

Article 3.Q:
MH-P, Mobile Home Park District

Article 3.Q:
MH-P District
(Mobile Home Park District)

A. Purpose and Intent:

The MH-P, Mobile Home Park District is established to provide for the location of mobile homes and manufactured homes in mobile home parks and to allow for other selected uses which are compatible with the intended residential character of this district. Sites for mobile home parks should be not less than twenty (20) contiguous acres in those areas of the Town with adequate provision of adequate public street access, water supplies and sanitary sewer facilities. Existing mobile homes and manufactured homes located within the Town, though recognized in their non-conforming status, will be subject to the provisions of the MH-P District if altered in any manner.

B. Permitted Uses:

1. Residential single-wide mobile home dwellings.
2. Residential manufactured home dwellings.
3. Accessory residential uses (limited to one hundred twenty [120] square feet in area), including detached carports and garages, tool and storage sheds, children's playhouses and doghouses.
4. Single family detached residential dwelling limited to one family occupancy; to be limited to one single family detached residential dwelling per mobile home park.
5. Office and/or maintenance facility to be used only by the managers of the mobile home park. Preferably, the office and/or maintenance facility and the allowed single family residential dwelling would be located within the same structure.
6. Commercial swimming pools and tennis courts for the exclusive use of the mobile home park residents.
7. Home occupations.

C. Uses Permitted By Special Use Permit:

1. Residential double-wide mobile home dwellings.
2. Cemeteries.
3. Churches and places of worship.
4. Libraries.
5. Museums and historic sites and shrines.

6. Plant nurseries.
7. Child day centers.
8. Community buildings and facilities.
9. Private swimming pools and tennis courts.
10. Nursery schools.
11. Private schools and related uses.
12. Public schools and related uses.
13. Laundromat facilities.
14. Recycling collection center, for exclusive use of mobile home park residents.
15. Accessory storage buildings, for exclusive use of mobile home park residents.
16. Public utilities.
17. Waiver of district size.
18. Public uses.
19. Adult day care centers.
20. Waiver of Parking and Loading Requirements.
(Ord. of 9-2-2008)

D. Maximum Density:

1. Six (6.0) dwelling units per net developable acre.

E. Lot Size Requirements:

1. Minimum district size: Twenty (20) acres
2. Minimum lot area:
 - A. Single-wide mobile homes: 4000 square feet
 - B. Manufactured homes: 4000 square feet
 - C. Double-wide mobile homes: 5000 square feet
 - D. Non-residential structures: 10,000 square feet
3. Minimum lot width:
 - A. Mobile home park lot: 100 feet
 - B. Single-wide mobile home and manufactured home
single lot (within park): 40 feet
 - C. Double-wide mobile home single lot (within park): 52 feet
 - D. Other detached dwellings:

Interior lot:	75 feet
Corner lot:	90 feet

F. Bulk Regulations:

1. Height
 - A. Mobile/manufactured home dwellings 16 feet or one (1) story
 - B. Other residential structures 35 feet
 - C. Non-residential structures 35 feet

2. Minimum yard requirements:
 - A. Front yard: 20 feet,
75 feet from the front lot line or public right of way
 - B. Side yard: 12 feet,
60 feet from the side lot line of the park
 - C. Rear yard: 15 feet,
60 feet from the rear lot line of the park
 - D. Minimum yard requirements:
no mobile or manufactured home shall be located closer than
 1. 25 feet to any other mobile or manufactured home or building.
 2. 50 feet to any public street.
 3. 15 feet to a private street or a common open space area
within the mobile home park.

3. Floor Area Ratio: A maximum floor area ratio of 0.25 shall apply to all uses other than mobile homes and manufactured homes in a mobile home park.

G. Open Space and Recreation Areas:

1. Twenty-five percent (25%) of the gross site area shall be open space dedicated to common usage and ownership.
2. Fifty percent (50%) of the required open space area shall be developed as active recreational areas and facilities.

3. Active recreational areas may include playgrounds with recreational structures, tot lots, tennis courts, swimming pools, wading pools, spas and saunas, clubhouse facilities, community meeting rooms and other similar facilities intended for the exclusive use and participation of residents within the MH-P development. The applicant shall establish that the type and quality of the planned improvements for the active recreation space shall satisfy the needs of the residents of the project. The location, mix, type, quality and phasing of active recreation facilities and open spaces shall be delineated on the General Development Plan and is subject to Planning Commission approval. A bond may be required for such improvements and facilities subject to the discretion of the Planning Commission.
4. No more than 40% of the required open space shall consist of land classified as 100 year floodplain, stream valleys, wetlands, water features, stormwater management facilities, slopes greater than 30% and/or drainage easements.
5. Required open space shall be contiguous and shall occupy a single parcel within the MH-P development unless otherwise approved by the Planning Commission.
6. In no instance shall open space credit be given for lands which are included in or reserved for public rights of way or private travelways, loading areas, pedestrian walkways or parking areas.
7. Open space and active recreational areas shall be accessible to all attached residential lots within the development via dedicated pedestrian access easements. Walkways and other forms of pedestrian access shall form an interconnected system within the MH-P District, serving as access to open space, recreational areas and other pedestrian destinations. Pedestrian systems shall be delineated on the General Development Plan.
8. Where community bike and pedestrian trails intended for public use have been designated by the Town's adopted Comprehensive Plan or the Capital Improvements Plan, the applicant shall connect interior pedestrian trails and sidewalks within the project, where appropriate, to these community trails.
9. All open space shall be further regulated by landscaping and buffer yard requirements.
10. All common open space, recreational areas and other common properties shall be preserved for their intended purpose as shown on the approved Plan of Development and shall be established by metes and bounds on the Final Subdivision Record Plat.

