

ARTICLE 11
Manufactured Home Parks

Statement of Intent

The purpose of this article is to provide for the potential establishment of manufactured housing parks and the orderly regulation of existing manufactured housing parks.

11-1 Manufactured Housing Parks Generally

No manufactured housing park shall be established except in conformance with these regulations. These specific regulations override and control any conflicting provisions located within the underlying zoning district in which such park is permitted. Where no specific regulation is provided in this division, the provisions of the underlying zoning district in which such park is permitted shall control.

11-2 Minimum Size, Number of Lots

The minimum area for each manufactured housing park shall be one (1) acre and the minimum number of manufactured housing lots completed and ready for occupancy before first occupancy is permitted shall be seven (7).

11-3 Area Regulations

11-3a The minimum area for each individual manufactured housing lot shall be five thousand (5,000) square feet.

11-3.b The minimum average width for each individual manufactured housing lot will be fifty feet (50).

11-4 Yard and Setback Requirements

11-4.a No manufactured home shall be closer that twenty five (25) feet of another.

11-4.b All manufactured housing units shall be located a minimum of twenty five feet (25) from common areas including but not limited to a private access drive, a common parking area, a common walk or other common area. Patios, carports and individual storage facilities shall be disregarded in determining yard widths.

11-4.c In no case shall any manufactured home be placed closer than thirty (30) feet to a manufactured housing park boundary.

11-5 Manufactured Home Stand of Pad

11-5.a A manufactured housing stand (or pad) shall be provided upon each lot.

11-5.b The manufactured home stand or pad shall be of a size suitable for the general manufactured housing market and suitable to fit dimensions of manufactured housing market and suitable to fit dimensions of manufactured housing units

anticipated, including manufactured housing unit appurtenant structures or appendages.

- 11-5.c The manufactured housing unit stand shall be located at such elevation distance, and angle in relation to the access street and the manufactured housing unit access way that placement and removal of the manufactured home is practical.
- 11-5.d Each manufactured housing unit stand shall be constructed of appropriate material, properly graded with a 0% to 5% longitudinal gradient and adequate crown or cross gradient for surface damage.

11-6 Markers for Manufactured Home Lots

Every manufactured home lot shall be clearly defined on the ground by permanent markers. They shall be posted and maintained in a conspicuous place on each lot a number corresponding to a number of each lot as shown on the submitted plot plan.

11-7 Private Streets

- 11-7.a The minimum lane or private street on which an individual manufactured home lot fronts shall be thirty (30) feet in width. In cases when private streets dead-end, there shall be constructed at each such dead-end a cul-de-sac with a minimum turning radius of forty (40) feet. Private streets shall be six (6) inches in depth and be of stone, gravel, or other satisfactory material approved by the Virginia Department of Transportation. All private streets or lanes shall have an unobstructed access to a public street or highway. Private street entrances to manufactured home parks from any public street shall conform to the current construction standards of the Virginia Department of Highways. Any public street within the manufactured home park shall conform to the Virginia Department of Transportation minimum standards.
- 11-7 b. Pavements shall be designed and constructed to accommodate the contemplated parking and traffic load in accordance with the type of street with ten (10) feet minimum moving lanes for collector streets, ten (10) foot minimum moving lanes for minor streets, eight (8) foot minimum lane for parallel parking and two (2) foot additional width for pedestrian use where adjacent sidewalk is not provided. All entrance streets and other collector streets with parallel parking on both sides shall have a thirty-six (36) foot minimum. All collector streets with no parking shall have a twenty-eight (28) foot minimum width. Common or cul-de-sac street with no parking shall have a twenty-eight (28) foot minimum width.
- 11-7.c Streets shall have suitable horizontal and vertical alignment for safety of traffic, satisfactory functioning of sanitary systems and stormwater management. Grading shall be for the full width of the street to provide suitable finish grades for pavement and any sidewalks with adequate surface drainage and convenient access to the manufactured housing unit stand and other important facilities on the property. Street intersections shall generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point shall be

avoided.

- 11-7.d Street improvements shall extend continuously from the existing public street system to provide suitable access to the manufactured home stands and other important facilities on the property to provide adequate connections to existing or future streets at the boundaries of the property and to provide convenient circulation of vehicles with origins or destinations on the property. Pavement and surfacing other than cement concrete shall be protected by curbs and gutter where necessary to prevent raveling of the wearing surface and shifting of the pavement base.

11-7 Miscellaneous

- a. Fifteen (15) percent of the gross area of the manufactured housing park shall be green space. Fifty (50) percent of the open space shall be developable. Such green space shall not lie within the 100-year flood plain or have slopes greater than fifteen (15) percent. Any areas developed as active or passive recreation areas may be counted toward the fifteen (15) percent green space requirement. Any playground areas or other areas designated for active or passive recreation may be included in the calculation of green space.
- b. Walks shall be provided for safe, convenient, all-season pedestrian access, to paved streets, parking spaces, common areas and other areas requiring pedestrian access such as playgrounds. The sidewalks shall be of adequate width for intended use, durable and convenient to maintain.
- c. Any common area provided or reserved for the acceptance and collection of refuse shall be screened from view.
- d. Each manufactured housing park must provide not less than one multiple purpose playground of two thousand (2,000) square feet.
- e. Any manufactured housing park containing more than seven units shall provide an additional minimum of one hundred (100) square feet of playground space for each additional manufactured housing unit lot.
- f. No manufactured housing unit lot shall be offered for sale or sold.

11-9 Standards

- 11-9 Every manufactured home occupied as a dwelling unit located in the Town after the date of the adoption of this ordinance shall meet the minimum standards for plumbing, heating and electrical systems as defined by the American Standards Associations project A119.1 approved March 12, 1963, as revised periodically. Manufactured homes that display the official seal and register number of the Manufactured Home Manufacturers Association and the Trailer Coach Association will be considered to comply with the American Standards Association standard A119.1. Manufactured homes that do not meet these minimum standards for plumbing, heating and electrical systems will not be

issued a certificate of use and occupancy permit by the zoning administrator. The minimum standards for plumbing, heating and electrical systems as defined by the American Standards Association Project A119 1 (1963) as amended and revised periodically are hereby made apart of and incorporated by reference into this ordinance.

11-10 Allowing manufactured/mobile home to be used for dwelling outside of parks prohibited.

It shall be unlawful for any property owner, tenant, lessee or administrator of any real estate in the Town to rent, lease or to allow any manufactured/mobile home that is to be used as a dwelling or living quarters to be parked on the land under their supervision unless it is a legal manufactured/mobile home and specifically provided for by the Articles of this Ordinance. This prohibition shall include the provision of any utility service including electricity, water, sewer or any other utility.

11-11 Expansion of existing parks

Expansion of existing manufactured housing parks beyond the existing boundaries shall result in the full compliance with all regulations contained in this section within the area of expansion. Any reconfiguration of an existing manufactured housing park within its current boundaries will not require full compliance with the regulations contained herein provided:

- a. There is a no increase in the number of lots
- b. Existing setbacks in use at the time the park was established are maintained or exceeded.

11-12 Additional Requirements Including but not limited to:

- a. Chesapeake Bay Act: refer to Article 22 of this Ordinance
- b. Flood Plain: refer to Article 21 of this Ordinance
- c. Landscaping: refer to Article 24 of this Ordinance
- d. Off Street Parking: refer to Article 13 of this Ordinance
- e. Signs: refer to Article 12 of this Ordinance
- f. Site Plan Requirements: refer to Article 14 of this Ordinance

AMENDED DEFINITIONS

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