

M E M O R A N D U M

DATE: February 27, 1989  
TO: The Board of Supervisors  
FROM: O. Marvin Sowers, Jr., Director of Planning  
SUBJECT: Manufactured Home Placement Guidelines

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At the January 23, 1989 Board of Supervisors worksession, the Board directed staff to prepare general administrative guidelines for staff and Board use on the placement of manufactured homes on individual lots as part of the special use permit process. A discussion of locational criteria categories and guidelines for each follows:

1. Access: From a public health and safety standpoint, manufactured homes should be located on a public road which is part of the VDOT system or on a private road built to an acceptable standard. If the use is located on a private road, an absolute minimum acceptable standard should be set for an all-weather road in cases where there are less than three homes served by that private road.

Three or more dwellings of any kind on three or more individual lots meet the service criteria for acceptance into the VDOT system. Moreover, this situation may warrant consideration for future improvement under the County's Dirt Street Program. In this situation, a higher standard roadway should be required. This higher standard could vary based on unique, individual factors such as road length, topography, traffic, drainage and soils. It needs to be flexible given different case scenarios.

Guideline: If manufactured homes are proposed on lots which front on private roads, the minimum standard for an all-weather road should be a gravel, rock or stone surface 10' wide and 3" deep in cases where the road serves less than three dwellings. If the private road serves three or more dwellings, the Board of Supervisors may require a road built to a higher standard as recommended by the County Engineer given physical and other individual characteristics of the property.

2. Landscaping/buffering: Section 20-10 of the Zoning Ordinance requires that a vegetative screening plan be submitted by the SUP applicant. Staff has a standard landscaping plan (attached) which we require with lots that are entirely open. If a lot is wooded, staff has been recommending that a minimum 20' strip be left undisturbed adjoining property lines. A larger buffer strip has been recommended with larger properties.

Guideline: The standard landscape plan for open lots should continue to be implemented, and a minimum 20' buffer strip should continue to be provided on wooded lots.

3. Adjacent Uses: It has been the staff practice over the past several years to recommend approval of manufactured homes in areas where manufactured homes already exist. It has not been our practice to recommend the placement of manufactured homes in areas where there are no other manufactured homes nearby or where they are near established single family residential subdivisions.

Guideline: Manufactured homes should be permitted where two other existing, appropriately located manufactured homes are within 2000' of the property measured along all abutting road rights-of-way.

4. Utilities: It has been the staff practice to require a "permit to install a septic system and well" from the Health Department with the application for an SUP or evidence from the Health Department that an existing system is acceptable. The Division of Code Compliance does not release electrical service until the system is installed and an operational permit is obtained from the Health Department.

