

MOBILE HOME PARKS

Adopted August 10, 1964--See Volume 6, pages 464-466
Amendments adopted June 9, 1969 and July 20, 1970--See Volume 7

"AN ORDINANCE DEFINING THE CONDITIONS UNDER WHICH MOBILE HOME PARKS WILL BE PERMITTED TO OPERATE."

WHEREAS, in the judgment of the Board of Supervisors of James City County, Virginia, it is deemed necessary to adopt this ordinance in accordance with Section 15-8, Code of Virginia.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA, AS FOLLOWS, to-wit:

SECTION I. Definitions.

(1) A Mobile Home Park is defined as a tract of land of at least five (5) acres having not less than twenty-five (25) spaces to accommodate mobile homes.

(2) A Mobile Home is any vehicle with or without motive power designed to be used for human habitation that retains mobility on an arrangement of wheels that can be attached to, or are part of the vehicle.

SECTION II. Permits, License Tax, and Methods of Applying for Permits.

(1) The location of Mobile Home Parks within James City County shall require a conditional use permit issued by the Zoning Administrator and shall be subject to a monthly license tax in the amount of \$4.00 per mobile home within the said Mobile Home Park, and no Mobile Home Park shall commence to operate or continue to operate without the payment of such monthly license tax. Non-payment of license tax shall be cause for revocation of the license to operate a Mobile Home Park.

(Section 11, cont.)

(2) The Health Department of James City County shall be informed in writing of the developer's intentions to erect a mobile home court or park and its specific location. The Health Department is to approve this on the basis of compliance with all requirements as to location, etc. All applications for permits shall be made to the Zoning Administrator in triplicate and shall include the following: A scale plan or drawing of the proposed mobile home park, including street layout and easements; area and dimensions of the site; the number, location and size of all mobile home spaces; the location and width of roadways and walkways; location of service buildings and any other proposed structures; location of water and sewer lines, source of water supply, and method of sewage disposal; vicinity sketch showing location in reference to nearest road intersection and Magisterial District in which site is located; sketch showing recreational and parking areas and the dimensions thereof. The Zoning Administrator will submit the plan or drawing and application to the Planning Commission for review and recommendations prior to issuance of the conditional use permit.

(3) No permit shall be transferable. Every person holding such a permit shall give notice in writing to the Zoning Administrator within seventy-two hours after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park.

(4) Any person whose application for a permit under this Ordinance has been denied may request and shall be granted a hearing on the matter before the Board of Supervisors.

of way. In addition, each mobile home space will be numbered serially by a suitable marker.

(8) Width: Each mobile home space shall have a minimum width of not less than fifty (50) feet.

(9) Distance Between Mobile Homes: Parking spaces for mobile homes shall be so arranged as to provide a distance of not less than twenty (20) feet between adjacent mobile homes.

(10) Setback: Each mobile home shall be parked so that its forward edge is at least fifteen (15) feet from the edge of the internal all weather road it fronts on.

(11) Sanitary Facilities: Each mobile home space shall be provided with individual water and sewer connections. Such water and sewer facilities are subject to approval and inspection by the County Health Department and may be either public facilities or privately owned sewer and water systems. A privately owned central sewage disposal plant may be provided for an entire mobile home park. Installation of water and sewerage systems, and street lighting must be approved by the Board of Supervisors.

(12) Electrical Connections: Each mobile home space shall be provided with electrical outlets installed in accordance with the National Electrical Code.

(13) Outside Toilets Forbidden: No mobile home park shall have any outside toilet or toilet facilities which are not connected to a sewage disposal system, either public or private.

(14) Location - Drainage: The mobile home park shall be located on a well drained site, and shall be so located that its drainage will not endanger any water supply.

(Section 11, cont.)

(5) Whenever, upon inspection of any mobile home park, the Health Department or Zoning Administrator finds that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, the Health Department or Zoning Administrator shall give notice in writing to the person to whom the permit was issued; and, unless such conditions or practices are corrected within a reasonable period of time to be determined by the Health Department or Zoning Administrator, the permit shall be suspended. At the end of such period, the Health Department or Zoning Administrator shall reinspect such mobile home park, and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the permit is issued that the permit has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such mobile home park.

(6) Any person whose permit has been suspended, or who has received notice from the Health Department or Zoning Administrator that his permit will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Board of Supervisors; provided, that when no petition for such hearing shall have been filed within five days following the day on which permit was suspended, such permit shall be deemed to have been automatically revoked.

(7) Area Requirements: For each mobile home space within a mobile home park designed to accommodate one mobile home there shall be provided not less than 5,000 square feet of area which shall front on an internal Mobile Home Park street, road, or right

(Section III, Cont.)

- (d) The numerical mobile home space to which assigned.
- (e) Last place of location.
- (f) Date of arrival.
- (g) Date of departure.

(2) Every owner, operator, attendant, or other person operating a mobile home park shall notify the local Health Department immediately of any suspected communicable or contagious disease within the mobile home park. In the case of disease diagnosed by a physician as quarantinable, such owner, operator, attendant, or other person operating a mobile home park shall not acquiesce in the departure of a mobile home or its occupants, or removal therefrom of clothing or other articles which have been exposed to infection, without approval of the Health Department.

SECTION IV: Conformance.

Additional expansion to an existing Mobile Home Park, shall conform to these regulations.

SECTION V: Exemption.

Any person, firm, corporation, or association who has attained a Federal Housing Administration approval for a Mobile Home Park in James City County, Virginia, shall be exempt from this ordinance, except for the License Tax contained in Section II, and the Registration of Occupants, contained in Section III.

SECTION VI:

It shall be unlawful to allow any occupied mobile home to remain in a mobile home park unless a mobile home space is available. It shall be unlawful to operate a Mobile Home Park, without first being issued a conditional use permit by the Zoning Administrator.

(Section II, cont.)

(15) Travelways: All internal Mobile Home Park streets, roads, or rights of way used for travel by motor vehicles, shall have an all weather surface to be approved by the Planning Commission. Mobile Home Parks in existence prior to 9 June 1969 will comply by 30 September 1971.

(16) Cul-de-sacs: Minor terminal streets (cul-de-sacs) designed to have one end permanently closed must be terminated by a turn around of not less than sixty (60) feet in diameter.

(17) Speed Limit: Operators of Mobile Home Parks shall post in a prominent location a speed limit for the internal roads.

(18) Recreation Area: Mobile Home Parks will provide a recreation area equal to ten per cent of the Mobile Home Park area.

SECTION III: Registration of Occupants and Reporting of Communicable Diseases

(1) Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and occupants using the mobile home park. Such register shall be available to any authorized person inspecting the park, to the Commissioner of Revenue of James City County, any law enforcement office in the performance of his official duties, or such person designated by the Board of Supervisors, and shall be preserved for a period of not less than three years. Such register shall contain the following information:

(a) Name and address of each occupant with ages of all occupants under eighteen years of age.

(b) Mobile Home license number, if any, serial number, and manufacturer's name.

(c) Automobile or tow vehicle license number and make.

Section VII - Penalty Clause:

Any person, firm, corporation or association violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined an amount not less than twenty-five dollars (\$25.00), nor more than fifty dollars (\$50.00). Each day of operation in violation hereof shall constitute a separate offense..