

5-30.5. Regulations for Zoning District MH-1, Manufactured Home Park District.

- (1) **Intent.** The intent of the MH-1 district is to permit, moderate density development of manufactured homes in well designed and safe manufactured home parks, thereby allowing for efficient utilization of private and public utility and infrastructure assets.
- (2) **Permitted Uses** (also listed in Table of Uses Permitted by District, Sec. 5-70).
 - a. The use table in (e) below lists Permitted uses (P) through administrative review, uses permitted by Special Exception (SE), and uses permitted by Conditional Use Permit (CUP). Refer to Article 14 – Administrative Procedures Sections 14-16 through 14-23 for procedures related to Special Exceptions (SEs) and Conditional Use Permits (CUPs). **(Revise as needed once Art 14 is revised and reorganized.)**
 - b. Certain uses have additional, modified or more stringent standards listed in Article 9B Supplementary Use Regulations. References to those regulations are identified in the table below for each use in which they apply.
 - c. No building or structure shall be erected, added to, structurally altered, or land use be established or changed in use without a permit issued by the Administrator.
 - d. **In the MH-1 district only one permitted principal use and its associated structures may be established on a single lot except as otherwise permitted by Special Exception or Conditional Use Permit (CUP).**
 - e. **Use Table for the MH-1 Manufactured Home Park Residential District**

Permitted Uses: MH-1, Manufactured Home Park District	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
None Permitted				
Animal				
Domestic Pets		√		
Outdoor				
Camping, personal use or enjoyment	9D-30	√		
Civic and Institutional Uses				
Church and other places of worship		√		
Fire and/or EMS company stations		√		
Park, natural area, or community facility	9B-5.30	√		
Public building / facility		√		

Permitted Uses: MH-1, Manufactured Home Park District	Supplemental Regulations	P	SE	CUP
Residential group homes, 1-8 individuals	9B-5.40	√		
Schools, private in-home		√		
Schools, public elementary/secondary		√		
Consumer Products & Services (commercial)				
None Permitted				
Consumer Products and Services (commercial) Lodging				
None Permitted				
Industrial & Utilities				
Industrial				
Freight containers as accessory structures	9D-10			
Utilities				
Commercial communication facility, major	9B-8.10		√	
Commercial communication facility, minor	9B-8.10	√		
Power utility-electric	9B-8.20			√
Solar energy facility, private large-scale, ground mounted	9B-8.30			√
Solar energy facility, private large-scale, roof mounted / solar canopy	9B-8.30	√		
Solar energy facility, private small-scale	9B-8.30	√		
Uses required for provision and maintenance of public utilities	9B-8.40	√		
Residential				
Home occupation, Type I	9B-9.70	√		
Home occupation, Type II	9B-9.70		√	
Manufactured home		√		

(3) **Minimum Lot Area and Maximum Residential Density.**

a. Lot size:

- i. Minimum lot area: 5 acres (or as specified in Article 9B Supplementary Use Regulations for specific uses)
- ii. Minimum frontage/average lot width: Must have deeded access to a state road of at least 50 feet and an average lot width excluding the

access or right of way of at least 200 feet (or as specified in Article 9B Supplementary Use Regulations for specific uses).

- b. Density: Maximum residential density:
 - i. With public water and sewer – 1 space/site per 10,000 SF with 10,000 SF min area and one hundred (100) feet or more in width at the building line for each site. Fifty (50) feet of frontage for a site on a road shall be permitted on spaces/sites facing on a properly designed cul-de-sac.
 - ii. With public water or sewer – 1 space/site per 20,000 SF with 20,000 SF min area and one hundred (100) feet or more in width at the building line for each site. Fifty (50) feet of frontage for a site on a road shall be permitted on spaces/sites facing on a properly designed cul-de-sac.
 - iii. Without public water and sewer – 1 space/site per 30,000 SF with 30,000 SF min area and one hundred (100) feet or more in width at the building line for each site. Fifty (50) feet of frontage for a site on a road shall be permitted on spaces/sites facing on a properly designed cul-de-sac.

(4) **Lot coverage.** As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances

(5) **Setback requirements.**

a. Setback table.

