Sec. 5.3 Manufactured home parks.

Sec. 5.3.1 Minimum size manufactured home parks.

A manufactured home park shall consist of five or more contiguous acres.

(§ 20-5.3.1, 12-10-80; repealed and reenacted 3-5-86; § 18-5.3.1, Ord. 98-A(1), 8-5-98; Ord. 18-18(1) , 1-10-18)

Sec. 5.3.2 Maximum density.

A manufactured home park shall conform to the maximum gross density requirements of the district in which it is located.

(§ 20-5.3.2, 12-10-80; § 18-5.3.2, Ord. 98-A(1), 8-5-98; Ord. 18-18(1) , 1-10-18)

Sec. 5.3.3 Minimum lot sizes.

Each manufactured home lot shall comply with the following area and width requirements:

a. Manufactured home lots shall consist of at least 4,500 square feet, and shall have a width of at least 45 feet.

b. Manufactured home lots served by either a central water or central sewerage system shall consist of at least 40,000 square feet, and shall have a width of at least 100 feet.

c. Manufactured home lots served by neither a central water supply nor a central sewerage system shall consist of at least 60,000 square feet and shall have a width of at least 130 feet.

(§§ 20-5.3.3, 5.3.3.1, 5.3.3.2, 5.3.3.3, 12-10-80; §§ 18-5.3.3, 5.3.3.1, 5.3.3.2, 5.3.3.3, Ord. 98-A(1), 8-5-98; § 5.3.3, Ord. 18-18(1) , 1-10-18)

Sec. 5.3.4 Location of manufactured homes.

a. Each manufactured home shall be located on a manufactured home lot. The lot shall provide space for outdoor living and storage areas and may provide space for a parking area.

b. Each manufactured home lot shall front on an internal street.

c. No manufactured home shall be located closer than 50 feet from any service or recreational structure intended to be used by more than one manufactured home.

d. The minimum distance between manufactured homes shall be 30 feet. The Albemarle County Fire Marshal may require additional space between manufactured homes if public water is not available or is inadequate for fire protection.

(§§ 20-5.3.4, 5.3.4.1, 5.3.4.2, 5.3.4.3, 5.3.4.4, 12-10-80; §§ 18-5.3.4, 5.3.4.1, 5.3.4.2, 5.3.4.3, 5.3.4.4, Ord. 98-A(1), 8-5-98; § 5.3.4, Ord. 18-18(1) , 1-10-18)

Sec. 5.3.5 Setbacks and yards.

a. Manufactured homes and other structures shall be set back at least 50 feet from the right-of-way of an existing public street.

b. Manufactured homes and other structures shall be set back at least 50 feet from the manufactured home park property line when it is adjacent to a residential or rural areas district.

c. Manufactured homes and other structures shall be set back at least 15 feet from the right-of-way of internal private streets, common walkways and common recreational or service areas. This distance may be increased to 25 feet for manufactured homes or structures at roadway intersections and along internal public streets.

d. Manufactured homes and other structures shall be set back at least six feet from any manufactured home space lot line.

(§§ 20-5.3.5, 5.3.5.1, 5.3.5.2, 5.3.5.3, 5.3.5.4, 12-10-80; §§ 18-5.3.5, 5.3.5.1, 5.3.5.2, 5.3.5.3, 5.3.5.4, Ord. 98-A(1), 8-5-98; § 5.3.5, Ord. 18-18(1) , 1-10-18)

Sec. 5.3.6 Application plan required.

An application plan shall be submitted as part of the application for a manufactured home park. The plan shall be reviewed by the site review committee, but shall be considered an initial site plan. Following approval of the special use permit, and prior to the issuance of a building permit or any clearing of the site, a final site plan shall be approved. The final site plan shall contain all the information required on the application plan in addition to all the information required in section 32.

The application plan shall contain the following information at a scale of one inch equals 40 feet or larger:

a. Location of the parcel by a vicinity map, and landmarks sufficient to identify the location of the property;

b. An accurate boundary survey of the tract;

c. Existing roads, easements and utilities; watercourses and their names; owners, zoning and present use of abutting lots, and location of residential structures on abutting lots;

d. Location, type and size of ingress and egress to the manufactured home park;

e. Existing and proposed topography accurately shown with a maximum contour interval of five feet; areas shown with slopes of 25 percent or greater;

f. Flood plain limits;

g. Proposed general road alignments and rights-of-way; general water, sewer and storm drainage lay-out; general landscape plan; common area with recreational facilities and walkways; service areas; common trash container locations; parking areas; a typical lot detail showing the manufactured home stand, outdoor living and storage areas, parking area, setbacks and utility connections; and any other information necessary to show that these requirements can be met.