11. Common open space, recreational areas and other common properties shall be owned, administered and maintained by a not-for-profit, property owners association, provided, however, that a portion or all of such properties may be dedicated to the Town subject to and at the sole discretion of the Town for acceptance at time of plat recordation. Property owner's association by-laws, articles of incorporation, restrictive covenants and a schedule of maintenance shall be submitted with any application for subdivision plat or site plan approval.
12. For open space, recreational areas and other common properties to be retained by the property owners association of a subdivision, the initial developer/owner of the subdivision must establish the owners association as a legal entity prior to the recordation of the final plat. Membership in the association shall be mandatory for all lot owners within the subdivision. The owners association shall own all common open space and recreational facilities and shall provide for their perpetual administration, maintenance and operation.

H. Net Developable Area Calculation for the MH-P District:

1. Notwithstanding governing lot size and yard regulations, the maximum number of units for attached residential development or subdivision shall be calculated based on existing land conditions. The yield of a subdivision shall be based on its net developable area, with adjustment factors for physical land units as specified on the following chart.
2. The final plat and/or site plan for a project shall graphically depict the location and area for the physical land units as outlined herein below. A calculation of the net developable area shall be required for all subdivision and site plan submissions. *(Refer to illustrative example of net developable area calculation in the appendix of the Zoning Ordinance.)*

Physical Land Unit	Percent Credited Toward Net Acreage
<i>Slopes less than 10%:</i>	100%
<i>Slopes from 10% but less than 20%:</i>	75%
<i>Slopes from 20% but less than 30%:</i>	50%
<i>Slopes 30% or more:</i>	10%
<i>Soils with high shrink/swell characteristics, as defined:</i>	75%
<i>Wetlands, existing water features and streams:</i>	0%
<i>Stormwater management basins and structures:</i>	0%
<i>Above-ground 69 KV or greater transmission lines:</i>	0%
<i>Public right-of-way</i>	0%

Private streets, travelways and combined travelways and parking bays 0%

3. No credit towards net developable area shall be given for planned public rights-of-way, private streets, travelways and combined travelways and parking bays within a lot or property to be developed or subdivided. Twenty percent (20%) shall be subtracted from the calculated net developable acreage to allow for street rights of way, unless it can be demonstrated by survey calculations to the satisfaction of the Planning Commission that proposed street rights of way, private streets, travelways and combined travelways and parking bays in a subdivision will be less than 20% percent of the calculated net acreage.
4. No MH-P District residential lot shall be configured such that more than 10% of the prescribed minimum lot area for a subdivided attached residential or duplex residential lot is comprised of one or more of the physical land units: (a) slopes 30% or more, (b) wetlands, (c) 100-year floodplains and (d) water features. Stormwater management and BMP facilities shall not be constructed within the boundaries of a residential lot.
(Ord. of 8-1-2001)

I. Additional Regulations:

1. Refer to Article 6, Landscaping and Screening Regulations for screening and buffer yard provisions.
2. Waiver of minimum district size:
 - A. The Planning Commission may approve a special permit waiving the minimum district size requirement for the MH-P District in accordance with the following provisions:
 - (1) Such lot is (a) not adjoined or has not been adjoined by any other land in the same ownership or (b) reduced in width or area to a width or area less than that required and/or
 - (2) The owner shall demonstrate that consolidation with contiguous lots represents an undue economic hardship or physical impossibility as well as establishing that such proposed development will have no deleterious effect on those contiguous properties.
3. Refer to Parking and Loading Requirements for parking regulations.

- A. Two off-street parking spaces shall be provided for each dwelling.
 - B. Parking spaces shall be assigned and located within close proximity to the individual dwelling unit served.
 - C. Additional parking spaces shall be provided and designated for recreational vehicles based on one (1) recreational vehicle parking space per twelve (12) dwelling units.
 - D. ADA parking requirements and dimensions shall be incorporated as a required improvement into all plats and plans with the MH-P District.
4. Private Travelways, Travelways with Parking Bays, and General Access
- A. Mobile and manufactured home dwellings shall have direct access to a private street with a minimum width of 24 feet (curb to curb) contained within a minimum 30 foot private vehicular access easement.
 - B. Private streets and travelways with parking bays shall be constructed to geometric and pavement design standards as specified by the Town's Design and Construction Standards manual.
 - C. Travelways and parking bays shall have CG-6 or equivalent curb and gutter.
5. Refuse Collection Screening and Buffering
- A. All refuse shall be contained in completely enclosed and screened facilities.
6. Required Improvements and Maintenance of Improvements
- A. For any development in the MH-P District, all common area improvements (including open space, recreational facilities, private travelways, walkways, parking areas and other community facilities) shall be maintained by and be the sole responsibility of the developer-owner of the MH-P District development until such time as the developer-owner conveys such common area to a non-profit (homeowners') entity consisting of at least all of the individual owners of the dwelling units in the development.
 - B. On-site lighting, signing, accessory structures and mailboxes shall be provided by owner-developer of MH-P District development. These improvements shall be of compatible and coordinated scale, materials and colors.

