

TRAILER PARK ORDINANCE OF SHENANDOAH COUNTY

AN ORDINANCE TO REGULATE THE LOCATION, CONSTRUCTION OR ENLARGEMENT, AND OPERATION OF TRAILER PARKS IN SHENANDOAH COUNTY, VIRGINIA FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY AND GENERAL WELFARE OF THE CITIZENS OF SHENANDOAH COUNTY, THIS ORDINANCE SHALL BE KNOWN AND MAY BE CITED AS THE "TRAILER PARK ORDINANCE OF SHENANDOAH COUNTY."

ARTICLE I

DEFINITIONS

- Section I-1. ADMINISTRATIVE AUTHORITY: The Board of Supervisors of Shenandoah County or their representatives.
- Section I-2. LOCAL BUILDING OFFICIAL: The Director of the Shenandoah County Department of Building Inspections and his representatives.
- Section I-3. HEALTH OFFICIAL: The Director of the Shenandoah County Health Department and his representatives.
- Section I-4. TRAILER: Includes any vehicle designed or used or maintained for use as a conveyance upon highways, so designed and so constructed as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons. For the purpose of this Ordinance the term "trailer" shall also include "Mobile Home."
- Section I-5. MOBILE HOME: An industrialized building unit constructed on a chassis for towing to the point of use and designed to be used, without a permanent foundation for continuous year-round occupancy as a dwelling; or two or more such units separately towable, but designed to be joined together at the point of use to form a single dwelling, and which is designed for removal to, and installation or erection on other sites. For the purpose of this Ordinance the term "Mobile Home" shall also include "Trailer."
- Section I-6. TRAILER PARK: Any site, lot, field or tract of land upon which is located one or more trailers, or is held out for the location of any trailer, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment for such park.
- Section I-7. TRAILER LOT: A unit of land used or intended to be used by one trailer, in a permanent or semi-permanent location, whether in a trailer park or not, provided, that the term "trailer lot" shall not mean a unit of land used or intended to be used by one trailer on a transient basis not to exceed a period of two weeks.
- Section I-8. MOBILE HOME STAND: That part of a trailer lot which has been reserved for the placement of a mobile home.
- Section I-9. ADMINISTRATIVE PROCEDURES: Set of guidelines, issued to mobile home permit applicants, listing site plan requirements, tiedown requirements, application and approval procedures, permit fees, etc.

- Section I-10. SITE PLAN: A plan prepared and submitted by a person(s), company, or corporation applying for a permit to locate, construct, or enlarge a trailer park, such plan to contain information as outlined in the Administrative Procedures.
- Section I-11. BUILDING PERMIT: Written permit issued by local building official for the construction or alteration of buildings and structures.
- Section I-11.1 MOBILE HOME BUILDING PERMIT: Written permit issued by local building official for the locating of any mobile home or trailer on any lot in Shenandoah County.
- Section I-12. MOBILE HOME AND TRAILER CERTIFICATE: A certificate, issued by the Commissioner of Revenue, which must be renewed by January 30 of each year. ~~Owner must have paid all applicable taxes before certificate can be issued.~~ (Amended November 26, 1976)
- Section I-13. RECREATION VEHICLE: A vehicle thirty-two (32) feet or less in length and eight (8) feet or less in width, primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.
- Section I-14. BUILDING CODE: The Virginia Uniform Statewide Building Code, adopted to regulate building within the State of Virginia.
- Section I-15. VIRGINIA INDUSTRIALIZED UNIT AND MOBILE HOME SAFETY REGULATIONS: Regulations established by the State Corporation Commission pertaining to the construction and placement of mobile homes in the State of Virginia.
- Section I-16. ACCESSORY STRUCTURE: Any structural addition to the mobile home, including awnings, cabanas, patios, storage lockers, and similar appurtenant structures.
- Section I-17. COMMON OPEN SPACE: Any area or space designed for joint use by tenants occupying mobile home developments. It shall include land area of the development that is not covered by buildings, accessory structures, street rights-of-way, parking areas, driveways, or sideyards between mobile homes. It may include ten (10) percent of any building which includes common recreational facilities.
- Section I-18. SHALL: Indicates that which is required; must.
- Section I-19. SHOULD OR MAY: Indicates that which is recommended but not required.
- Section I-20. SPECIAL USE PERMIT: Permit issued by the Building Official for the establishment of trailers or mobile homes for specified locations, time and use, such permits to be issued pending approval by the Health Official.
- Section I-21. PARK STREET: Any street, road, or right-of-way designated or established within the gross area of the Trailer Park for the common use of the Park residents.
- Section I-22. PUBLIC STREET: Any street, road, or right-of-way designated or established, within or without the gross area of the Trailer Park, for the use of the general public.