(§§ 20-5.3.6, 5.3.6.1, 12-10-80; §§ 18-5.3.6, 5.3.6.1, Ord. 98-A(1), 8-5-98; § 5.3.6, Ord. 18-18(1) , 1-10-18)

Sec. 5.3.7 Improvements required—Manufactured home lots.

a. *Utilities.* Each manufactured home lot shall be provided with an individual connection to an approved sanitary sewage disposal system and an individual connection to an approved central water supply or other potable water supply.

   Each manufactured home lot shall be provided with electrical service installed in accordance with the National Electrical Code.

b. *Markers for manufactured home lots.* Each manufactured 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.

c. *Outdoor living and storage areas.* An outdoor living area shall be provided on each manufactured home lot. At least 100 square feet shall be hard surfaced.

   Storage buildings not to exceed 150 square feet shall be permitted in a designated area on each lot. Additional storage facilities may be provided in common areas.

d. *Additions to manufactured homes.* Additions to manufactured homes are permitted, subject to the following conditions:

   1. Albemarle County Building Official approval;

   2. Applicable setbacks are met;

   3. Total roof area lot coverage shall not exceed 40 percent of the manufactured home lot.

e. *Installation of manufactured homes.* Installation of manufactured homes shall comply with the requirements of the Building Code.

   Skirting shall be provided around the manufactured home from ground level to the base of the manufactured home within 60 days of the issuance of a certificate of occupancy.

(§§ 20-5.3.7, 5.3.7.1, 5.3.7.2, 5.3.7.3, 5.3.7.4, 5.3.7.5, 12-10-80; §§ 18-5.3.7, 5.3.7.1, 5.3.7.2, 5.3.7.3, 5.3.7.4, 5.3.7.5, Ord. 98-A(1), 8-5-98; § 5.3.7, Ord. 18-18(1) , 1-10-18)

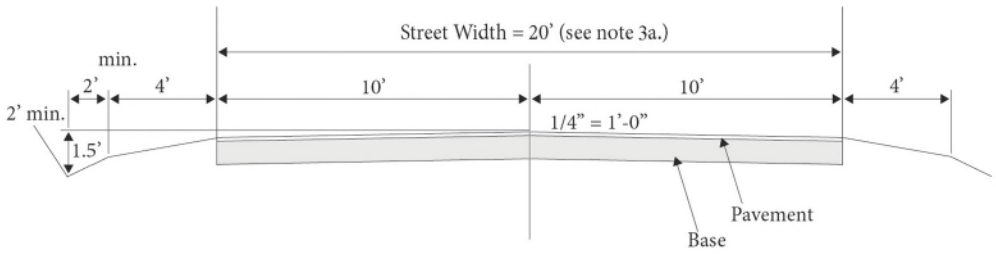
Sec. 5.3.8 Improvements required—Manufactured home park.

a. *Off-street parking.* Off-street parking for manufactured homes, recreational uses and service areas shall be provided in accordance with section 4.12 of this ordinance. Parking for manufactured homes may be provided on individual lots, or in convenient bays, in accordance with section 4.12.16. Additional parking area for recreational vehicles shall be provided in a common area at a rate of one space per ten units.

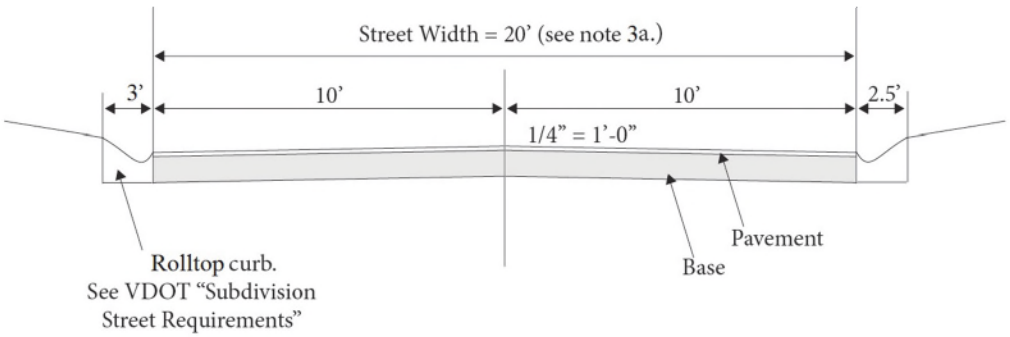
b. *Internal Street.* A minimum right-of-way width of 40 feet shall be established on internal private streets for the purpose of measuring setbacks. The right-of-way shall be maintained clear of all obstructions.