	Front	Side	Rear
Principal Building / Structure	50 feet <i>See 1 below.</i>	35 feet	35 feet
Accessory Building / Structure	50 feet <i>See 1 below.</i>	35 feet	35 feet

1 -The setback line on any manufactured home park shall not be closer than fifty (50) feet from the right-of-way line of a state-maintained street or seventy-five (75) feet from the center line of a state-maintained street, whichever is greater.

- b. Additional Setback Regulations:
 - i. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
 - ii. There is no setback requirement for fences or retaining walls, however on corner lots they must comply with Article 9E Other Regulations “Visibility at Intersections” Section 9E-30 and fences within the

Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks.

- iii. Architectural projections, as defined in Article 2, shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard and shall comply with the requirements of the Virginia Uniform Statewide Building Code.
- iv. **There is no setback requirement for residential utilities and utility shelters such as well pump houses, heating, ventilation, and air conditioning (HVAC) units, generators, and the like.**
- v. **Where a development requiring a site plan is proposed to encompass and be situated on multiple existing lots, the lot lines separating said lots shall be vacated through the preparation and recordation of a plat in accordance with the subdivision ordinance. There shall be no fee for boundary line vacation plats necessitated by this requirement. The recordation of such plat shall be required prior to site plan approval. In the event the development proposed can stand alone on each of the lots and in compliance with all applicable setback, parking, and other zoning requirements, then vacation of the lot lines shall not be required. Buildings cannot straddle property lines unless they meet building code requirements and are located in a zoning district where setback requirements do not apply.**

(6) **Building / Structure Requirements.** Maximum footprint and height

	Maximum Footprint	Maximum Height <i>See i & ii below.</i>
Principal Building / Structure	None	35 feet
Accessory Building / Structure	None	20 feet <i>See iii below.</i>

i - The height limitations do not apply to buildings/ structures used for agricultural purposes or to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport. For uses such as commercial communication facilities, solar energy facilities, utilities, and wind energy facilities see associated Article 9B Supplementary Use Regulations.

*ii - The maximum permitted height of principal buildings located in designated special flood hazard areas inundated by the one hundred (100) year flood shall be **an additional five (5) feet above the** height limitation set forth **above.***

iii - If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

(7) Other Requirements.

- a. Markers for manufactured home lots. Every manufactured home space or site shall be clearly defined on the ground by permanent markers. The owner of the manufactured home park shall post and maintain in a conspicuous place on each lot a number corresponding to the number of each space or site as shown on the site plan as required in Section (9)(c)(v). Contents of application for approval of final development plan of this ordinance.
- b. Screening. A manufactured home park shall have a strip of land planted with an evergreen hedge or dense planting of evergreen shrubs of not less than twenty (20) feet along all park boundaries.
- c. Recreational areas. Manufactured home parks shall provide such reasonable amount of land, not less than ten (10) percent of the area of the park exclusive of streets and drainage reservations, for parks, playgrounds, ball fields, picnic areas, natural areas and the like as the commission deems necessary to protect the safety, general welfare and environmental amenity of the area. Such open space shall be permanently reserved and maintained by the manufactured home park owner for use by the park residents.
- d. Access. In all manufactured home park developments, which involve the construction and maintenance of a road, the following minimum standards shall be followed:
 - i. Manufactured home park roads shall be designed and constructed using the minimum standards developed by the Virginia Department of Transportation (VDOT) as outlined in VDOT's Subdivision Street Acceptance Requirements – Road Design Manual, Appendix B Subdivision, as amended.
 - ii. Every manufactured home park plan involving private roads shall contain a statement by the owner that clearly states that any roads within the park that are not publicly maintained shall be maintained in good condition, passable by emergency vehicles at all times, by the owner of the park. The owner shall furnish, through the owner's engineer, certification that the roads are built to VDOT Subdivision Street Standards.
 - iii. Every manufactured home park plan containing roads intended to be public and conveyed to VDOT shall contain a statement that the owner will be responsible for, and bear all costs associated with, compliance with VDOT requirements for design, construction, inspections, and/or testing of any roadway to be accepted by such Department.

