

ARTICLE XIV - PERMANENT MOBILE HOME/MANUFACTURED HOME PARKS⁴¹

14-1. APPLICATION FOR PERMIT:

- 14-1.1 A permit shall be required to establish, maintain, and operate a mobile home and/or manufactured home park. The permit shall be for one (1) year and shall be renewed during the month of April for the year next following. A written application for the permit shall be submitted to the administrator. The person submitting the application will state his name, address and phone number, the name, address, and phone number of the real party in interest, if other than applicant, and the address and location of the proposed mobile home and/or manufactured home park. The application will be accompanied with the required license tax and a plot plan, drawn to scale, of the site of the proposed mobile home and/or manufactured home park. It will include any and all adjoining roads, streets, and other rights of way, proposed streets within the mobile home and/or manufactured home park, the location, size, shape and identification numbers of the mobile home and/or manufactured home lots or spaces, the location and the names and addresses of the owners of all abutting property, location and specifications for water supply, electrical services, parking facilities, sewage and garbage disposal, base flood elevation data, and such other information as the administrator shall deem necessary. The administrator shall investigate the premises whereon said mobile home and/or manufactured home park is to be located and will issue the permit if he finds it complies with all of the provisions of this and other ordinances of the Town of Wytheville.^{41 61}

14-2. AREA REQUIREMENTS:

- 14-2.1 Each mobile home or manufactured home lot or space, designed to accommodate one mobile home or manufactured home, shall have a minimum area of five thousand (5,000) square feet, one side of which shall front on an internal street, road or right of way.⁴¹

14-3. WIDTH REQUIREMENTS:

- 14-3.1 Each mobile home or manufactured home lot or space shall have a minimum width of fifty (50) feet, except that for mobile homes or manufactured homes exceeding 12 feet in width, the minimum width shall be increased by two feet for each foot of additional width of the mobile home or manufactured home.⁴¹

14-4. DISTANCE BETWEEN MOBILE HOMES/MANUFACTURED HOMES:

- 14-4.1 Parking spaces for mobile homes and/or manufactured homes shall be arranged so as to provide a distance of at least twenty (20) feet or more

between individual mobile homes or manufactured homes measured side to side but in no case less than ten (10) feet between the mobile home/manufactured home and the individual lot line of a mobile home or manufactured home space. Not less than 25 feet shall be maintained between the ends of mobile homes or manufactured homes. However, in existing mobile home parks with end-to-end setbacks of 25' or more, the spacing may be reduced to no less than 15 feet, if an existing manufactured home is replaced with a new or different, longer manufactured home, and if all the other setback requirements are maintained. ^{15 41 62}

14-5. SANITARY FACILITIES:

14-5.1 Each mobile home or manufactured home lot or space shall be provided with individual water and sewer connections to a public system to be installed in accordance with the Plumbing Code of the Town of Wytheville. If a public sewer is not available, the area or tract of land must be suitable and large enough to install adequate and proper septic tank systems to serve the total number of mobile home or manufactured home lots or spaces in the mobile home and/or manufactured home park. Such private sewage disposal system shall be approved by the health official. If public water is not available, the private water system shall also be approved by the health official.⁴¹

14-6. ELECTRICAL CONNECTIONS:

14-6.1 Each mobile home or manufactured home lot or space shall be provided with required electrical connections installed in accordance with the National Electrical Code.⁴¹

14-7. LIGHTS:

14-7.1 Every mobile home and/or manufactured home park shall be provided with adequate means of lights at night. Such sufficient lighting facilities shall be lighted during the time from one-half hour after sunset until one-half hour before sunrise. A minimum of at least one 4,000 lumen fixture for each 50,000 square feet or fraction thereof in the park shall be provided.⁴¹

14-8. HEATING APPLIANCES AND FUEL:

14-8.1 All heating appliances and fuels must meet the rules, regulations and requirements of the ordinances and codes of the Town of Wytheville with respect to such matters. Where regulations may not be in effect which are applicable, then appliances and fuels shall otherwise meet the rules, regulations, and requirements of the American Insurance Association. Each mobile home and/or manufactured home unit shall be inspected by the Fire

Chief or other designated inspector for the Town when the mobile home and/or manufactured home unit is placed in the park. Thereafter it will be inspected on an annual basis prior to the renewal of the mobile home or and/or manufactured home park permit.⁴¹

14-9. WASTE AND GARBAGE RECEPTACLES:

14-9.1 Each mobile home or manufactured home lot or space, while occupied by any mobile home or manufactured home shall have at least one approved non-leaking garbage and trash container not to exceed 32 gallons in capacity. Such containers shall be provided with covers which shall fit tightly, and which shall be adequate to prevent emission of odors, the gathering of insects, the blowing of contents, or the scattering thereof by dogs or other animals. Such covers shall be kept upon the containers until the contents have been collected.⁴¹

