

The following minimum standards shall be adhered to:	New & Expanding Junkyards	Nonconforming Junkyards
Buffer shall be adjusted in height to meet the required height requirement and to ensure maximum screening where the street grade is significantly higher than the required buffer and during all seasons of the year.	X	X
Junked motor vehicles shall not be stacked higher than the screening.	X	X
Vehicles shall be stored in such a manner that all fire apparatuses and equipment can ingress and egress all areas of the site at all times and be in accordance with all State and Federal regulations.	X	X
Maximum of ten (10) junked vehicles outside of automobile salvage yard or enclosed building, unless otherwise specified.		
Junked motor vehicles and parts storage areas shall be screened from view from adjacent property and rights-of-way by the following (all requirements shall be met at time of installation and shall be a minimum six (6) feet in height).	“Buffers & Landscaping” Section of this Ordinance	Opaque fence or row of continuous evergreen shrubs
New automotive repair facilities that have junked motor vehicles and motor vehicles parts storage areas shall be screened from view from adjacent property and rights-of-way.		
Junked motor vehicles or parts shall not be stored in the front yard or in the required front yard setback.	X	X
Board of Adjustment conditions as set at time of approval.	X	
Setback from a school, residence, church, or place of public assembly existing at application approval (measured from the closest point of the operational area of the automobile salvage yard) (owner of the junkyard or automobile graveyard shall be exempt).	1,000 ft.	
Buffering plan shall be submitted in accordance with “Buffers & Landscaping” Section of this Ordinance.	X	
All operations, equipment, junk, and/or inoperable motor vehicles shall be kept within said buffer at all times unless in motion by transportation to and from the site.	X	
Setback for equipment, junk, and/or inoperable motor vehicles from any adjoining property lot line.	50 ft.	10 ft.
Fences shall be designed to reasonably secure the area from unauthorized entry.	X	
Setback from rights-of-way of any public or private street existing at application approval (property line shall be used if no right-of-way).	100 ft.	10 ft.
The operational area existing at the effective date of the ordinance shall not be expanded, except in conformance with the provisions of this ordinance.	X	X
Motor vehicles, parts, or other junked materials storage prohibited in setback.	X	X

11.4 Manufactured Home Park

11.4.1 General Provisions

A. Standard Requirements

1. Locating Manufactured Homes

- a. Only one (1) manufactured home shall be located on any manufactured home space at any one (1) time.
- b. No manufactured home shall be located or moved within the jurisdiction of Harnett County without obtaining the proper permits required by local and/or State regulations.

2. Address/Lot Number

Each lot shall clearly display the approved number with a minimum of four (4) inches in size and shall be composed of reflective materials of contrasting colors.

3. Mailboxes

The owner(s) shall install and maintain mailboxes in good condition to allow for postal delivery service for each resident, in accordance with local, State, and Federal regulations.

4. Solid Waste Disposal

The park owner(s) will operate or provide for the operation of a solid waste disposal system, including providing park tenants with appropriate containers. Individual containers shall be waterproof and rodent proof. The method of garbage disposal shall be noted on the plan and approved by the Board of Adjustment.

B. Manufactured Homes

All manufactured homes shall be properly anchored in accordance with the State of North Carolina regulations for manufactured homes.

1. Skirting

All manufactured homes shall have the entire perimeter skirted at all times so as to enclose the space from the bottom of the manufactured home to grade.

C. Improvements

1. Street(s)

Maintenance of all internal streets and corresponding drainage facilities shall be the responsibility of the owner(s) of the park. Such streets shall be maintained in a manner to remain free of pot holes, breaks in pavement, rough surfaces, standing water, and associated problems which would impede or cause hazards to motor vehicles.

2. Ground Cover

In order to control erosion, all land areas shall be protected by landscape material and vegetative ground cover.

3. Fence or Wall

Fences or walls shall not be permitted unless approved as part of the park plan. This excludes temporary pet containment areas that do not exceed 120 square feet that are made of any suitable and durable material that is intended for such use.

D. Additions & Accessory Structures

1. Additions

No living compartment or structure other than that of a prefabricated structure specifically designed for manufactured home use or extension shall be added to any manufactured home parked within the jurisdiction of this Ordinance. This excludes front and rear uncovered porches and decks not exceeding 100 square feet.

2. Accessory Building

One (1) Accessory Building is permitted per manufactured home lot. Such building shall not exceed 120 square feet in size, shall be located in the rear yard and shall be compatible to the principal dwelling in terms of exterior building material and color. Existing structures authorized by permit and structurally sound, prior to September 15, 2003 shall be allowed to remain. Refer to Item 4 "Setbacks" of Subsection "Standards for New & Altered Manufactured Home Parks" of this Section for additional requirements.