Section I-23. RESIDENTIAL SUBDIVISION: A subdivision designed and approved for the location of permanent homes.

Section I-24. IMMEDIATE FAMILY: A husband or wife of a trailer owner, together with his/her/their dependent children and/or next-of-kin dependent relatives.

ARTICLE II

PERMITS AND REQUIREMENTS

Section II-1. MOBILE HOME BUILDING PERMIT: It shall be unlawful for any person to transport, (except inter-county during a 12-hour period), occupy or live in any mobile home unless he first obtains a Mobile Home Building Permit from the Department of Building Inspections. Such permits will be issued upon receipt of approved certification from the Health Department, and Administrative Authority of Towns, if to be located within a corporation.

Section II-2. RESTRICTED LOCATION: Except as otherwise provided herein, no mobile home shall be placed in Shenandoah County except in a trailer park for which a valid permit is in effect.

Section II-3. MOBILE HOME AND TRAILER CERTIFICATE: All persons owning mobile homes located in Shenandoah County shall apply to the Commissioner of Revenue by January 30 of each year, for a Mobile Home and Trailer Certificate, which shall be prominently displayed in or on the mobile home so as to be clearly visible from the road or lane fronting the trailer. ~~Applicant for such certificate must show evidence that all applicable taxes have been paid. The Commissioner of Revenue shall charge a fee of \$5.00 for issuing the certificate. There shall be no proration of the fee when secured after~~ January 30. (Amended November 26, 1976)

Section II-4. PARK APPROVAL: It shall be unlawful for any person, firm or corporation to construct or enlarge any trailer park unless his plans are first approved by the Administrative Authority and the necessary permits are secured from the Health Official.

ARTICLE III

REQUIREMENTS FOR TRAILER PARKS

Section III-1. BUILDING CODE REQUIREMENTS: Trailer parks will comply with requirements of Section 425.0 of the Virginia Uniform Statewide Building Code.

Section III-2. MINIMUM SIZE PARK: A trailer park shall not be built on less than ten acres.

Section III-3. WATER AND SEWER: Water supply and sewer systems shall be as approved by local Health Official.

Section III-4. RECREATIONAL AREA: There shall be one or more common recreational area(s), located within common open space (ref. Section I-17), consisting of at least 7.5% of the gross area of the park, which shall be easily accessible to the residents. The recreational area(s) shall be located as to be free of traffic hazards.

Section III-5. MOBILE HOME STAND: Each lot shall contain a mobile home stand, size to be determined by size of mobile home unit, constructed of concrete, asphalt or compacted materials so as to be durable and

adequately support the maximum loads during all seasons, and designed to give proper drainage away from the stand.

