

MANUFACTURED HOME PARK ORDINANCE

**COUNTY OF FLOYD,
VIRGINIA**

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MANUFACTURED HOME PARK ORDINANCE

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Developed by the Planning Commission
and the Board of Supervisors
of Floyd County, Virginia

with assistance from
the New River Valley Planning District Commission

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Section 1.

GENERAL INTRODUCTION

1.10 PURPOSE

The purpose of this ordinance is to protect the health, safety, and welfare of the public, by assuring safe and suitable location, establishment, and operation of manufactured home parks in Floyd County, Virginia. The ordinance is written:

- ✓ To protect the use of manufactured homes in parks for human habitation;
- ✓ To coordinate adequate services and protect natural resources as provided in the Comprehensive Plan;
- ✓ To promote suitable and sustainable environment for family life;
- ✓ To establish spacing of structures for purposes of privacy, fire protection, and the provision of sufficient light and air;
- ✓ To provide for manufactured home parks of sufficient size to form neighborhood environment;
- ✓ To require off-street parking to promote a safe, effective and appropriate circulation system; and
- ✓ To establish uniform and fair allocations of areas for streets, parks, utilities and other public and private uses.

1.20 AUTHORITY

Authority for manufactured home regulations in this Ordinance is given in the *Code of Virginia* Sec. 15.2-2247:

Any locality may designate by ordinance the areas within its jurisdiction in which manufactured homes may be located or manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of Section 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of manufactured homes or manufactured home parks.

Notes: In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

1.30 APPLICABILITY

1.30.1 General

This Ordinance addresses any parcel of land under single or common ownership upon which three or more manufactured homes are parked, whether free of charge or for monetary consideration, whether for residential, commercial or industrial use, together with any structure, equipment, road or facility intended for use incidental to the occupancy of manufactured homes. This Ordinance does not regulate new land subdivisions; the creation of new parcels is addressed by the Floyd County Subdivision Ordinance. Furthermore, this Manufactured Home Park Ordinance of Floyd County, Virginia does not apply to campgrounds, to manufactured home sale lots, or to Floyd County School Board property. Also, temporary construction trailers are allowed as long as there is a valid building permit as required.

1.30.2 New Manufactured Home Parks

Any manufactured home park created or developed within the boundaries of Floyd County (excluding the Town of Floyd) after the effective date of this Ordinance, upon a parcel where no manufactured home park exists at that time, shall conform to the requirements of the ordinance in all respects.

1.30.3 Existing Manufactured Home Parks

Any manufactured home park existing within the boundaries of Floyd County (excluding the Town of Floyd) as of the effective date of this Ordinance, which does not conform to the Ordinance in all respects, shall comply with the provisions of the Non-conforming Manufactured Home Parks section of this Ordinance.

For purposes of this ordinance, an existing manufactured home park is defined as a parcel upon which three or more manufactured homes are physically present on or before the effective date of this Ordinance; or which have had sewage disposal system construction permits issued by the Health official or by the Superintendent of the Floyd County Public Service Authority as appropriate, for three or more manufactured homes, on or before the effective date of this Ordinance; or which have had currently valid building permits issued by Floyd County, on or before the effective date of this Ordinance.

1.30.4 Expansion of Any Manufactured Home Park

Expansion of any manufactured home park including non-conforming parks shall be treated as a new manufactured home park and shall comply with the provisions of this Ordinance.

1.40 NON-EXCLUSIONARY INTENT

It is not the intent of this Ordinance to exclude any economic, racial, religious, or ethnic group(s) from enjoyment of. residence, land ownership, or tenancy within Floyd County; nor is it the intent of this Ordinance to use public powers in any way to promote the separation within Floyd County of economic, racial, religious, or ethnic groups.

Section 2

NEW MANUFACTURED HOME PARK REGULATIONS

2.10 WATER REQUIREMENTS

In order to ensure adequate provision for health and safety of the manufactured home park residents, the following standards regulate water facilities. In all cases, water supply systems and wastewater disposal systems shall be approved by the Health Official or by the Superintendent of the Floyd County Public Service Authority as appropriate, prior to the system's construction or installation in the park. Prior to issuance of any certificate of occupancy for any manufactured home in any manufactured home park, the owner or developer must construct or connect to a source of potable water sufficient to meet the needs of the total number of connections planned in the park.