3. Carports

Prefabricated structures without any foundation or footings and designed so as when the use for which the temporary structure was erected has ceased the structure shall be removed shall be permitted in accordance with this Ordinance. Refer to Subsection "Standards for New & Altered Manufactured Home Parks" of this Section for additional requirements. Carports shall be properly anchored and shall be constructed of rigid materials that are compatible to the principal dwelling in terms of exterior building material and color.

E. Recreational Vehicles

1. Park Model Recreational Vehicles

- a. Parks with less than 20 spaces will be allowed one (1) park model lot and parks with 20 or more spaces will be allowed two (2) park model lots.
- b. These lots are to be used for temporary living quarters for recreation, camping, travel, and seasonal use. The permit will be valid for one (1) year and renewable by the Administrator or designee for one (1) year periods not to exceed three (3) additional years.

2. Recreational Vehicles (RV's)

The following provisions shall apply to RV's, except as defined elsewhere in this Ordinance.

- a. Park owner(s) shall be responsible for notifying Planning Department of intention to use park lots for recreational vehicles (RVs).
 - i. Revised site plan shall be submitted for review and approval by Development Review Board, as required elsewhere in this Ordinance, prior to establishment of use.
 - ii. In addition to site plan requirements in Subsection "New Manufactured Home Park Site Plan" of Article III "Development & Subdivision Review, Permitting, & Approval Requirements" of this Ordinance, site plan shall indicate park lots to be designated for said use.
- b. Parks shall be permitted use of lots for RVs as follows:
 - i. Parks with less than 20 lots shall not have more than one (1) RV lot.
 - ii. Parks with 20 or more lots shall not have more than two (2) RV lots.
- c. RV lots shall not be established adjacent to right(s)-of-way.
- d. No more than one (1) recreational vehicle shall be permitted per park lot.
- e. Address and lot number of park lots to be used for RVs shall be provided in a clearly visible location.
- f. No additions, porches, decks, or the like shall be permitted on RV lots.
- g. No permanent hardwiring, plumbing, skirting, or other installations of the same nature shall be permitted.
- h. Nonconforming parks shall comply with Subsection "Standards for New & Altered Manufactured Home Parks" below, to the greatest extent possible, and shall meet applicable buffer requirements of this Ordinance prior to establishment of said use.
- i. Manufactured Home Park inspection shall be performed prior to establishment of

said use.

- j. Park owner(s) shall be responsible for supplying utilities to park lots used for RVs, including water, electricity, waste collection, and solid waste removal.
 - i. Installation and provision for water and sewage disposal shall be according to the standards of the Harnett County Department of Public Utilities and the Harnett County Health Department.
 - ii. Each lot designated for RV use shall have an electric service pole in compliance with the most recently published version of the National Electrical Code.
- k. Subsection "Existing, Licensed Manufactured Home Parks" of Section "Alteration & Expansion of Existing Parks" of Article II "Nonconformities" is not applicable.

F. Prohibited Uses & Structures

No part of the park shall be used for nonresidential purposes, excluding facilities related to the maintenance of the park. The following uses and structures shall be prohibited within manufactured home parks:

- 1. The transfer of a manufactured home space or spaces either by sale or by any other means within a manufactured home park
- 2. The storage of abandoned or junk vehicles
- 3. The storage of uninhabitable manufactured homes
- 4. Recreational Vehicles (RVs) as a permanent residence
- 5. Storage of possessions and equipment under the manufactured home

11.4.2 Standards for New & Altered Manufactured Home Parks

A. Development Standards

1. Minimum Park Size

Every manufactured home park shall have a minimum area of five (5) contiguous acres.

2. Minimum Manufactured Home Lot Size

- a. 6,000 square feet with both public water and sewer
- b. 10,000 square feet with public water or sewer
- c. 20,000 square feet no public water or sewer

3. Maximum Density

- a. Six (6) units per acre
- b. Refer to Article "Natural Resources", Section "Water Supply Watershed" of this Ordinance for impervious surface requirements

4. Setbacks

- a. The manufactured home and accessory structures shall be located not less than 25 feet from the park boundary and at least 10 feet from planting or landscape areas.
- b. Each manufactured home shall be located not less than 30 feet from any other manufactured home.

- c. Accessory structures shall be located not less than 10 feet from a manufactured home.