- Section III-6. MOUNTING AND ANCHORAGE: All mobile homes installed or relocated after April 15, 1975, shall be mounted and anchored in a manner as approved by the Building Official, according to the guidelines in the Administrative Procedures.
- Section III-7. FIRE HYDRANTS: Adequate fire hydrants should be installed at locations approved by the Administrative Authority.
- Section III-8. UPKEEP OF PARK STREETS: Trailer park owners will be responsible for the establishment, maintenance, and upkeep of all park streets, recreational areas, and any other structures designed for use by Park residents.
- Section III-9. SNOW AND SOLID WASTE: Snow and solid waste removal shall be the responsibility of the trailer park owners.
- Section III-10. GARBAGE CONTAINERS: Tightly covered, leak proof garbage containers shall be provided in quantities adequate to permit disposal of all household refuse and shall be screened so as to enhance the appearance of the park.
- Section III-11. REGISTER: The trailer park owner or operator shall provide for a register for each trailer lot for at least the three previous years and such register shall be available during normal business hours for inspection by the Administrative Authority.
- Section III-12. LOT SIZE AND LOCATION: Minimum width for each mobile home lot shall be fifty (50) feet. Minimum size shall be five thousand (5,000) square feet. No mobile home shall be parked closer than fifty (50) feet from a property boundary line abutting a public street and fifteen (15) feet from any rear or side property line not abutting a public street. There shall be thirty (30) feet of open space between each dwelling unit (accessory structures shall be considered as part of the dwelling unit).
- Section III-13. LANDSCAPING: Landscaping shall be designed to enhance the appearance of the park and presented to the Administrative Authority for approval.
- Section III-14. EXISTING TRAILER PARKS: All Trailer parks hereby existing in Shenandoah County shall conform to the standards promulgated under Sections III-3., III-6., III-8., III-9., III-10., III-11., and III-13. of this Ordinance within twenty-four (24) months of adoption of this Ordinance, except that if existing trailer parks are enlarged or added to hereafter, the enlargement or addition must conform to all standards as applicable to new trailer parks.

ARTICLE IV

TRAILER PARK PLAT APPROVAL

- Section IV-1. SITE PLAN APPROVAL: Prior to receiving the necessary permits to establish or enlarge a trailer park, the owner (developer) must submit

an acceptable site plan for approval as required by the Administrative Procedures, including the prescribed fee.

- Section IV-2. **PLANS AND SPECIFICATIONS:** Four (4) blueprint copies and one (1) reproducible copy of the site plan and specifications for all required physical improvements to be installed shall be prepared by a certified engineer or certified land surveyor and shall be submitted to the Administrative Authority for approval or disapproval. Within forty-five (45) days after receiving the application the Administrative Authority will notify the applicant of the decision reached. If disapproved the applicant shall be told the reason(s) for disapproval and may be informed as to the modifications necessary for approval of the site plan.
- Section IV-3. **PART OF TRACT:** Whenever part of a tract is proposed for platting into mobile home lots, and it is intended to add additional parts in the future, a master plan for the entire tract shall be submitted. This master plan is merely for informational purposes and is not binding on the developer or the Administrative Authority. Said master plan shall contain such information as the Administrative Authority deems necessary.
- Section IV-4. **SHAPE:** The lot arrangement, design and shape shall be such that they provide satisfactory and desirable sites for mobile homes, shall be properly related to topography, and conform to the requirements of this Ordinance. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage which would be unusable for normal purposes.
- Section IV-5. **SERVICE DRIVE:** Where a proposed mobile home park will adjoin a public street, and to prevent unnecessary ingress or egress, the Administrative Authority may require that a service drive be provided, built to Virginia Department of Highways specifications, at a suitable distance away from the public street right-of-way to allow for an appropriate use of the land between such public street and the proposed trailer park. Such distance shall be determined with due consideration of the minimum distance required for ingress and egress to the public street.
- Section IV-6. **CUL-DE-SACS:** Generally, 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.
- Section IV-7. **PARK STREETS:** Rights-of-way for streets within a trailer park shall be a minimum of thirty (30) feet in width. Streets shall be a minimum of fourteen (14) feet in width and shall be constructed of a minimum of six (6) inches of base material (21-A or its equivalent), and within twelve (12) months compacted to ninety-five (95) percent density, and two (2) coats of surface treatment, or shall be constructed of reinforced concrete. Road banks shall be sodded. Street lighting shall be provided.
- Section IV-8. **PARKING:** Two (2) off-street parking spaces shall be provided for each trailer lot. If not located on the respective lot, parking spaces shall be

within one hundred (100) feet of the stand of such lot. Guest off-street parking shall be provided at the rate of one parking space for each three (3) trailer lots.