2.10.1 Public Water Connection

Where public water is within five hundred (500) feet of a manufactured home park, the Public Service Authority may require service be extended by the park owner to all stands within the park, including fire hydrants, in accordance with the Design Standards and Specifications for Water, Construction, and Improvements in Floyd County, Virginia. All manufactured home park plans within five hundred (500) feet of the PSA system or those proposing to utilize public water and/or wastewater services shall be submitted to the Floyd Public Service Authority for approval.

2.10.2 Fewer Than 15 Homes

If a manufactured home park is designed to contain fewer than fifteen (15) manufactured homes, and is located five hundred (500) feet or more from Public Service Authority water lines at the time the site plan of said manufactured home park is filed, water shall be supplied to each manufactured home stand in a manner approved by the County Health Official.

2.10.3 For 15 or More Homes: Centralized Water Required

If a manufactured home park contains or is designed to contain fifteen (15) or more manufactured homes, a centralized water supply system (public or private) with connections to each manufactured home stand in the park shall be provided; and each manufactured home in the park shall be required to maintain connection to such water supply system. Any centralized water system shall be designed and built to Floyd Public Service Authority specifications.

A. Private Water Systems to Be Bonded

All private, community water systems shall be bonded for maintenance; this shall be accomplished by the manufactured home park owner. The bond amount shall be 70% of the construction cost.

2.20 WASTEWATER REQUIREMENTS

In order to ensure adequate provision for health and safety of the manufactured home park residents, the following standards regulate wastewater facilities. In all cases, wastewater disposal systems shall be approved by the Health Official or by the Superintendent of the Floyd County Public Service Authority as appropriate, prior to the system's construction or installation in the park. Any centralized wastewater system shall be designed and built to Floyd Public Service Authority specifications. Where private septic systems are used, there must be a 100% reserve area for the drainfield(s).

2.20.1 Public Wastewater Connection if within 500 Feet

Where public wastewater service is within five hundred (500) feet of a proposed manufactured home park, the Public Service Authority may require service be extended to all lots within the subdivision by the park owner. The type of sewer facilities available shall be noted on the park plan. Easements and utility lots which are required for the proposed system shall be defined on the plan. All manufactured home park plans within five hundred (500) feet of the PSA system or those proposing to utilize public water and/or wastewater services shall be submitted to the Floyd Public Service Authority for approval.

2.20.2 Private Wastewater System

Where public water is not available, a private wastewater system shall be approved by the Health Department. The location and type of such facilities shall be noted on the park plan. All private, community wastewater systems shall be bonded for maintenance; this shall be accomplished by the manufactured home park owner. The bond amount shall be 70% of the construction cost.

2.30 NEW MANUFACTURED HOME PARK AREA, DENSITY, WIDTH, FRONTAGE AND SETBACK REQUIREMENTS

These requirements are summarized in the table below and elaborated upon in the paragraphs that follow. In all cases:

- ✓ The minimum size of stand(s) or the park may be increased upon a finding by the Health Department that there is insufficient land to support water supply and waste water disposal systems.
- ✓ A minimum of two (2) spaces shall be completed and ready for occupancy before the first occupancy is permitted.
- ✓ Minimum width is measured as a horizontal line at the front setback (35 feet).

Manufactured Home Park Area, Density, Width and Frontage Requirements

	Maximum Stands/AC (GROSS)	Min. Park Size	Min. Park Width	Min. Park Frontage
Existing Road, No central water, no central wastewater	1 STAND/2 ACRES	6 AC	175 ft	50 ft.
New Road, No central water, no central wastewater	1 STAND/1 ACRE	3 AC	100 ft	50 ft.
Central water OR central wastewater	2 STAND/1 ACRE	2 AC	100 ft	50 ft.
Central water AND central wastewater	3 STANDS/1 ACRE	1 AC	100 ft	50 ft.

2.30.1 Manufactured Home Park Area and Width Requirements

A. Parks Located Along Existing Highways and Not Served with Centralized Water or Wastewater

All manufactured home parks so located and not served with centralized water and sewer systems shall be at least one hundred seventy-five (175) feet in width, and contain a minimum of six (6) acres with park depth greater than width.

