

5.3.7.5 - Installation of Mobile Homes

Installation of mobile homes shall comply with the requirements of the Virginia Uniform Statewide Building Code.

Skirting shall be provided around the mobile home from ground level to the base of the mobile home within thirty (30) days of the issuance of a certificate of occupancy.

5.3.8 - Improvements Required - Mobile Home Park.

5.3.8.1 - Off-Street Parking

Off-street parking for mobile homes, recreational uses and service areas shall be provided in accordance with section 4.12 of this ordinance. Parking for mobile homes may be provided on individual lots, or in convenient bays, in accordance with section 4.12.3.3. Additional parking area for recreational vehicles shall be provided in a common area at a rate of one (1) space per ten (10) units.

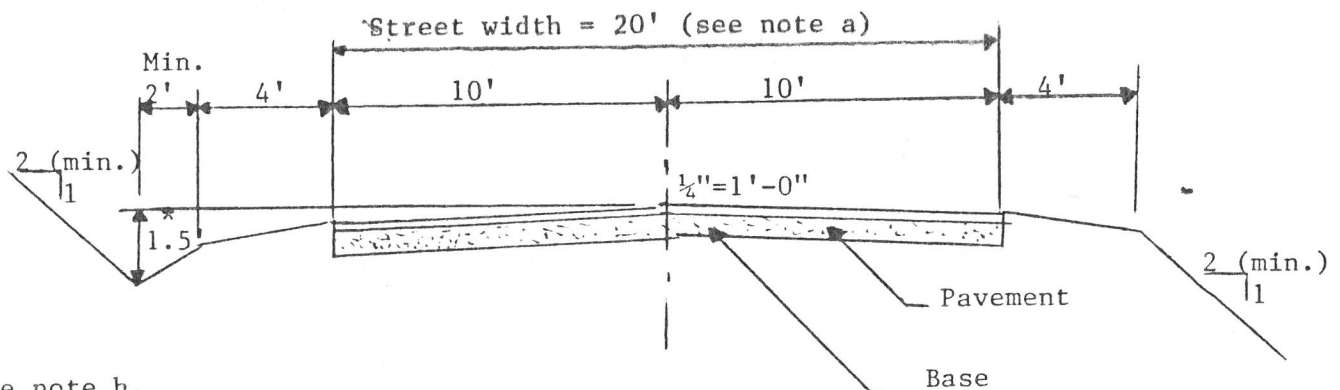
5.3.8.2 - Internal Streets

A minimum right-of-way width of forty (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:

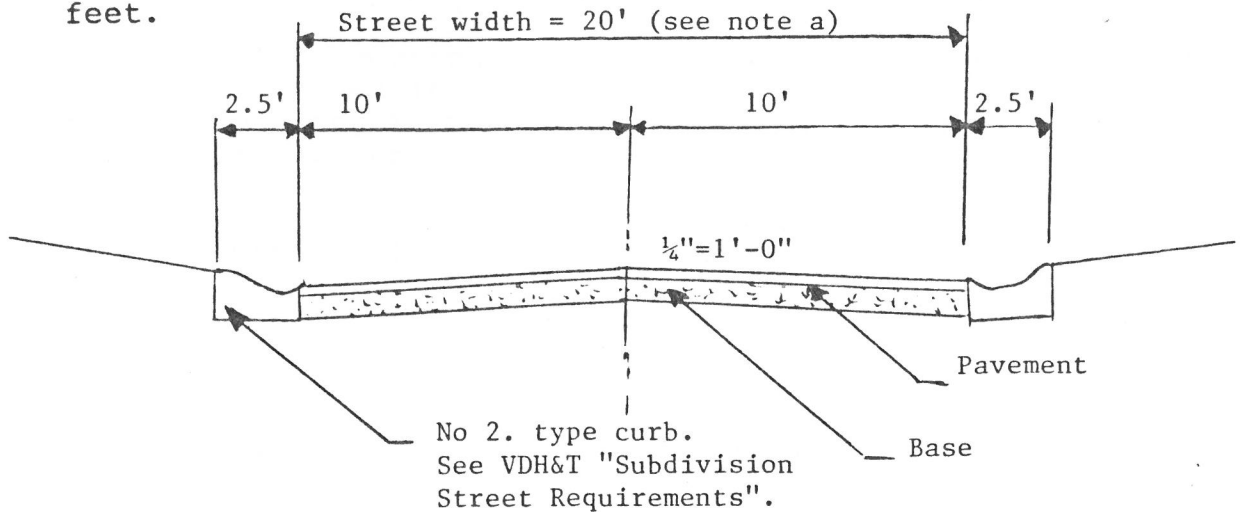
MOBILE HOME PARK STREET STANDARDS

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



*See note h.

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



3. General Design Notes:

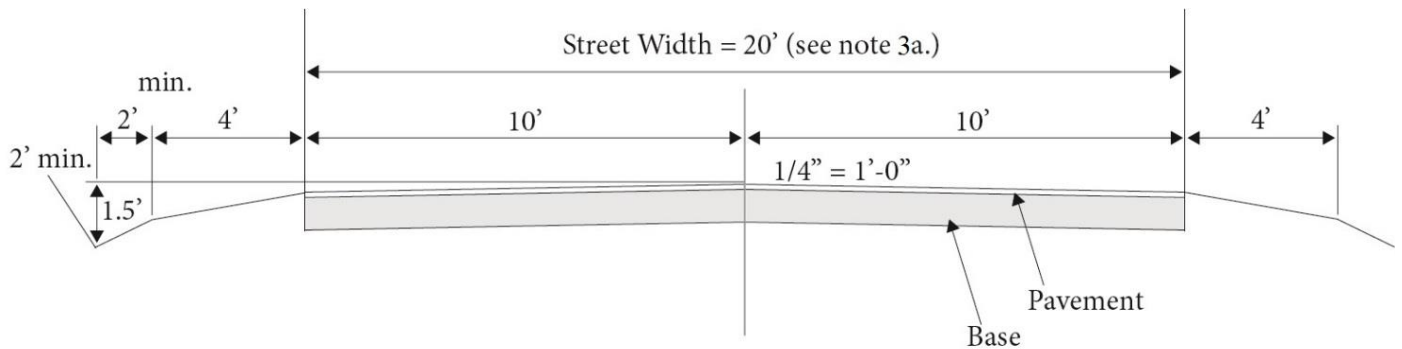
- a. Increase street width to 24 feet for streets that serve over 50 mobile home sites.
- b. Pavement shall be prime and double seal bituminous surface treatment. Base shall be six inches of 21 or 21A aggregate base.
- c. Maximum longitudinal street grade is 10 percent.
- d. Minimum vertical stopping 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.

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 (1) space per ten (10) units.
- b. *Internal Street.* A minimum right-of-way width of forty (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 eighty-five (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 eighty-five (85) feet.