- Section IV-9. WALKWAYS: Adequate pedestrian walkways should be provided.
- Section IV-10. UTILITIES: All utilities, including central T.V. antenna service, telephone, electric, water, sewer, etc., shall be installed underground and shall be so constructed as to provide individual hookups under the trailers.
- Section IV-11. FUEL TANKS: All fuel tanks or cylinders shall be screened and not located inside or beneath any trailer or accessory structure or less than five (5) feet from any trailer entrance.
- Section IV-12. STORAGE YARD: There shall be a screened storage yard(s) wherein all boats, recreational vehicles, etc., shall be stored. Such yard(s) shall provide a minimum of sixty (60) square feet of storage space for each trailer lot in the park, and shall be located and landscaped so as not to detract from adjacent property uses.
- Section IV-13. PERMITTED USES: Trailer parks, as defined in this Ordinance, shall be for residential purposes only, except for those uses required for the direct servicing and well-being of the residents and for management and maintenance of the development.
- Section IV-14. TRAILER LOTS: *Trailer lots shall be clearly identified and at least the minimum size specified in this Ordinance*
- Section IV-15. STORAGE LOCKER: Each trailer lot should be provided with a storage locker for storage of yard tools and other bulky items. The locker shall have a storage capacity of at least 150 cubic feet. All storage lockers in the park shall be of a similar style, design, and construction.

ARTICLE V

REQUIREMENTS FOR SINGLE TRAILERS NOT IN DEVELOPED TRAILER PARKS

- Section V-1. EXCLUDED USE: From the effective date of this Ordinance no trailer or mobile home shall be established outside of a developed trailer park except those receiving special use permits; those owned by a farmer for use as a condition of employment for his bona fide farm tenant(s) or laborer(s); or those owned by an individual who places it on a lot also owned by him for the exclusive use as a residence for his immediate family in which case the lot so owned shall conform to the minimum size established by the Shenandoah County Subdivision Ordinance. In no case shall a trailer or mobile home be established in a residential subdivision designed and approved for permanent homes.
- Section V-2. STATE REQUIREMENTS: All units shall comply as per requirements of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations, and the State Health Department.

- Section V-3. ELECTRICAL SERVICE: Adequate electrical service, as required per unit, shall be installed according to the National Electrical Code, as approved by the Building Official.
- Section V-4. INSTALLATION: All trailers installed or relocated after April 15, 1975, shall be mounted and anchored in a manner as approved by the Building Official, according to the guidelines in the Administrative Procedures.
- Section V-5. LOCATION: Units shall not be placed closer than thirty (30) feet from any existing building and two hundred (200) feet from any residence.
- Section V-6. OCCUPANCY PERMIT: All units shall be inspected and approved by the Department of Building Inspections prior to an occupancy permit being issued and the trailer being occupied.
- Section V-7. EXISTING SINGLE TRAILERS: All existing single trailers hereby situated in Shenandoah County and not in developed Trailer Parks, shall conform to the standards promulgated under Sections III-3, III-13, V-3, and V-4, of this Ordinance within twenty-four (24) months of adoption of this Ordinance.