B. Parks Located Along New Public Street and Not Served with Centralized Water and Sewer

All manufactured home parks so located and not served with centralized water and sewer systems shall be at least one hundred (100) feet in width, and contain a minimum of three (3) acres.

C. Parks Served with Centralized Water or Wastewater

All manufactured home parks served with centralized water or wastewater systems shall be at least one hundred (100) feet in width, and contain a minimum of two (2) acres.

D. Parks Served with Centralized Water and Wastewater

All manufactured home parks with centralized water and wastewater systems shall be at least one hundred (100) feet in width, and contain a minimum of one (1) acre.

2.30.2 Manufactured Home Park Density Requirements

A. No Centralized Water or Wastewater System

If a manufactured home park has neither centralized water nor wastewater, overall density shall not exceed one stand per two acres.

B. Centralized Water or Wastewater System

If a manufactured home park has centralized water or wastewater, overall density shall not exceed 2 stands per acre.

C. Centralized Water and Wastewater Systems

If a manufactured home park has both centralized water and wastewater systems, the overall density of the manufactured home development shall not exceed three (3) units per acre.

2.30.3 Manufactured Home Park Frontage Requirement

No manufactured home park shall be developed on any parcel which does not have a minimum of fifty (50) feet of frontage on a public street.

2.30.4 Manufactured Home Park Setback and Yard Requirements

The front setback shall be 35 feet; the rear yard shall be 25 feet and side yards shall be 10 feet. No manufactured home park stand shall be located in the Park setback and yard areas. This area may be used for utility easements, however.

Park Perimeter Setbacks

Front	35 ft.
Rear	25 ft.
Sides	10 ft.

2.30.5 Manufactured Home Park Open Space Requirement

In the densest category (where there are centralized water and wastewater systems), a minimum of ten (10) percent of the park area must be set aside for active recreation. The area must be contiguous. Areas with utility easements or rights-of-way shall not be counted as open space. There is no open space requirement in other manufactured home parks.

2.40 MANUFACTURED HOME PARK STAND REQUIREMENTS

An individual area, or stand, to be occupied by each manufactured home tenant(s) shall be indicated on the plat. Likewise, the foundation and footprint of the manufactured home shall be indicated. The following standards apply:

2.40.1 Stand Area Requirements

The minimum stand area requirements in delineated in the table below.

	Min. Stand Size
Existing Road, No central water, no central wastewater	2 AC
New Road, No central water, no central wastewater	1 AC
Central water OR central wastewater	0.5 AC
Central water AND central wastewater	11,250 SF

EXCEPTIONS:

1. The minimum stand size may be decreased by up to 25% with the set-aside of up to 20% open space of the park. Gross density requirements do not change, however. The open space area must be contiguous and must not include areas with utility easements, rights-of-way, setbacks and sideyards, and primary and reserve septic fields.

2.40.2 Internal Stand Setback Requirements

The minimum distance from any line designating the outer perimeter of a manufactured home stand to any manufactured home shall be fifteen (15) feet. The minimum distance from any line designating the outer perimeter of a manufactured home stand to any accessory building shall be five (5) feet. The minimum distance from any manufactured home to an accessory building shall be ten (10) feet.

2.40.3 Stand Frontage Requirements

Stand shall have a minimum of 25 ft. frontage on an internal road.

2.40.4 No Stand Shall Extend into the Floodplain

No home stand shall extend into a 100-year floodplain.

2.40.5 Manufactured Home Skirting

All manufactured homes shall be completely skirted within 60 days of occupancy in accordance with methods and materials approved by the Agent. If such skirting shall be damaged or removed, it shall be repaired or replaced within 30 days of such damage or removal.

2.40.6 Dwelling Unit Confined to Stand

All dwelling units and accessory structures shall be placed on a dedicated home stand and shall not obstruct the use of, or project over, any right-of-way, private driveway, walkway, private easement, common open space or public utility easement.