14-10. STORAGE BENEATH MOBILE HOMES/MANUFACTURED HOMES:

14-10.1 Storage under a mobile home or manufactured home will be permitted only where suitable skirts are provided to obscure the view of any items stored in this manner. None of the items so stored shall be such as to create a fire hazard.⁴¹

14-11. SKIRTING OR FOUNDATION WALLS:

14-11.1 Mobile homes and/or manufactured homes are required to have skirting extending to ground level with such skirting to be comparable in appearance, materials, and quality of construction to the exterior of the mobile home; or in lieu of such skirting, a solid foundation wall may be allowed. Such foundation wall must have an adequate concrete footing as required of other building construction.^{4 41}

14-12. ACCESSORY BUILDINGS:

14-12.1 Accessory buildings not to exceed 150 square feet in total area may be located at the end of a mobile home or manufactured home furthest away from the servicing street or driveway, except that where a mobile home or manufactured home is situated parallel to the servicing street or driveway, accessory buildings may only be located in the rear of the mobile home or manufactured home. Where there may be a servicing street or driveway at either end of a mobile home or manufactured home, accessory buildings may be located at the end furthest away from the front doorway of the mobile home or manufactured home. In every case not less than 10 feet shall be provided between any accessory building and the individual lot line of a

mobile home or manufactured home space and not less than five feet between any accessory building and a mobile home or manufactured home. Accessory buildings may be constructed or placed on basis of a building permit, must be permanent type buildings of new materials suitable for outdoor construction and shall be neat in appearance.^{4 41}

14-13. STREETS, WALKS AND PATIOS:

14-13.1 Any streets, or roadways within a mobile home and/or manufactured home park must be constructed and maintained in such manner as to be suitable for traffic in all weather conditions. Streets shall be a minimum width of forty (40) feet. They shall be improved to a minimum width of twenty (20) foot, shall be constructed of compacted gravel or crushed stone to a depth of not less than six (6) inches with a surface treatment, and must connect with existing public streets or roads. A concrete area 20' x 8' x 6" shall be provided in each mobile home or manufactured home lot or space, in such a manner as to be located along the length of the entrance side of the mobile home or manufactured home. A concrete walk, 3' wide, shall be provided from the concrete area to an internal street, road or right of way.⁴¹

14-14. ENTRANCE STEPS:

14-14.1 Mobile homes and/or manufactured homes are required to have suitable permanent type entrance steps as provided by the mobile home or manufactured home manufacturer or wood frame, masonry, or concrete steps to be constructed so as to be suitable for permanent use and so as to provide convenient entrance and a neat appearance.^{4 41}

14-15. ENFORCEMENT:

14-15.1 The administrator shall revoke the permit for the maintenance and operation of the mobile home or manufactured home park if the person to whom the permit is issued or his duly authorized agent, or employee, has been found guilty by a court of competent jurisdiction of violating any provision of this ordinance or the provision of any other related ordinances of the Town of Wytheville. The administrator shall reinstate the permit upon receipt of written evidence submitted that the circumstances occasioning such conviction have been remedied.⁴¹

A. Should the person to whom the permit has been issued or his duly authorized agent, or employee, continue to be found guilty by a court of competent jurisdiction of violating provisions of this ordinance or other related ordinances of the Town of Wytheville, the administrator

shall permanently revoke the permit to establish, maintain and operate a mobile home and/or manufactured home park. In the event of a permanent revocation of the permit to establish, maintain and operate a mobile home and/or mobile home park, the owner and/or occupants of the mobile homes or manufactured homes located therein shall remove the mobile homes or manufactured homes from such park within a period of 60 days following the date of such permanent revocation.⁴¹

- B. If the owner and/or occupants of the mobile home or manufactured home are found guilty by a court of competent jurisdiction of violating any provision of this ordinance or the provisions of any related ordinances of the Town of Wytheville, the administrator shall require the owner and/or occupants to remove the mobile home or manufactured home from the mobile home and/or manufactured home park and from the corporate limits of the Town of Wytheville. The administrator shall permit the mobile home or manufactured home to remain in the mobile home and/or manufactured home park upon receipt of written evidence submitted that the circumstances occasioning such conviction have been remedied.⁴¹
- C. Should the owner and/or occupants of a mobile home or manufactured home continue to be found guilty by a court of competent jurisdiction of violating any provision of this ordinance or other related ordinances of the Town of Wytheville, the administrator shall give written notice to the owner and/or occupants of the mobile home or manufactured home requiring the owner and/or occupants to remove the mobile home or manufactured home from the mobile home and/or manufactured home park and from the corporate limits of the Town of Wytheville within ten (10) days following the date of such notice.⁴¹

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