7. Covenants

- A. Deed restrictions and covenants shall be included with the conveyance to include, among other things, that assessments, charges and costs of maintenance of such common areas shall constitute a pro-rata share lien upon the individual dwelling lots, such lien inferior only to taxes and recorded trusts. Further, covenants shall specify means in which the non-profit entity shall govern and manage itself and maintain building exteriors, landscaping, lighting, recreation areas, walkways, parking areas, snow removal and travelways.
- B. All deed restrictions, covenants, non-profit (homeowners') entity incorporation documents, and information related to conveyance programs shall be prepared by the MH-P District developer-owner and presented at the time of plat and plans submission for Town review and approval.

8. Zoning and Site Plan Requirements

- A. The rezoning of any project under the MH-P District zoning provisions shall require a general development plan which is intended to depict the master plan for the specific development proposal.
- B. Development of any and all sections within the MH-P District shall require site plan approval with final engineering designs and final plats in conformance with the approved rezoning general development plan.
- C. A parking and traffic impact study may be required of the applicant with the submission of the site plan.

9. Special criteria for mobile home park development:

- A. No mobile or manufactured home shall be located in any park unless it can be demonstrated that it meets the requirements of the Manufactured Home Manufacturers' Association "Manufactured Home Standards for Plumbing, Heating and Electric Systems" as well as other qualifying standards adopted by the Commonwealth of Virginia. Manufactured Homes may be located only upon approval of necessary building permit applications.
- B. All dwelling units shall be placed on a designated home lot and shall not obstruct the use of, or project over, any right of way, private driveway, walkway, private easement, common open space or public utility easement.
- C. Every home lot as described on the site plan shall be clearly defined by field survey and indicated on the ground with permanent and visible markers.

- D. Every home lot shall be provided with an appropriate home stand so designed to provide adequate load bearing support. Each stand shall be located as to provide for the most practical placement of the manufactured or mobile home and its appurtenant structures in a manner complying with all requirements of the mobile home district. Each home shall be securely anchored to each stand to prevent overturning and shifting, in accordance with National Fire Protection Association Standards.
- E. Every dwelling unit shall be provided with a landscaped outdoor space (with sidewalks) to supplement the interior living space. Outdoor landscaped space shall be located convenient to the entrance of the mobile home. The outdoor area shall be at least 250 square feet.
- F. Sidewalks shall be provided for safe, convenient, all-weather access from home stands to paved streets, parking spaces and other concentrated pedestrian areas.
- G. No home lot shall be designed for direct access to a public street. All home lots shall abut a private street or driveway and each lot shall have unobstructed access to a public street. Private street and driveways shall be constructed in accordance with the standards and criteria of the Town's Site Design and Construction Standards.
- H. No home lot shall extend into a floodplain.
- I. Street lighting shall be provided with the development of the mobile home park, with final layout and design subject to final plan approval.
- J. An approved garbage, refuse and recycling program and temporary storage system shall be provided for all home lots, with such program and physical system subject to final plan approval. At minimum, the owner or manager of the mobile home park shall collect garbage, refuse and recycling goods not less than twice per week, insuring that collection is provided on a lot-by-lot, curb-side basis.
- K. No space in a mobile home park shall be rented for residential use for less than thirty (30) days.
- L. A landscaped buffer of 60 feet in width shall be constructed and maintained around the perimeter of the mobile home park, with plant material and placement thereof to final plan approval.
- M. Accessory buildings of not more than one hundred twenty (120) square feet may be located in the rear yard of a mobile home lot.
- N. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted or special permit use.
- O. Expansion of any existing mobile home parks or developments must comply fully with all regulations contained herein.

- P. Lots within a mobile home park must be recorded.
 - Q. Lot corners for any lot within a mobile home park must be set in accord with subdivision plat requirements.
10. Refer to the FP-O, Floodplain Overlay Zoning District, where applicable.
 11. Refer to the Chesapeake Bay Preservation Overlay District.
 12. Refer to Article 10, Sign Regulations for signage provisions.
 13. Any subdivision or lot which is proposed to be developed on shrink/swell soils shall require a geotechnical report to be submitted with the preliminary plat and plans. Such report shall be prepared by a registered professional engineer and shall address the feasibility of development on the subject soils.
 14. No subdivision plat or site plan shall be approved for final recordation until a foundation engineering report has been reviewed by the Town. All recorded plats for lots containing shrink/swell soils shall bear the following note: *"This lot contains shrink/swell soils which require special engineering design for foundations and structural elements. No structure will be approved for issuance of a building permit until a foundation engineering design prepared by a certified professional engineer has been approved for the proposed structure."*