2.50 MANUFACTURED HOME PARK DESIGN STANDARDS

2.50.1 Streets

Notwithstanding any prohibition contained in the Floyd County Subdivision ordinance, internal vehicular traffic circulation within manufactured home parks may be provide by non-public access road. All non-public access roads must conform to the following provisions:

A. Minimum Right-of-Way and Non-Public Access Road Widths

Minimum right-of-way and road widths for internal vehicular traffic shall be twenty (20) feet for two-way streets, or fourteen (14) feet for one-way streets. These shall be increased by 8 feet for each lane of on-street parking.

B. Maintenance of Non-Public Access Roads

Non-public access roads shall be provided and maintained at the manufactured home park owner's expense.

C. Safe Grade and Alignment

Streets shall be adapted to topography, shall follow the contours of the land as nearly as possible, and shall have safe grade and alignment. No grade shall exceed twelve (12) percent, and no curve shall have an outside radius of less than eighty (80) feet;

D. Dead End Streets

Dead end streets shall be limited in length to nine hundred (900) feet, shall be provided with cul-de-sacs with improved turning areas of not less than fifty (50) feet in radius, and shall provide access to no more than thirty-six (36) manufactured home stands;

E. Entrance Permits

Virginia Department of Transportation requirements for entrance permits to a manufactured home park from any public street shall be satisfied, and the entrance permits obtained prior to filing of the site plan.

2.50.2 Vehicle Parking

A. Off-Street Parking

Off-street parking shall be provided for the use of occupants at the minimum of two (2) car spaces per manufactured home stand. Each off-street space shall contain a minimum of two hundred twenty (220) square feet and be located in the stand. Each off-street parking area shall have unobstructed access to either a public street or a nonpublic access road.

B. On-Street Parking

In addition to the off-street parking requirements, on-street parking may be provided. If on-street parking is provided, the improved width of the public street or non-public access road shall be expanded within the right-of-way to accommodate additional parking lanes or parking bays. Such lanes or bays must measure a minimum of eight (8) feet in width.

2.50.3 Drainage

The ground surface shall be graded and equipped to drain all surface water in a safe, efficient manner. Drainage shall meet the Erosion and Sediment Control Ordinance.

2.50.4 Fire Protection and Safety

A. Hydrants

Where public water is available, hydrants shall be located along Manufactured Home Park streets or public ways readily accessible for fire department use and located within 1,000 feet of manufactured home park stands. Hydrant threads shall conform to those used by local fire department. Hydrants shall also be provided where community water systems exists, if the flow and tanks are sufficient to meet the current standards of the National Fire Association. Where regular hydrants are not possible, dry hydrants in or near the Park are encouraged, especially where slope and tree cover represent wildfire danger.

B. Access for Fire Apparatus

Access to a manufactured home for fire protection services shall be such to permit fire apparatus to approach within one hundred feet (100') of each manufactured home. Internal roads are designated fire access lanes and shall remain open at all times.

C. Wildfire Mitigation

Care shall be taken to maintain the park area free of dry brush, leaves, and trash that might communicate fire between manufactured homes and other structures in the park.

2.50.5 Disposition of Garbage and Rubbish

It shall be the responsibility of the manufactured home park owner to collect and dispose of, or cause to be collected and disposed of garbage and rubbish generated by park residents and visitors. Green boxes may be used for this purpose with the approval of the County at the expense of the park owner.

2.50.6 Manufactured Home Park Lighting Requirements

In the densest category (where there are centralized water and wastewater systems) of manufactured home parks, exterior lighting is required. (Lighting is optional in other parks.) The following detail the type and placement when lighting is used.

A. Type of Lighting

The lighting shall be shielded, that is, the lighting shall put light where it is needed for security and nowhere else. There should be no glare, light trespass, uplighting, or harsh shadows or stark transitions.

B. Placement of Lighting

No manufactured home stand shall be more than one hundred and fifty (150) feet from at least one such light, as measured from the stand's nearest boundary point.

2.60 RECORD OF TENANTS FOR MANUFACTURED HOME PARKS

The owner of a manufactured home park shall keep or cause to be kept an accurate register of all tenants occupying manufactured homes located in the park. The register shall show the names and permanent resident address of the owner and occupants of any manufactured home located in the park; the make and registration of any manufactured home; the time and date of arrival and departure; and such other information as might be necessary to provide information about the occupants of the manufactured home, as specified by the Agent. These records shall be open to the law enforcement officers and County Commissioner of Revenue whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park, and shall be transferred to the new park owner in the event of a transfer of ownership.