- e. Garbage and refuse disposal. The owner of the manufactured home park shall be responsible for collection and disposal of trash and garbage, either by means of central location of and collection of trash and garbage containers which shall be maintained in a safe and sanitary manner or organized pickup at individual home sites. Centralized garbage and refuse collection areas shall be screen from view.
- f. Water and sewer.
 - i. The owner of the manufactured home park shall provide each manufactured home space with individual water and sewage connections in compliance with the requirements of the Director of Public Utilities.
 - ii. Where public water and/or sewage is available and abuts the property, the service shall be extended to all manufactured home spaces within the manufactured home park at the expense of the manufactured home park owner and in accordance with the requirements of the County Code.
 - iii. Where public water and/or sewage is not available, a privately owned and operated central water distribution system and/or sewage collection and treatment facility may be provided for an entire manufactured home park provided that any such installation must meet all of the requirements of the state water control board, the state health department, and any other state or county regulation having authority over such installations and, provided such facilities shall be maintained by a means acceptable by the governing body.
 - iv. Septic tanks and individual wells shall be adequate so long as their design and installation meet the specifications set forth by the Virginia Department of Health.
- g. Fire protection. The installation of adequate fire hydrants in a manufactured home park at locations approved by the Director of Public Utilities may be required, provided necessary water is available. The Zoning administrator shall consult with the Director of Public Utilities approving locations of such hydrants. The installation and placement of fire hydrants in manufactured home parks shall be in accordance with requirements of the County Code and the Director of Public Utilities.
- h. Electrical connections. The owner of the manufactured home park shall provide each manufactured home space with suitable electrical outlets installed in accordance with the County Code. All utilities shall be underground, except control instrumentation and substations which must be screened by planting or ornamental walls. No overhead wires are permitted within the park.
 - i. Blocking, tiedowns and skirting.

- i. It shall be the responsibility of the manufactured home park owner to see that manufactured homes within the park are blocked and tied in accordance with the Virginia Uniform Statewide Building Code (USBC).
 - ii. It shall be the responsibility of the manufactured home park owner to see that all manufactured homes are completely skirted as required by the County Building Code.
- (8) Other Regulations. The following regulations may be applicable to uses in this district.
- a. See Article 6A Highway Corridor Development District. For lots located along Route 17 additional requirements apply.
 - b. See Article 9A for Supplementary Regulations applicable to all Districts.
 - c. See Article 9B for Supplementary Use Regulations
 - d. See Article 9C for Screening and Buffering regulations
 - e. See Article 9D for regulations related to Temporary and Accessory Uses/Structures.
 - f. See Article 10 for regulations related to Nonconformities.
 - g. See Article 11 for regulations related to Off-Street Parking and Loading Facilities.
 - h. See Article 12 for regulations related to Signs.
- (9) **Procedure for approval of an MH-1 district. MH-1 districts may be established only through an amendment to the zoning map in accordance with the procedures for amendment as set forth in article 14, sections 14-1 through 14-10 of the zoning ordinance and as follows. (Revise if needed once Art 14 is revised and reorganized.)**
- a. At a minimum, the application shall contain the following information **in addition to those items required in article 14.**
 - i. A map or maps indicating the relation of the proposed district to the surrounding area. Such map or maps should demonstrate access to major streets without traveling minor streets in residential neighborhoods and show the approximate location and sizes of existing public sewers, water lines, and other utilities and installations which will be expected to serve the development. Location of nearby schools and commercial facilities shall be indicated;
 - ii. A preliminary development plan showing **the number, location and size of all manufactured home spaces; location of service buildings and other proposed structures; location and dimensions of buffering and screening areas;** layout, dimensions, and names of existing and proposed streets, rights-of-way, recreation areas; setback lines; preliminary improvements drawings showing water, sewer, drainage, electricity, garbage and refuse sites;

- iii. Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone **and internet services**, waste disposal facilities, street improvements, and nature and extent of earth work required for site preparation and development;
 - iv. Proposed development schedule; and
 - v. Ownership and responsibility for maintenance of manufactured home park.
- b.** Each application shall clearly state that approval may be revoked if construction on the project has not begun within five (5) years from the date of final approval by the governing body.