   Internal private streets shall be constructed to the following minimum standards:

   1. Minimum typical section for access, entrance, or other connecting streets that do not abut manufactured home sites and for streets that do abut manufactured home sites where the lot frontage (measured at the manufactured home setback line) is an average of 85 feet or greater.



2. Minimum typical section for all park streets that abut manufactured home sites where the lot frontage (measured at the manufactured home setback line) is an average of less than 85 feet.



3. General Design Notes:

   (a.) Streets with no on-street parking serving up to 50 manufactured home sites shall have a minimum width of 20 feet. Streets with no on-street parking serving more than 50 manufactured home sites shall have a minimum width of 24 feet. Streets with on-street parking shall have a minimum clear width of at least 22 feet, excluding parking space requirements.

   (b.) Pavement shall be prime and double seal bituminous surface treatment. Base shall be six inches of 21A or 21B aggregate base.

   (c.) Maximum longitudinal street grade is ten percent.

   (d.) Minimum vertical stopping sight distance is 100 feet.

   (e.) Minimum horizontal centerline curve radius is 250 feet.

   (f.) Cul-de-sacs shall have a minimum radius of 45 feet measured to the edge of pavement.

   (g.) Minimum radius of edge of pavement at intersections is 25 feet.

   (h.) Roadside ditches shall be designed to contain the ten-year storm below the shoulder using Mannings "n" of 0.06 if lined with grass, or 0.015 if lined with concrete. Ditches may be grassed if the flow from the two-year storm does not exceed three feet per second for a Mannings "n" of 0.03. If the three foot per second velocity is exceeded, the ditches shall be paved with class A-3 concrete, four inches thick, to the depth of the ten-year storm. When the depth of the required roadside ditch (measured from the shoulder to the invert) exceeds 2.5 feet, the flow shall be piped in a storm sewer system.

   (i.) Driveway entrance culverts and culverts crossing streets shall be designed to contain the ten-year storm below the road shoulder using the appropriate Virginia Department of Transportation (VDOT) nomographs. When paved ditches are smoothly transitioned into the culverts, the culverts may be sized using Mannings formula. All culverts shall be concrete. Erosion control

protection (VDOT standard EC-1) shall be placed at culverts when the outlet velocity exceeds five feet per second. Driveway culverts shall be a minimum of 12 feet long.

(j.) Driveways shall be paved the same as streets to the right-of-way line. Aggregate base may be four inches thick.

(k.) Curb drop inlets shall be placed along the tangent portions of the street or at the points of curve at intersections. Curb drop inlets shall be sized and located to prevent overtopping of the curb during the ten-year storm. Curb drop inlets shall be VDOT DI-3A, 3B, or 3C with a type "A" nose.

(l.) Storm sewers shall be designed in accordance with VDOT criteria.

(m.) All construction and materials shall be in accordance with current VDOT road and bridge standards and specifications.

c. *Recreation requirements.* See section 4.16.

d. *Pedestrian access.* The requirements of section 32.7.2.3 shall be met.

e. *Service areas and accessory uses.* Centrally located service buildings may provide common laundry facilities, office space for management and accessory uses as are customarily incidental to the operation and maintenance of a manufactured home park. Consolidation of the service building and indoor recreational facilities is permitted. Other uses may be established in accordance with the regulations of the district in which the park is located.

f. *Lighting.* All proposed exterior lighting shall be shown. Lighting shall be directed away from manufactured homes, adjacent properties and roadways in a manner approved by the Zoning Administrator.

g. *Landscaping and screening.* The requirements of section 32.7.9 shall be met. In addition, screening may be required in accordance with section 32.7.9.7 around the entire perimeter of the park, or part thereof, except where adequate vegetation already exists and a conservation plan has been submitted in accordance with section 32.7.9.4(b).

(§§ 20-5.3.8., 5.3.8.1, 5.3.8.2, 5.3.8.3, 5.3.8.4, 5.3.8.5, 5.3.8.6, 5.3.8.7, 12-10-80; §§ 18-5.3.8., 5.3.8.1, 5.3.8.2, 5.3.8.3, 5.3.8.4, 5.3.8.5, 5.3.8.6, 5.3.8.7, Ord. 98-A(1), 8-5-98; Ord. 01-18(6) , 10-3-01; § 5.3.8, Ord. 18-18(1) , 1-10-18)