

CHAPTER 12: MOBILE HOMES, MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS

12.1. PURPOSE.

The purpose of this Chapter is to require that mobile home parks or mobile home subdivisions be of such character as to promote the objectives and purposes of this ordinance, to protect the integrity and characteristics of the districts contiguous to those in which the mobile home parks are located, and to protect other use values contiguous to or near mobile home park uses.

12.2. LOCATION AND USE.

No mobile home shall be located, placed, used or occupied in any district other than within an approved mobile home park or mobile home subdivision where allowed within the zoning district except that mobile homes may be stored, displayed, and sold, but not occupied except in mobile home parks or mobile home subdivisions when allowed in such districts. Following the effective date of this ordinance, no mobile home shall be placed within the Town of Virgin for the use as a residence unless said mobile home shall have been manufactured after January 1, 1977.

12.3. OCCUPANCY PERMIT AND FEES.

No mobile home shall be located, placed, used or occupied within the Town of Virgin that shall not meet the minimum standards for mobile homes as are adopted or set forth in the Ordinances of the Town of Virgin from time to time. Accordingly, prior to any mobile home being occupied for permanent residency, such mobile home users shall first apply for and receive from the Virgin Town Planning and Zoning Commission or Virgin Town Zoning Administrator, when authorized, an occupancy Permit certifying that the mobile home complies with the relevant standards of the existing Ordinances of the Town of Virgin with respect to mobile homes. In connection with applying for said occupancy permit, a fee for said inspection shall be submitted and paid to the Town of Virgin to cover the costs thereof. The fee shall be determined by the Virgin Town Council. Inspection shall be made by the Town building Official so authorized as soon as reasonably possible with a certificate being issued by the building Official. In connection with any such inspection, in the event that the building Official has cause or reason to believe that the plumbing, mechanical, electrical, or structural systems are not up to code or otherwise unsafe or present a hazard to health of any person, then the building Official shall have the right to have the owner of the mobile home provide such additional expert analysis at their expense as to be able to be certain that the mobile home meets all applicable safety standards prior to receipt of the occupancy Permit.

12.4. DISPUTES INVOLVING INSPECTION REQUIRED BEFORE ISSUANCE OF AN OCCUPANCY PERMIT.

In the event of a dispute over the inspection required before issuance of an occupancy Permit, said dispute shall be heard at the next available regular meeting of the Virgin Town Council. Request for the same shall be made no sooner than three (3) days prior to such meeting.

12.5. APPROVAL.

Mobile home parks and mobile home subdivisions may not be constructed unless it is first approved by the Virgin Town Council, after review of plans for said mobile home park, which satisfy the Planning and Zoning Commission that the proposed development will:

- 12.5.1. Be in keeping with the general character of the district within which the proposed development will be located.

12.5.2. Be located on a parcel of land containing not less than five (5) acres, or on two (2) or more parcels separated by a street or alley only, and totaling at least five (5) acres.

12.5.3. Shall have at least ten (10) spaces completed and ready for occupancy before first occupancy is permitted.

12.5.4. Shall meet all standards and requirements effective upon the adoption of the mobile home Park ordinance of the Town of Virgin.

12.5.5. Shall be connected to the municipal facilities of the Town of Virgin.

12.5.6. Shall be developed according to plans prepared by a professional team. In all cases it is recommended that professional design and other assistance be obtained early in the program including (as needed) a geologist or soils engineer, an urban planner, a lawyer, a financial expert, or others. It is the intent of the Town of Virgin that the developer solve problems associated with the development before approval is given and construction begins. Determination of qualifications of required professional individuals or firms shall be made by the Virgin Town Planning and Zoning Commission.

12.6. DENSITY.

In a mobile home park or mobile home subdivision, the number of mobile homes shall be limited to ten (10) units per acre. The mobile homes may be clustered, providing that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development given ideal soil conditions. No mobile home may be placed closer than sixteen feet (16') of the nearest mobile home. The remaining land not contained in individual lots, required roads, or parking, shall be set aside and developed as parks, playground, and service areas for the common use and enjoyment of occupants of the development and of the visitors thereto, as provided in Chapter 12.8. of this ordinance.

12.7. APPLICATION.

12.7.1. An overall plan for development of a mobile home park shall be submitted to the Virgin Town Planning and Zoning Commission for review. The plan shall be drawn to scale no smaller than one inch (1") to fifty feet (50'). At least six (6) copies of the plan shall be submitted. The plan shall show:

12.7.1.A. The topography of the site represented by contours, shown at not greater intervals than two feet (2') when required by the Virgin Town Planning and Zoning Commission.

12.7.1.B. The proposed street and mobile home space layout.

12.7.1.C. Proposed reservations for parks, playgrounds, open space.

12.7.1.D. Tabulations showing percent of area to be devoted to parks, playgrounds and open spaces, number of mobile home spaces, and total area to be developed.

12.7.1.E. Proposed locations of required parking spaces.

12.7.1.F. Generalized landscaping and utility plan, including locations of sewer, water, electricity, gas lines, fire hydrants, etc.

12.7.1.G. Any other data the Virgin Town Planning and Zoning Commission may require.

12.7.2. The applicant for a mobile home park or mobile home subdivision shall pay to the Town of Virgin at the time of application an inspection and review fee, in addition to all other required fees. The inspection and review fee shall be established by the Virgin Town Council.

