolina regulations for sewage, water, and electrical hookup. That each mobile/manufactured home shall have its own individual water meter and own individual power source listed in the name of the owner or lessee of said mobile home or manufactured home.

9. Access: That access to each mobile/manufactured home shall be a drive or entrance that is established and, if not paved, covered by at least 5-inch gravel base.
10. Clean Up: All debris and stumps shall be removed from the lot. Grass shall be sowed.
11. Additions: Any addition to any mobile/manufactured home shall have to comply with the NC Building Code.
12. Utilities: Utilities, i.e., power and water, will not be offered or available from the Town of Bostic until such time as compliance with the foregoing ordinance is obtained.
13. Final Grading or Installing Driveway: Prior to final grading or installing a driveway, contact the Town Hall or NC Department of Transportation to ensure ditching, piping or transition is up to city or state standards.

#### **SECTION 4: MOBILE HOME PARKS**

Mobile home parks are prohibited.

#### **SECTION 5: SINGLE FAMILY DWELLING**

Single Family Dwelling must comply with all applicable NC Residential Code and meet the following criteria.

1. Home parks are prohibited.
2. Habitable Space: Shall comply with NC Residential Code and OSFM guidelines.
3. Foundation Wall: A continuous foundation wall of concrete masonry, (brick or block) shall be *constructed and shall be unpierced except for ventilation and access to the crawl space.*
4. Stairs, porches, entrance platform, and other means of entrance and exit: Shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance. Said entrance platforms must contain at least 64 square feet.
5. Exterior siding: Vinyl or aluminum horizontal lap siding, (with reflectivity not exceeding white gloss paint), wood or hardboard, comparable in composition, appearance, and durability to siding comply used in standard residential construction.
6. All apparatus: Such as hitch, wheels and axle, and transport lights shall be removed.
7. Parcel: Each single-family dwelling shall be placed on a lot with a minimum size of at least three-quarters (3/4) acre, which parcel must be deeded on the records at the Rutherford County courthouse to the owner of said single family dwelling. Each of said parcel shall abut a state or town-maintained road with the front of said home facing the state or town-maintained road. When a parcel does not have direct access to a state or town-maintained road, an access easement must be legally recorded; and access must comply with access criteria in ordinance.
6. Electric, water and sewer: That each single family dwelling home shall have an individual power source, water source and/or electrical connection, and its own septic tank or sewage system with drain field. That each single family dwelling home must meet the Town of Bostic, County of Rutherford, and State of North Carolina regulations for sewage, water, and electrical hookup. That each single family dwelling home shall have its own individual water meter and own individual power source listed in the name of the owner or lease of said single family dwelling home.
7. Access: That access to each single family dwelling home shall be a drive or entrance that is established and, if not paved, covered by at least 5-inch gravel base.
8. Clean Up: All debris and stumps shall be removed from the lot. Grass shall be sowed.
9. Additions: Any addition to any home shall have to comply with the NC Building Code.
10. Utilities: Utilities, i.e., power and water, will not be offered or available from the Town of Bostic until such time as compliance with the foregoing ordinance is obtained.

11. Final Grading or Installing Driveway: Prior to final grading or installing a driveway contact the Town Hall or NC Department of Transportation to ensure ditching, piping or transition is up to city or state standards.

#### **SECTION 6: RECREATIONAL VEHICLES/PARK MODELS**

For the purpose of this ordinance, a recreational vehicle/park model shall not be deemed a dwelling unit or allowed to be used as a dwelling unit. The usage of a recreational vehicle/ park model for living, sleeping or housekeeping purposes is prohibited. Connection of such vehicles to utility services (other than periodic maintenance or repair purposes) shall also be prohibited.

No RV/Park Model Parks are permitted.

#### **SECTION 7: ADDITIONS OR CHANGE OF USE TO STRUCTURES**

Prior to any construction a copy of the Building Permit and application must be delivered to the Town Hall prior to additions or changes of use to current structures.

#### **SECTION 8: STEPS TO OBTAIN ORDINANCE COMPLIANCE PERMIT**

1. Completion of Certificate of Ordinance Compliance Application and requested documents. You may download the application at [www.townofbostic.com](http://www.townofbostic.com), pick up at Town Hall during business hours on Saturday from 8 a.m. to noon, or call Town Hall at (828)245-5108 to schedule a time to pick up application outside of normal business hours.
2. The complete application and requested documents must be received by the Town Clerk by the 15<sup>th</sup> of the month to be considered for approval at the next Board meeting. The Board meets on the first Monday of each month at 5:30 p.m. unless rescheduled or cancelled. An Ordinance Compliance Permit will only be issued for projects in accordance with this ordinance. Variances are only considered when they fall within NCGS 160D-705. Any incomplete application or requested documents not provided will not be presented to the Board for review.
3. The Town Clerk will inform you within 5 days after the meeting if the application was approved or denied. If approved the Town Clerk will issue an Ordinance Compliance Permit.
4. A Rutherford County Building Permit may be required for projects. Contact [permits@rutherfordcountync.gov](mailto:permits@rutherfordcountync.gov) for more information. An Ordinance Compliance Permit is required before a Rutherford County Building Permit can be issued.

#### **SECTION 9: EFFECTIVE DATE**

This ordinance supersedes and replaces the prior ordinance and all amendments. This ordinance shall be effective on adoption.

This the 5<sup>th</sup> day of June, 2023.

*Mitch Harrill*  
Mitch Harrill, Mayor

Attested by:

*Cindy Moore*  
Town Clerk