Section 3

NEW MANUFACTURED HOME PARK SITE PLAN & APPROVAL PROCEDURES

3.10 MANUFACTURED HOME PARK SITE PLAN

The owner shall file or cause to be filed ten (10) copies of the General Plan of Development containing information regarding the internal development of the park. The area covered by the Site Plan shall encompass the entire parcel within which the park is to be developed, whether or not the entire area of the parcel is developed as a manufactured home park. The plan must be based on a recorded survey. Site plans shall be drawn at a scale of not less than one (1) inch to two hundred (200) feet, and shall contain the following information:

A. Insert Map

An inset map, drawn at a scale of not less than one (1) inch to two thousand (2000) feet, showing the location and general vicinity of the manufactured home park and its parcel, including adjoining streets, their names or route numbers, adjacent towns, and other landmarks.

B. Preparer and Road Names

The date of preparation of the site plan, the name of the Preparers, the name of the proposed manufactured home park, and the names of all public streets and all non-public access roads within the park; said names shall not closely approximate that of any existing manufactured home park or any subdivision in Floyd County, or of any names of public streets or non-public access roads in Floyd County; all new public street and non-public access roads should be named in cooperation with the E-911 Coordinator.

C. Details Relating to Setback, Frontage, Stands, etc.

Location, dimensions, and letters or numbers of all stands within the park, with each stand assigned a letter or number according to a scheme approved by the Agent; this shall be done in cooperation with the E-911 Coordinator. Also, all setback, yards, width, frontage, and foundation requirements shall be shown on the plan. All stands, manufactured home maximum footprints, off-street parking, wells, septic and drainfield (primary and reserve), centralized water and wastewater lines, and accessory buildings shall be shown on the plan. Any dedicated open space must also be shown on the plan. Location of improvements (including water and wastewater) shall be verified by "as-built" plan certified by contractor.

D. Location and Dimensions of Streets, Private Roads, and Parking

1. Location and dimensions of all public street and non-public access road rights-of-way and improved street and road widths within the park, and location and dimensions of all entrances and exits for the park;
2. Location and dimensions of all parking spaces, including off-street, on-street, and common-area parking;

E. Permanent Non-Residential Structures

Location and dimensions of all existing and proposed Permanent non-residential structures, including but not limited to management offices, laundry facilities, utility and recreation buildings;

F. Landscaping and Buffering

Location of any landscaping and buffering amenities, including but not limited to planted areas, screening and fencing, sidewalks, dusk-to-dawn lights, natural features to be retained, playground equipment;

G. Legal Description and Related

Boundary lines, area, and dimensions of the proposed park within the parcel, with the locations of property line monuments shown; an accurate and proper deed book reference to the parcel on which the Park exists or is to be developed; names of owners of all parcels contiguous to the parcel on which the park exists or is to be developed, together with locations of boundaries of said contiguous parcels; utility easements and rights-of-way;

H. Location of 100-Year Floodplain

The location of the 100-Year Floodplain shall be shown on the Plan with cross-hatch or comparable marking. No homes shall occupy the designated 100-year floodplain.

I. Location of Fuel Storage

The location of any centralized fuel storage facilities and structures of high flammability shall be shown on the Plan.

J. Statement of Compliance

The Plan shall be accompanied by a narrative statement (which references a numbered plan) describing how the standards and requirements set forth herein are to be met and a statement that the water and wastewater requirements of this Ordinance have been satisfied. A statement of preliminary approval shall accompany both statements on water and wastewater from the Health Official or the Superintendent of the Floyd County Public Service Authority, as appropriate. The landowner shall have the burden of proof to demonstrate that the manufactured home park plan meets the requirement of this ordinance. These narrative statements must be recorded with the plan.

K. Signature Block

A signature block containing sufficient space for the signatures of the approving officials specified in this Ordinance.

3.20 MANUFACTURED HOME PARK SITE PLAN APPROVAL PROCEDURES

3.20.1 Filing

All site plans shall be filed with the Agent. The Agent shall be responsible for maintaining said site plans in an appropriate record-keeping system.