12.7.3. Applications shall be made in writing, submitted to the Virgin Town Planning and Zoning Commission at its regular meeting and shall be recommended for approval or disapproval to the Virgin Town Council within thirty (30) days, unless an extension of time is approved by the Virgin Town Planning and Zoning Commission. An application recommended for approval or disapproval by the Virgin Town Planning and Zoning Commission shall be submitted to the Virgin Town Council, which decision must be made within (30) days after the recommendation is submitted by the Virgin Town Planning and Zoning Commission to the Virgin Town Council.

12.8. SAFETY, SANITATION, LANDSCAPING AND AMENITY REQUIREMENTS.

Each mobile home park or mobile home subdivision shall contain the following minimum requirements for safety, sanitation, and landscaping purposes:

12.8.1. All on-site utilities shall be installed underground and shall be installed in compliance with all applicable codes.

12.8.2. Each mobile home unit parking area shall be provided with adequate water supply lines in accordance with the municipal ordinances so made and provided. Each mobile home space shall have an approved shut-off valve of sufficient depth to provide for water control and shut-off. Each mobile home space shall have an approved backflow prevention device installed. Approval by the municipal water official or local health official, or other official, as authorized, shall be required prior to occupancy of a unit.

12.8.3. All mobile home parks and mobile home subdivisions shall provide for adequate sewer disposal. mobile home parks will not provide for the minimum lot sizes required for individual septic systems, thus the mobile home park shall allow sufficient room for and shall construct a central septic system to serve all residents of the mobile home park or mobile home subdivision.

12.8.4. Each and every mobile home space shall be provided with an electrical hookup providing appropriate residential voltages. All electrical service to mobile home spaces shall utilize approved, underground, cable-type connection. No electrical line shall be suspended above ground or allowed to lay on the ground. All electrical connections in this paragraph shall be subject to periodic inspections by the designated municipal officer for safety purpose.

12.8.5. A fire hydrant shall be located within 250 feet of every mobile home space within the mobile home park or mobile home subdivision. Each mobile home shall be equipped with skirting around the base and shall be of non-flammable material, or provided with a support pad which is recessed to give the appearance of the mobile home being located on-grade. All petroleum and liquefied gas and other similar and related containers shall be located outside the mobile home and shall not be located closer than five feet (5') from any outside door of each mobile home. Said containers shall be securely fastened in place so as to prevent upset. Connections to said containers shall be made with approved copper or other metallic tubing. The accumulation of litter or weeds or placement or storage or other flammable objects around or underneath said mobile home unit shall be subject to periodic inspection by the municipal fire inspector for safety purposes.

12.8.6. The number of parking spaces provided in mobile home parks or mobile home subdivisions shall be as provided in Chapter 7 of this ordinance. Vehicle parking on a street within the mobile home park or mobile home subdivision shall be prohibited to allow the free travel of vehicles upon said street. Streets within mobile home parks or mobile home subdivisions shall be subject to periodic patrolling by municipal police officers for safety purposes.

12.8.7. The owner/operator of said mobile home park or mobile home subdivision shall provide a communal metal solid-waste receptacle with a tight fitting lid. Said receptacle shall be located in an area screened from public view by enclosure in a solid fence structure having a closable gate. Construction of said structure shall be of wood, brick, finished concrete or decorative concrete block, or combination thereof, so as to prevent littering. Said receptacle structures shall not be constructed of chain-link fencing. Said owner/operators shall be responsible for proper disposal of all refuse, garbage and litter accumulated within the mobile home park, as necessary, but in no case shall refuse to be collected less than once a week.

12.8.8. The owner/operator of said mobile home park may provide for accommodation of recreational vehicle, boat, or trailer storage as an amenity for such vehicle registered to the occupants of said mobile home park. The provision of such storage areas shall be in addition to, and shall in no way relieve the owner of, any parking or common open space requirements in this ordinance for mobile home parks and subdivisions.

12.8.9. No less than ten percent (10%) of the total area of any mobile home park or subdivision established under these regulations shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, ways for pedestrians and cyclists away from streets, and play areas for small children or other recreational areas in block interiors. At least one principal common recreation area shall be established within the development and shall contain an area of not less than five percent (5%) of the total area of the mobile home park or subdivision. This area may contain a community/recreation building for the common use by all tenants and their invited guests. To be counted as common recreational area, interior- block ways for pedestrians or cyclists shall be at least ten feet (10') in width and form part of a system leading to principal destinations. Such ways may also be used for installation of utilities. To be counted as common recreational area, inner-block play areas for small children or other inner-block recreational areas shall be at least twenty feet (20') in least dimensions and shall contain not less than 1,000 square feet. Common areas shall not include streets or parking areas, shall be closed to automotive traffic except for maintenance and service vehicles, and shall be improved and maintained for the uses intended.

12.8.10. All exterior boundaries of the mobile home park shall appear similar to conventional residential developments and shall be screened by a sight-obscuring decorative wall or fence. Construction of said structure shall be of brick, finished concrete, pre-cast concrete, or decorative concrete block a minimum of seven feet (7') in height, with a minimum seven foot (7') wide landscaped area provided along the inside of the perimeter screen.

12.8.11. All mobile home park or mobile home subdivision developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter-barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Virgin Town Council and provided in quantity according to the following schedule:

Number of Mobile Home Spaces	Minimum Number of Amenities Required
1-9	2
10-50	4
51-100	6
101-150	8
151-200 *	10

* Add two (2) amenities for each fifty (50) additional units.