B. Improvement Standards

1. Streets & Access

- a. All streets shall be paved with a minimum pavement width of 18 feet and shall be located within a cleared right-of-way having a minimum width of 30 feet, except as otherwise required herein.
- b. Streets connecting two (2) public right(s)-of-way or extending to adjacent properties shall be built to the minimum construction standards required by the North Carolina Department of Transportation (NCDOT), including storm drainage facilities as required by the latter.
- c. Cul-de-sac streets shall not exceed 1,000 feet in length.
- d. All dead-end streets shall be developed as cul-de-sacs.
- e. All street names shall be approved by the Harnett County E-911 Addressing Department.
- f. Each manufactured home space shall abut upon an improved street which shall have unobstructed access to a public street.
- g. No manufactured home space shall have direct vehicular access to any public right-of-way other than those located within the manufactured home park.
- h. A letter of Certification by a Professional North Carolina Engineer that the street meets NCDOT standards for the type of facilities installed and proper storm drainage facilities shall be required.

2. Off-Street Parking Pad

Each manufactured home lot shall have two (2) paved parking spaces with a minimum length of 22 feet and a minimum width of nine (9) feet per space.

- 3. Sidewalks shall be required along one (1) side of all streets in accordance with Section "Sidewalk Standards" of Article VII "Development Design Guidelines."

4. Lighting

Adequate lighting shall be provided to illuminate streets, common driveways, walkways, and dead-end streets for the safe movement of vehicles and pedestrians at night. The minimum size street light shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

5. Open Space & Recreational Facilities

- a. Minimum of eight percent (8%) of the gross area of the manufactured home park shall be dedicated open space and/or recreational open space facilities.
- b. One percent (1%) of the gross area shall be used for improved recreational open space facilities.
- c. No more than one-half (1/2) of the open space area may be covered by water.
- d. Dedicated open space and recreational open space facilities shall be reasonably accessible from all parts of the park, as determined by the Planning Board.

6. Utilities & Storm Drainage

Adequate water supply and distribution system, sewage disposal system, fire

protection, and storm drainage shall be provided for all new and expanded manufactured home parks, in compliance with the provisions of this Ordinance.

C. Additional Standards

1. Development in Flood Hazard Areas

Manufactured home parks shall not be located in areas that are susceptible to regular flooding as depicted on the most recently published Federal Emergency Management Agency (FEMA) Maps. Existing manufactured home parks located in designated Flood Hazard areas shall not be allowed to add additional spaces or manufactured homes. Manufactured home parks shall be graded so as to prevent water from ponding or accumulating on the premises.

2. Storage Areas

Fenced and screened communal storage areas provided by the park owner(s) for boats, campers, and other accessory vehicles belonging to park residents only shall be permitted.

11.4.3 Maintenance of Park & Facilities

The park owner(s) and occupants shall keep all park owned facilities, manufactured homes, manufactured home spaces, improvements, equipment, open space, recreational open space, and all common areas in good repair and maintained in such a manner as to prevent the accumulation or storage of material which would constitute a fire hazard or would cause insect or rodent breeding and harborage.

11.4.4 Termination & Reduction in Size of Manufactured Home Parks

A. Termination

Termination of a manufactured home park shall be in accordance with the parameters set forth in this Section. All expenses incurred shall be the responsibility of the park owner(s). The manufactured home park termination process shall be as follows:

1. Manufactured home park owner(s) shall remove, or cause to be removed, all manufactured homes and other structures from said park.
2. Park owner(s) shall submit a complete application to the Harnett County Planning Department.
3. Upon receipt of a complete application the Administrator, or his designee, shall perform an inspection of said manufactured home park. All other required inspections or reviews of other County, local, and State departments shall be the responsibility of the owner(s) to coordinate.
4. Following approvals of all required inspections, the manufactured home park shall be terminated and all required documentation shall be filed with the Planning Department.

B. Reduction

Reduction in the size of a manufactured home park shall meet the requirements of this Section. All expenses incurred shall be the responsibility of the park owner(s).

11.5 Mining Activities

- A. No mining shall be commenced in Harnett County's zoning jurisdictions until a conditional use permit has been approved by the Board of Adjustment.
- B. Conditional use approval granted by the Board of Adjustment shall not become effective until a

mining permit is issued by the North Carolina Department of Environment and Natural Resources, Division of Land Resources (DENR), Land Quality Section, or successor agency.

