

Article 13. Mobile Home Park, District MHP

Sec. 22-13-1. Statement of intent.

This district is intended to accommodate mobile home parks with lots for rent exclusively. This district is based on the premise that the demand for mobile homes can best be supplied by mobile home parks. The following regulations are designed to provide an attractive and harmonious environment for mobile home dwellings, with all amenities normally found in a substantial residential neighborhood.

Sec. 22-13-2⁶. Use regulations.

In Mobile Home Park, District MHP, only one mobile home and its accessory uses and structures shall be permitted on each minimum lot area. Structures to be erected or land to be used shall be for some combination of the following uses.

(Ord. 3-15-06; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-13-2.1. Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Home occupations

Miscellaneous Uses

Accessory uses

Utilities, minor

Residential Uses

Manufactured homes

(Ord. 11-3-10)

Sec. 22-13-2.2. Uses permitted by special use permit only.⁷

The following uses shall be permitted by special use permit only:

⁶ Editor's Note – This section as originally adopted was misnumbered as “Sec. 22-13-1.” This clerical error has been corrected by the editor.

⁷ Editor's Note – conformed to title convention of this Code by the Editor.

Miscellaneous Uses
Utilities, major

(Ord. 11-3-10)

Sec. 22-13-3. Area regulations.

- (a) The minimum area for each mobile home park shall be five (5) acres. (Minimum number of spaces completed and ready for occupancy before first occupancy is permitted shall be ten (10)).
- (b) Area. The minimum lot area of each individual mobile home lot shall be six thousand (6000) square feet.

Sec. 22-13-4. Setback regulations.

- (a) Mobile home parks shall be located fifty (50) feet or more from any street right-of-way but not less than seventy-five (75) feet from the center line of the street. Lots fronting streets within mobile home parks (interior lots) shall conform with subsection (b) below. The foregoing notwithstanding, every mobile home within any such mobile park shall be set back from any abutting public road not less than the setback required for the property abutting the mobile home park across such public road.
- (b) No mobile home lot shall be placed less than twenty-five (25) feet from any adjoining property line.
- (c) No mobile home shall be placed less than ten (10) feet from any lot or within 25 feet of another mobile home.

Sec. 22-13-5. Frontage regulations.

The minimum frontage for each mobile home lot shall be sixty (60) feet with a minimum 30 feet street frontage.

Sec. 22-13-6. Required improvements within lots.

- (a) Markers for mobile home lots. Every mobile home lot shall be clearly defined on the ground by permanent markers. There shall be posted and maintained in a conspicuous

place on each lot a number corresponding to the number of each lot as shown on the site plan submitted so that each lot may be easily identified.

- (b) Streets. All streets, both public and private, serving mobile home lots, shall conform to the construction standards of the Virginia Department of Transportation. Curb and gutters are encouraged; however, in the event that they are not provided, adequate drainage facilities shall be provided.
- (c) Parking spaces. In each mobile home park, parking spaces shall be provided at the rate of at least two car spaces for each mobile home lot. Space for one car of the required two car spaces shall be provided upon the lot, but if not so provided, in parking bays located convenient to such lots. Each such parking space shall be not less than ten feet wide and twenty feet deep, shall be surfaced for its entire area with a durable, hard surface material, suitable for all weather use, and shall have unobstructed access to a public street or highway. No parking space shall be more than three hundred (300) feet from the mobile home lot which it serves.
- (d) Water supply. An adequate supply of water approved by the State Health Department shall be furnished from a public water supply system or from a central water system conforming to all applicable laws, regulations, resolutions, and ordinances, with water connections located on each mobile home lot. No drinking water containers or fountains shall be located in any room housing toilet facilities. All water lines shall be made frost-free.
- (e) Sewerage facilities. In each mobile home park, all waste or waste water from a faucet, toilet, tube, shower, sink, slop-sink, drain, washing machine, garbage disposal unit or laundry shall empty into one or more public or central sewer systems approved by the Fluvanna County Health Department.
- (f) Garbage and trash disposal. Each lot within a mobile home park shall be provided with at least one tight-fitting, closed-top garbage or trash container, and collection and disposal shall be provided at a frequency to assure it will not overflow.
- (g) Lighting and electric receptacle outlets. Public areas of mobile home parks shall be adequately lighted so as to permit safe movement of vehicles and pedestrians at night. All exterior lights in each park shall be located and when necessary shielded so as to prevent direct illumination of sleeping areas. At least one grounded type receptacle outlet shall be provided each lot.
- (h) Utilities. All utility service shall be underground to each lot.

- (i) Recreational areas. There shall be provided a minimum of 30,000 square feet of recreational area, exclusive of required setback and yard requirements, per each thirty (30) mobile home lots or multiple or fraction thereof.
- (j) Additions to mobile homes. No permanent or semi-permanent structure shall be affixed to any mobile home as an addition to such mobile home. The prohibition herein against any addition or accessory to a mobile home shall not apply to a canopy or awning designed for use with a mobile home, nor to any expansion unit or accessory structures specifically manufactured for mobile homes. The lot coverage of a mobile home, together with an expansion or accessory structure permitted thereto by this article shall not exceed twenty percent of the total mobile home lot area.
- (k) Height regulations. No mobile home shall exceed fourteen (14) feet in height nor shall any storage facility or other accessory structure exceed the height of any mobile home which it serves. Utilities, television antennae and radio aerials are exempt.
- (l) Mobile home standards. Every mobile home occupied as a dwelling unit in Fluvanna County shall meet the minimum standards of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations, as the same shall be in effect from time to time.
- (m) Anchorage. Every parking space for mobile homes shall be provided with devices for anchoring the unit to prevent overturning or uplift. The anchorage shall be adequate to withstand wind forces and uplift as required for buildings and structures in the Virginia Uniform Statewide Building Code.

Sec. 22-13-7. Site plan required.

Each mobile home park shall be subject to the provisions of Article 23 of this chapter.