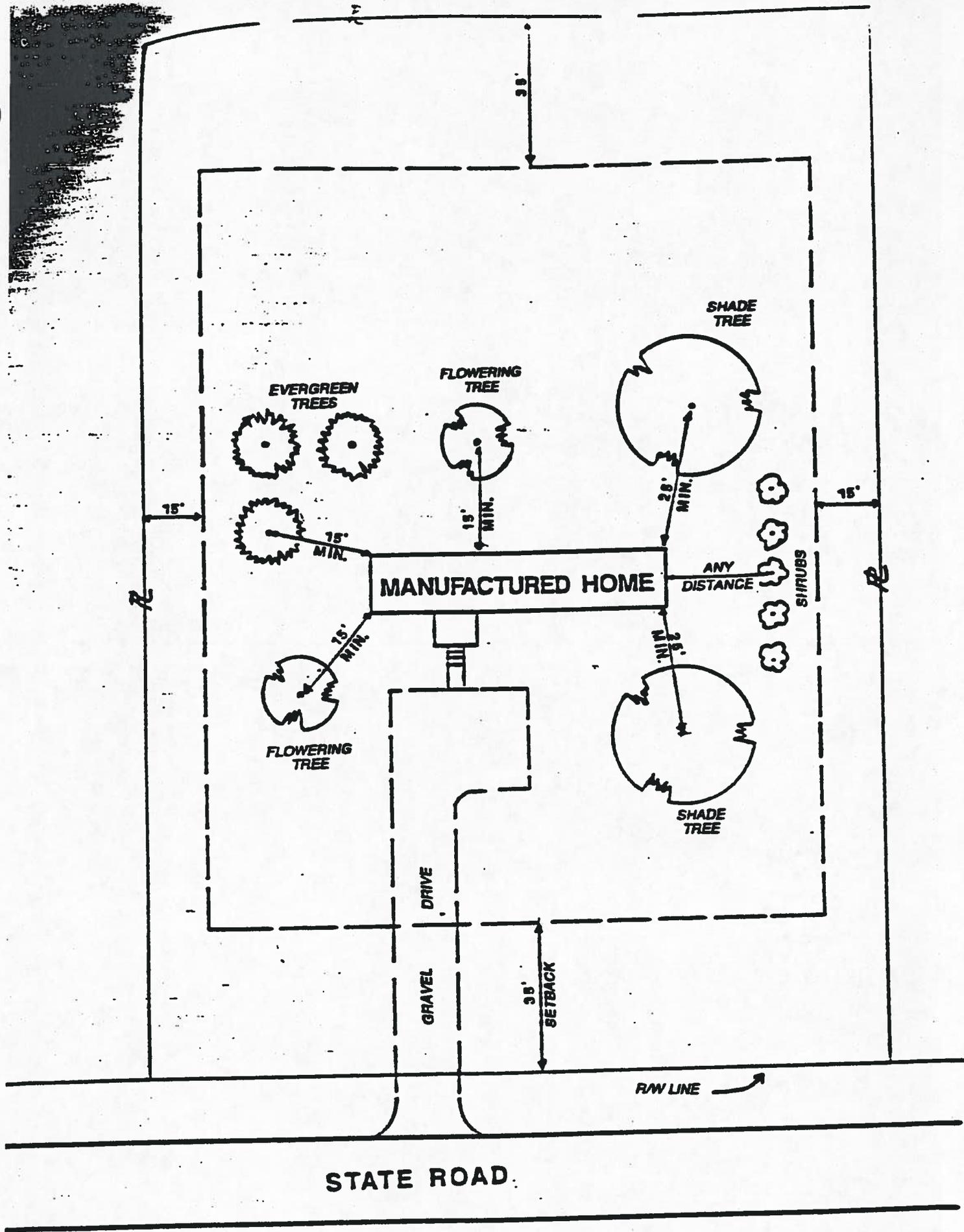
Guideline: Staff should continue to follow the above practices.

5. Topography and Soils: Adequate soils and topography should be available for locating a manufactured home on a given site.

Guideline: Staff should continue to monitor and evaluate physical features as part of its recommendation for manufactured home placement.

The above guidelines are intended to be minimum standards for administrative review by staff. Some flexibility for higher standards is maintained in order to address unique circumstances. It should be expected that staff may recommend other conditions in unique situations. Staff will be available at the February 27, 1989, meeting if further discussion or information is desired.

  
D. Marvin Sowers, Jr.



STATE ROAD.

LANDSCAPE PLAN FOR MANUFACTURED HOMES

PLANT

PRICE RANGE

2 shade trees, 6'-8' high  
 Examples: maple, oak, ash  
 Must be planted at least 25' from mobile home

\$25 - \$35 each

3 evergreen trees, 4'-5' high  
 Examples: white, black or loblolly pine, hemlock  
 leyland cypress, magnolia  
 Must be planted at least 15' from mobile home

\$15 - \$20 each

2 flowering trees, 4'-5' high  
 Examples: dogwood, redbud, crepe myrtle, crabapple  
 Must be planted at least 15' from mobile home

\$10 - \$15 each

5 screen plants or evergreen shrubs  
 24" high, planted 3' apart  
 Examples: Fraser Photinia, bayberry, privet,  
 ligustrum, azalea  
 Can be planted any distance from mobile home

\$ 6 - \$15 each

Total estimated cost of new plan

\$145 - \$220

PL03