C. Mining may occur in any Harnett County zoning district for which mining is listed as a conditional use subject to the terms and conditions of this Section and Article III "Development & Subdivision Review, Permitting, & Approval Requirements", Subsection "Conditional Use Permit" of this Ordinance. In keeping with Article III "Development & Subdivision Review, Permitting, & Approval Requirements", Subsection "Conditional Use Permit" of this Ordinance, the following guidelines shall be used:

1. The operation will not constitute a substantial physical hazard to a neighboring dwelling house, school, religious structure, hospital, commercial, or industrial building, public street, or public property.
2. The operation will not have a significantly adverse effect on the purposes of a publicly-owned park, forest, or recreational open space area.

D. A conditional use permit shall automatically expire if at any time after its issuance the State Mining Permit is revoked or terminated.

E. Definitions

Definitions as listed in the NCGS and *The Mining Act of 1971*, both of North Carolina and as amended, shall apply to this Subsection.

F. Permit Application

1. Applicants for a conditional use permit shall submit to the Harnett County Planning Department two (2) copies of all documents required by the State of North Carolina for a Mining Permit Application, the Reclamation Plan, and any maps and charts accompanying these documents. These documents shall be reviewed by the Harnett County Board of Adjustment.

G. Buffer & Screening Standards

1. A visual screen shall be established and maintained around that portion of the mining site that is being excavated or being used for the storage of minerals. Such screening is required only when such areas are visible at eye-level at ground elevation, at the time of permit issuance, from state-maintained right(s)-of-way, publicly-owned areas which have been maintained essentially in their natural state of vegetation, adjacent residences and other buildings, but not including accessory buildings or properties. Said screening shall meet the requirements of the "Type B; Option 2" buffer of the "Buffers" Section of this Ordinance. Only evergreen plantings shall be utilized to meet the requirements of this Section. When excavated areas have been reclaimed in accordance with the following: *The Mining Act of 1971*, of North Carolina and as amended, and Chapter 5 of the North Carolina Administrative Code, Title 15 "Environment & Natural Resources", required artificial screening may be removed.

2. The visual screening requirements of the previous Section may be exempted when:

- a. The Planning Department determines that existing vegetative cover will fulfill these requirements. Such natural screening may consist of existing vegetative cover including, but not limited to, trees and shrubs, not less than 50 percent (50%) of which shall be evergreen. Screening may also consist of earthen berms or other artificial screens used individually or in combination with each other and existing vegetation to achieve a screening effect required by this Section. Screening materials and vegetation may be located in required buffer areas. All berms and other artificial screens requiring extensive land disturbance shall comply with the North Carolina General Statutes.
- b. It is determined that due to topographic, or other circumstances where, through no fault of the permittee, that the requirements of this Section cannot be provided. In such case,

an alternative plan shall be submitted to the Planning Department.

H. Vibration Standards

All mining activities in Harnett County shall conform to the vibration policy adopted by the Land Quality Section of the North Carolina Department of Environment and Natural Resources (DENR).

I. Nonconforming Mining Operations

Mining operations begun prior to the adoption of zoning at the location in which the mine is operating shall be allowed to continue as nonconforming uses after that date. Mining operations for purposes of this Section are defined as those in operation or for which an application for a mining permit has been made to the North Carolina Department of Environment and Natural Resources.

11.6 Planned Unit Development

11.6.1 Purpose

It is recognized that only through ingenuity, imagination, and high quality design can planned unit developments be produced which are in keeping with the intent of this Ordinance while departing from the strict application of conventional use and dimensional requirements. This is done by allowing design flexibility and a mix of residential and nonresidential uses, and/or varying types of both residential and nonresidential uses. Coordination of such development with adequacy of public facilities while maintaining the rural and small town character of Harnett County is a necessity in this type of development.

The constructed and natural landmarks, and social and economic surroundings, are what cause someone to identify with a particular place or community. Characteristics of a location that make it readily recognizable as being unique and different from its surroundings, and providing a feeling of belonging to or being identified with that particular place warrant consideration when developing a planned unit development.

The characteristics of different uses, activities, and/or designs allow them to both be located in proximity to and in harmony with one (1) another through compatibility. Elements affecting compatibility include: height, scale, mass, and bulk of structures; pedestrian and vehicular traffic; vehicular circulation and access; landscaping; lighting; and mitigation of noise, odor, and air pollution. Compatibility is not intended to mean identical; rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and harmony of the different uses within the proposal with one (1) another.

The intent of the planned unit development regulations of Harnett County is to provide for minimum, conventional development regulations, while allowing a developer the flexibility to determine how to attain superior development through the criteria listed herein.

11.6.2 Development Criteria

Unless otherwise stated or outlined herein, all requirements of this Ordinance shall be met.

A. Minimum Development Size

No PUD shall be approved for a site of less than 10 contiguous acres under unified