ARTICLE VI

OTHER RULES AND REGULATIONS

- Section VI-1. FLOOD PLAIN AND FIRE DISTRICT: It shall be unlawful to place trailer units within a designated Flood Plain Area or Fire District, heretofore or hereafter adopted.
- Section VI-2. PENALTIES FOR VIOLATION: Any person, firm or corporation violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, fined not less than ten (\$10.00) dollars, and not more than three hundred (\$300.00) dollars and/or sentenced to thirty (30) days in jail. Each day the violation continues shall constitute a separate offense.
- Section VI-3. ENFORCEMENT: It shall be the duty of all County Law Enforcement Officers and other legal representatives of the Administrative Authority to check all trailer parks to insure that all applicable regulations herein provided for are complied with.
- Section VI-4. VALIDITY: Should any article, section or subsection or provision of this Ordinance be declared by a Court of competent jurisdiction be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of this Trailer Park Ordinance as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.
- Section VI-5. EFFECTIVE DATE: This Ordinance shall be effective on and after the 25th day of June, 1974.

Adopted this, the 19th day of June, 1974, by the Board of Supervisors of Shenandoah County, Virginia.

/s/ C. T. Sollenberger
Chairman

Teste: /s/ John D. Cutlip
Clerk

Section III-6, IV-14, and V-4 amended the 26th day of August, 1976, by the Board of Supervisors of Shenandoah County, Virginia.

John M. Richman
Chairman

Teste: John D. Cutlip
Clerk

Sections I-12 and II-3 amended the 26th day of November, 1976, by the Board of Supervisors of Shenandoah County, Virginia.

Teste: John D. Cutlip
Clerk

TRAILER PARK ORDINANCE AMENDMENTS

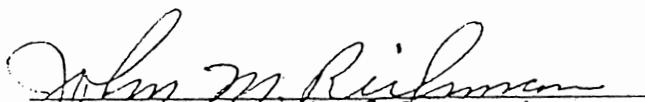
Be It Ordained, by the Board of Supervisors,
that the Trailer Park Ordinance is amended, as follows:

Sect: I-5 Mobile Home: A structure or vehicle constructed and designed to be transported on its own chassis to a site where it may be occupied as a dwelling unit, or for the occupation, or for use as selling or advertising device; or two or more such units designated to be joined together at the site of use to form a single unit. For the purpose of this Ordinance the term "Mobile Home" shall also include "Trailer."

Sect: I-23 Residential Subdivision: A division of a parcel or parcels of land into approved lots for the purpose of providing building sites for the erection of dwelling units other than mobile homes.

Sect: I-24 Immediate Family: Shall include the trailer owner's husband or wife, mother, father, son(s), daughter(s), or grandchildren whose parents are deceased.

Approved January 10, 1978, by the Board of Supervisors.


Chairman, Board of Supervisors

Teste: 
Clerk to the Board

TRAILER PARK ORDINANCE AMENDMENTS

Be It Ordained, by the Board of Supervisors,
that the Trailer Park Ordinance is amended as follows:

- Sect. I - 5 Mobile Home: A structure or vehicle constructed and designed to be transported on its own chassis to a site where it may be occupied as a dwelling unit, or for the occupation, or for the use as selling or advertising device, or *except that if* two or more such units designated to be joined together at the site of use to form a single unit, *constructed to comply with the "One and Two Family Dwelling Code," and are mounted on a permanent foundation, said unit shall not be considered as a mobile home under the terms of this ordinance.* For the purpose of this Ordinance the term "Mobile Home" shall also include "Trailer."
- Sect. I - 23 Residential Subdivision: A division of a parcel or parcels of land into approved lots for the purpose of providing building sites for the erection of dwelling units other than mobile homes.
- Sect. I - 24 Immediate Family: Shall include the trailer owner's husband or wife, mother, father, sons(s), daughter(s), or grandchildren whose parents are deceased.

Approved January 10, 1978, by the Board of Supervisors.

s/ John M. Richman
Chairman, Board of Supervisors

Teste: s/ John D. Cutlip
Clerk to the Board

Amendment of Sect. I - 5 approved April 26, 1979 by the Board of Supervisors to become effective immediately.

Chairman, Board of Supervisors

Teste: John D. Cutlip
Clerk to the Board