

Manufactured Homes



A



B



C



D

CLASS A.

A manufactured home meeting or exceeding the United States Department of Housing and Urban Development standards (all manufactured homes built after June 14, 1976), which is of multisectional or double-wide design and meets the following appearance criteria:

1. Has a minimum width of sixteen (16) feet;
2. Has exterior siding, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, consisting of one or more of the following:
 - a. vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint;
 - b. cedar or other wood siding;
 - c. wood grain, weather resistant press board siding;
 - d. stucco siding; or
 - e. brick or stone siding;
3. Has a gable roof having a pitch with a minimum vertical rise of three and one-half (3.5) feet for each twelve (12) feet of horizontal run;
4. Has a roof finished with roofing material with a fire rating of Class C or better and that is commonly used in standard residential construction; and,
5. Has a roof structure that provides an eave projection of no less than six (6) inches, which may include a gutter.

CLASS B.

A manufactured home constructed to meet or exceed United States Department of Housing and Urban Development code requirements for manufactured homes, and which has a gable roof having a pitch with a minimum vertical rise of three and one-half (3.5) feet for each twelve (12) feet of horizontal run.

CLASS C.

A manufactured home constructed to meet or exceed North Carolina Mobile Home Standard A119.1 or which has received a limited certificate of compliance from the North Carolina Department of Insurance. These are normally manufactured homes constructed after August 31, 1971.

CLASS D.

Any manufactured home which does not meet the definitional criteria of a Class A, B, or C manufactured home. These are normally manufactured homes constructed prior to September 1, 1971. No new Class D homes may be erected, existing units are grandfathered.

LAND USE ADMINISTRATION

City-County Planning Board of Forsyth County
and Winston-Salem, North Carolina

Post Office Box 2511, Winston-Salem, NC 27102
336-727-2548 • FAX 336-748-3163

Modular Housing versus Manufactured Housing

Modular homes and manufactured homes are two types of factory-built housing. To the lay person, both types of housing, of a similar age, could be indistinguishable in appearance. Exterior siding, roof pitch and materials, and windows and doors may be the same.

Modular homes are built to meet the North Carolina Building Code.

Manufactured homes do not meet the building code, but are required to meet standards established by the U.S. Department of Housing and Urban Development (HUD).

Modular homes have greater minimum requirements for:

- Interior dimensions of rooms
- Ceiling heights
- Hallways
- Door Openings

Modular homes have more stringent specifications for:

- Foundations
- Roof Construction
- Structural members such as walls and corner bracing.

Modular housing is treated the same as conventional housing and is allowed in all residential districts. In contrast, manufactured housing is only permitted in certain residential districts with a special use permit granted by the Zoning Board of Adjustment.