3.20.2 Approval

All manufactured home park site plans shall be referred to the Planning Commission. All manufactured home park site plans shall require final approval by the Planning Commission before any plumbing or electrical permits may be issued. Building permits are required for each stand.

The Planning Commission may request expert opinion, as they deem it necessary and appropriate, in order to assist them in their decisions regarding approval or disapproval.

Section 4

ACCESSORY STRUCTURES FOR MANUFACTURED HOMES

4.10 UNIFORM STATEWIDE BUILDING CODE

All manufactured home accessory structures must meet the requirements for the Uniform Statewide Building Code.

4.20 ACCESSORY STRUCTURE IN RELATION TO MANUFACTURED HOME

Except in the case of an awning or other shade structure, accessory structures shall be placed

according to the following two rules:

- ✓ The minimum distance from any line designating the outer perimeter of a manufactured home stand to any accessory building shall be five (5) feet.
- ✓ The minimum distance from any manufactured home to an accessory building shall be ten (10) feet.

4.30 CLOTHESLINES

The rear yard of each manufactured home stand may be provided with a clothesline which shall be exempt from setback and other requirements of manufactured home accessory structures.

Section 5

NON-CONFORMING MANUFACTURED HOME PARKS

5.10 DEFINED

All manufactured home parks defined in subsection 1.30.3 of this Ordinance as existing manufactured home parks are hereby declared to be non-conforming manufactured home parks. Such non-conforming manufactured home parks may be continued in their non-conforming status, subject to the following conditions:

5.20 ADDITIONS TO NON-CONFORMING MANUFACTURED HOME PARKS

5.20.1 The number of stands within a non-conforming manufactured home park shall not be increased unless and until the entire increased portion of the park shall comply with the provisions of this Ordinance for New Manufactured Home Parks.

Section 6

EFFECTUAL CLAUSES

6.10 Fees

There shall be a charge for the examination and review of the site plan, as annually determined by the Board of Supervisors.

6.20 Penalties

Any person violating the provisions of this Ordinance shall be guilty of a misdemeanor and subject to a fine of not more than \$2,500 or one year in jail.

6.30 Severability

Should any section, subsection or provision of this Ordinance be declared by the court of competent jurisdiction to be invalid, or unconstitutional, such decision shall not affect the validity or constitutionality of this Ordinance as a whole or of any other part thereof other than the part so declared to be invalid or unconstitutional.

6.40 Repeal

All ordinances or portions of ordinances in conflict with this Ordinance are hereby repealed to the extent of their conflict.

6.50 Amendments

This Ordinance may be amended in whole or in part by the Board of Supervisors, provided that any such amendment shall either originate with or be submitted to the Planning Commission for recommendation; and further provided that no such amendment shall be adopted without a Public hearing having been held, and notice of the time and place of the hearing been given, in accordance with the provisions of the Code of Virginia (1950) as amended.

6.60 Appeals

If the Commission disapproves a site plan and the owner contends that such disapproval was not properly based on any ordinance applicable thereto, or was arbitrary or capricious, he may appeal to the Board of Supervisors first, and then, to the Circuit Court having jurisdiction in the matter. The appeal must be filed within sixty (60) days of the decision to disapprove the site plan.

6.70 Permit Issuance

No plumbing permit nor any electrical permit for any manufactured home in a manufactured home park in Floyd County shall be issued unless and until all provisions of this Ordinance have been satisfied.

6.80 Effective Date

The effective date of this Ordinance shall be immediately upon adoption of the ordinance by the Board of Supervisors.

Section 7

DEFINITIONS

For the purpose of this Ordinance, certain words and terms used herein shall be interpreted or defined as follows: words used in the present tense include the future; words in the singular include the plural, and the plural the singular, unless the natural construction of the word indicates otherwise; the word "shall" is mandatory and directory; words in the masculine gender include words in the feminine and neuter genders; any reference to this Ordinance includes, all ordinances amending or supplementing the same; all distances and areas refer to measurements in the horizontal plane.

Agent

The representative of the Board of Supervisors of Floyd County, Virginia, who has been appointed to serve as the agent in reviewing specific plans authorized by this Ordinance, if such plans are in compliance with this Ordinance. The Agent may appoint such assistants to assist him as he deems necessary. Such Agent and assistants shall have the authority to enforce the provisions of this Ordinance, and such other rights, responsibilities or authorities as provided by this Ordinance or the Code of Virginia.

