

ORDINANCE NO. 31A-68

AN ORDINANCE TO AMEND CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY BY AMENDING ARTICLE III, SECTION 20-22, MOBILE HOME AND TRAILERS.

BE IT ORDAINED by the Board of Supervisors of James City County that Chapter 20, Zoning, of the Code of the County of James City, be and the same is, hereby, amended by amending Article III, Section 20-22, Mobile Homes and Trailers, to read as follows:

CHAPTER 20

ZONING

Article III. Mobile Home Parks

Section 20-22 Statement of Intent

The regulations contained herein are intended to foster the quiet, low and moderate density residential character of mobile home parks. The regulations are designed to stabilize and protect the residential areas in which mobile home parks are likely to be developed and to promote and encourage a suitable environment for family life both inside of the mobile home park and in the surrounding area. To these ends the location of mobile home parks and the expansion of existing mobile home parks shall require in addition to the site plan approval required by Article II of this chapter and the certificate of occupancy required by the Virginia Uniform Statewide Building Code, a special use permit as provided for in Article IV of this chapter.

Section 20-22.1 Area Requirements

Each mobile home in a mobile home park shall be placed upon a separate and individual lot.

Lots containing or intended to contain a single mobile home served by public water and public sewage disposal systems shall have a minimum area of six thousand square feet.

Lots containing or intended to contain a single mobile home served by a public sewage disposal system or by a public water system shall have a minimum area of ten thousand square feet.

Lots containing or intended to contain a single mobile home served by private water and private sewage disposal systems shall have a minimum area of twenty thousand square feet.

Section 20-22.2 Minimum lot width

The minimum width of a lot less than twenty thousand square feet in area shall be sixty feet measured at the setback line.

The minimum width of a lot less than twenty thousand square feet in area to ten thousand square feet in area shall be eighty feet measured at the setback line.

The minimum width of a lot twenty thousand square feet or greater in area shall be one hundred feet measured at the setback line.

Section 20-22.3 Minimum setback requirements

The minimum setback in a mobile home park for mobile homes and all accessory structures shall be fifteen feet from the right-of-way of internal private streets.

The minimum setback in a mobile home park for mobile homes and all accessory structures shall be thirty-five feet from the right-of-way of internal public streets.

The minimum setback in a mobile home park for mobile homes and all accessory structures shall be fifty feet from the right-of-way of any public street which creates a boundary for the mobile home park.

Section 20-22.4 Minimum yard requirements

No mobile home shall be placed closer than fifteen feet from any lot line within the mobile home park.

No mobile home shall be placed closer than fifty feet from any property boundary separating the mobile home park from adjacent property.

Section 20-22.5 Underground utilities

All utilities within the mobile home park, including but not limited to electrical distribution lines, telephone lines, cable television lines, natural gas lines, sewer lines and water lines, shall be placed underground.

Section 20-22.6 Road Frontage Required

Each mobile home lot shall front on a public road or on a private road. Public roads shall be part of Virginia Department of Highways and Transportation road system. Private roads shall be constructed and maintained to the following minimum standards:

1. Minimum right-of-way width of fifty feet.
2. Minimum cul-de-sac radii of fifty feet.
3. Minimum all weather surface width of twenty feet constructed of crusher run-stone to a minimum compacted depth of six inches or of aggregate base to a minimum compacted base depth of eight inches.

4. All intersections of private roads with public roads shall be constructed to the minimum design standards for a commercial entrance established by the Virginia Department of Highways and Transportation and the appropriate commercial entrance permit shall be obtained from the Virginia Department of Highways and Transportation.

Section 20-22.7 Storm Drainage

A storm drainage plan shall be included with the site plan of a mobile home park. It shall be the park developer's responsibility to provide and maintain adequate drainage and erosion controls within the mobile home park.

Section 20-22.8 Off-street Parking Required

Each mobile home park's lot shall contain at least two off-street parking spaces each at least nine feet by eighteen feet in size; or

Shall have access to a parking lot which meets the design standards contained in the Off-street Parking requirements of this Chapter, Section 20-12, and provides two spaces for each mobile home lot it is intended to serve. The location and the design of any parking lot shall be shown on the site plan and is subject to approval with the site plan.

Section 20-22.9 Fire Hydrants Required

Mobile home parks served by a public water system shall provide fire hydrants located within the park such that no mobile home lot is more than five hundred feet by road frontage from a fire hydrant. Locations of the fire hydrant shall be approved by the Fire Marshal and shown on the site plan.

Section 20-22.10 Streetlights Required

The operator of the mobile home park shall provide streetlights within the mobile home park. The location of streetlights shall be shown on the site plan and approved by the Zoning Administrator.

Section 20-22.11 Solid Waste Disposal

Each operator of a mobile home park shall provide for the disposal of the solid waste generated by the park tenants. Dumpsters at locations shown and approved on the site plan or provisions for individual solid waste pick-up at each mobile home site shall be provided. If dumpsters are provided, they shall be placed on concrete pads with a drain connected to a septic drainfield as required by the Health Department.

Section 20-22.12 Recreation Area Required

Mobile home parks with twenty-five spaces or more shall have a developed recreation area.

The area shall have terrain suitable for active recreation. The size of the recreation area shall be not less than four hundred square feet multiplied by the number of mobile home spaces in the mobile home park. The area shall be shown on the site plan with a list of equipments and facilities.

Section 20-22.13 Applicability of Virginia Uniform Statewide Building Code

Mobile homes located in mobile home parks shall meet all applicable sections of the Virginia Uniform Statewide Building Code including, but not limited to, requirements for permanent tie downs located at each space.

Section 20-22.14 Site Plan Required

Prior to development of a mobile home park a site plan shall be filed and approved as provided for in Article II of this chapter.

Section 20-23 Temporary mobile homes.

Conditional use permits for temporary mobile homes may be issued by the governing body, subject to the following conditions:

- (a) That the location of a temporary mobile home is necessary for the housing of a property owner on the same lot, during the construction of a dwelling; or
- (b) That the location of a temporary mobile home is necessary for use as a business office during the construction of any commercial structure or structures or for the sale or rental of on site property by a developer.
- (c) That a minimum area of five thousand square feet be provided for the mobile home.
- (d) That sanitary facilities conform to county and state health regulations.
- (e) That electrical connections meet the requirements of the county Electrical Code.
- (f) That the period for the use of any such temporary mobile home shall not exceed the completion date of construction as submitted by the applicant or six months from the date of issue, whichever be the longest period, except that a permit may be renewed one time for an additional period not to exceed six months. Any such application for renewal shall be submitted to the zoning administrator at least thirty days prior to the expiration of the initial permit. (5/11/70)

Jack D. Edwards, Chairman
Board of Supervisors
James City County, Virginia

ATTEST:

James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, on the 25th day of August, 1980.