

## ***SECTION 7***

## **USES PERMITTED WITH ADDITIONAL STANDARDS**

### **7.1 PURPOSE**

The Town of Coats finds that there are certain uses that exist which may be constructed, continued, and/or expanded provided they meet certain mitigating conditions specific to their design and/or operation. Such conditions ensure compatibility among building types so that different uses may be located in proximity to one another without adverse affects to either use. This section specifies those requirements which must be met by all uses listed in the “Uses Permitted with Additional Standards” section for each Zoning District listed in Section 6. Approval for “Uses Permitted with Additional Standards” shall be granted by the Zoning Officer upon satisfactory demonstration that all applicable standards will be met.

### **7.2 LIST OF USES PERMITTED WITH ADDITIONAL STANDARDS**

#### **7.2.1 CLASS “A” MANUFACTURED HOUSING (R-A, R-6 RD Special Use)**

##### **Materials**

1. The exterior siding consists of wood, hardboard, vinyl, brick or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
2. The roof shall be finished with a type of shingle that is commonly used in standard residential construction.
3. Class “A” manufactured homes must be placed on a permanent foundation of block, brick, or stone on a footing.

##### **Configurations**

1. The minimum width (the width being the narrower of the two overall dimensions) of the main body of the manufactured home as assembled on the site shall be at least fourteen (14) feet for a distance extending along the length (the length being the longer of the two overall dimensions) of at least fifty-two (52) feet.
2. Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the NC Department of Insurance.
3. The pitch of the roof of the manufactured home shall have a minimum vertical rise of five (5) feet for each twelve (12) feet of horizontal run.
4. The roof of the manufactured home shall have an overhang (eave) extending at least ten (10) inches from each vertical exterior wall. A site installed gutter may be counted in the width of the eave.

**Techniques**

1. The manufactured home is set up on the site in accordance with the standards set by the NC Department of Insurance.
2. The manufactured home shall face the fronting street.
3. The tongue, axes, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

**7.2.2 BED AND BREAKFAST INNS (R-A, R-20, R-6 RD)**

- A. Single family homes used as bed and breakfast inns shall have a minimum heated floor area of 1,500 square feet.
- B. Single family homes used as bed and breakfast inns may not subdivide existing rooms into less than 120 square feet (excluding bathrooms).
- C. The bed and breakfast inn shall be owner-occupied.
- D. All parking shall be to the rear of the home. Where on-street parking is permitted, the length of the street in front of the lot may be counted as parking. There shall be one space per room of lodging.

**7.2.3 CEMETERY (R-A, R-20)**

- A. Shall not include embalming or cremation facilities.
- B. Fences and walls between 2' and 10' in height are permitted (See Section 5.5 Required Fence and Wall Standards).
- C. Combination walls and fences are permitted. If exceeding 4' in height the portion over 4' shall be a minimum of 50% opaque.
- D. Setbacks from all street rights of way to a wall or grave shall be a minimum of 8'.

**7.2.4 COUNTRY CLUB (R-A, R-20, R-6)**

- A. A country club building shall form a central gathering place for a neighborhood.
- B. Parking shall be to the rear and/or side of the building(s).