Approving Authority

The Floyd County Planning Commission or the Agent has been given the authority to approve specific manufactured home park site plans.

Board of Supervisors

The elected officials who constitute the governing body of Floyd County, and whose official title is the Board of Supervisors of Floyd County, Virginia.

Building, accessory

A subordinate building customarily incidental to and located upon the same lot or stand occupied by the main structure. Garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building.

Campground

Means and includes a travel trailer camp, recreation camp, family campground, camping resort, camping community or any other area, place, parcel or tract of land, by whatever name called, on which three or more campsites are occupied or intended for temporary occupancy, whether granted gratuitously or by rental fee, lease, or conditional sale, or by covenants, restrictions or easements. "Campground" does not include a summer camp, migrant labor camp, park for manufactured homes, construction camp, or storage area for unoccupied camping units.

Centralized Water or Centralized Sewer

Means approved, central water supply system or sewage collection and disposal system, respectively, serving at least 15 connections in the manufactured home park; the system may be either private (“community water supply system”) or public and must be Virginia Department of Health regulations.

Commission, Planning

The Floyd-Floyd County Planning Commission.

Cul-de-Sac

A street with only a single means of ingress and egress and having fifty (50) foot turnaround for safe and convenient reverse traffic movement.

Family, Immediate Member

Any person who is a natural or legally-defined offspring, spouse, sibling, grandchild, grandparent or parent of the owner.

Frontage, Manufactured Home Park

The minimum width of the park parcel, along a straight line measured between the points at which the two side parcel lines intersect the public street right-of-way.

Frontage, Stand

The minimum width of a stand, along a straight line measured between the points at which the two sidelines of the stand intersect the right-of-way of the access road, whether public or non-public.

Health Officer (or Official)

The Regional Health Director or Environmental Health Specialist of Floyd County, Virginia.

Manufactured Home

Means a structure constructed to federal standards, transportable in one or more sections, which, in the traveling mode, is 8 feet or more in width and is 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

Manufactured Home Park

Any parcel of land upon which three or more manufactured homes are parked, whether free of charge or for monetary consideration, whether for residential, commercial or industrial use, together with any structure, equipment, road or facility intended for use incidental to the occupancy of manufactured homes. Manufactured Home Parks are not land subdivisions, campgrounds, or manufactured home sale lots.

Manufactured Home Park Stand

The area including manufacturing home site designated for use by tenant(s) of one manufactured home.

Manufactured Home Park Site Plan

A detailed, engineered drawing of the full proposed development of a site, including location, design and dimensions of grading, buildings, parking, streets, sidewalks, utilities, plantings, fences, etc. The Plan must be created by a Virginia licensed surveyor or engineer.

Non-Public Access Road

A right-of-way which is not dedicated to ownership, control, and maintenance by any public agency, including those of Floyd County, Virginia, and including the Virginia Department of Transportation; but is instead owned, controlled, and maintained by the owner of a manufactured home park at his expense.

Owner

The individual, firm, corporation, association, or other entity holding title to the parcel of land upon which a manufactured home park exists or is to be developed.

Right-of-Way

The total width of a street or a non-public access road, designated for travel, drainage, utility lines, curbs, guttering, landscaping, and the like.

Setback

A line thirty-five (35) feet from and generally parallel with the front lotline where the lot is located on, or proposed to be located on, a publicly maintained street having a dedicated right-of-way or 60 feet from center lines of streets maintained by the Virginia Department of Transportation located on a prescribed easement. No building or structure may be built within the setback area, and the width of the lot or park is measured at the setback.

Street, Publicly Maintained or Public

Any thoroughfare which is maintained by the Virginia Department of Transportation, and streets for which plans have been approved and bonds for the improvements and maintenance shall have been posted in accordance with the Subdivision Ordinance.

Tenant

Means a person entitled as under a rental agreement to occupy a manufactured home lot to the exclusion of others.

Width, Manufactured Home Park

A parallel line 35 feet from the front lot line, where front is defined as oriented to the public street.