

12.6-4 Construction: Each manufactured home stand must be constructed of appropriate material, properly graded, placed and compacted so as to be durable and adequate for the support of the maximum anticipated loads during all seasons.

12.7 Minor Structures: Street name signs, park signs, bridges, and other minor structures shall be installed as necessary for the proper use and maintenance of the property. Such structures shall be appropriately designed and located and shall be of durable construction.

ARTICLE 13 – PROCEDURE FOR REVIEW AND APPROVAL OF MANUFACTURED HOME PARKS

13.1 Preliminary Sketch The purpose of a preliminary sketch is to permit the Administrator to advise the developer whether his plans, in general, are in accordance with the requirements of this ordinance. The preliminary sketch shall be as follows:

1. It shall be drawn on white paper, or on a print of a topographic map of the property showing all interior and exterior property lines, including the proposed individual manufactured home lots;
2. It shall be drawn to an approximate scale of one hundred (100) feet to the inch and include the name of developer;
3. It shall show the location and dimensions of all streets entering the property and those to be developed within the manufactured home park;
4. It shall show the location of all proposed lots, parks, playgrounds, and other proposed uses of the land to be developed;
5. It shall include approximated dimensions; and
6. It shall include a date prepared.

13.2 Procedures: After review of the preliminary sketch of the proposed manufactured home park, the developer or his agent shall apply in writing to the Administrator of this ordinance for approval, and shall, in accordance with Article 14 of this ordinance, submit nine (9) copies of the proposed manufactured park plan.

13.3 Engineering Drawings and Specifications: The Administrator shall advise the developer concerning the character and extent of improvements that will be required before final approval of the manufactured home park. After receiving notice of improvements required, the developer shall submit to the Administrator five (5) copies of plans and specifications for all improvements to be installed. The Administrator, after consultation with the Resident Engineer of the Virginia Department of Transportation, shall advise the developer of approval or disapproval of the manufactured home park plan in writing within sixty (60) days.

- 13.4 Construction: When the manufactured home park plan is approved an erosion and sediment control permit shall be secured by the developer prior to construction of the park. The construction will be inspected by the building inspector. When the manufactured home park is ready for occupancy a letter of occupancy will be issued by the building inspector.

ARTICLE 14 – THE MANUFACTURED HOME PARK PLAN

- 14.1 Application for Manufactured Home Park: The developer of the manufactured home park shall submit to the Administrator nine (9) copies of the mobile home park plan, at which shall show thereon:

1. The proposed manufactured home park name and location.
2. The names and addresses of the owners of record, developer, the person who prepared the drawing, and holders of any easements affecting the property.
3. The name of all owners of record immediately adjacent to property proposed as a manufactured park.
4. The date of drawing, true north point, and scale.
5. A survey of the tract boundary.
6. Topographic data compiled by accepted field or photogrammetric method, with a contour interval no greater than five feet; location of water courses, including flood plain limits where applicable, and the high water line of natural and artificial lakes.
7. Significant natural landscape features, including rocks outcrops and large trees.
8. The location width and names of all existing or platted streets within or adjacent to the proposed manufactured home park and the location of existing buildings, easements, railroad right of ways, utility lines, and drainage ways.

9. Preliminary plans for all utilities, including but not limited to. The proposed method of accomplishing surface drainage, water supply, and sewage disposal, preliminary design for any bridges and culverts that may be required.
10. The location and dimensions of proposed streets, lots, and easements, with lots and streets identified by number and proposed name, respectively.
11. The designation of all parcels of land proposed to be dedicated or reserved for public use and the conditions, if any, of such dedication.

14.2 Vicinity Map: The manufactured home park plan shall include a vicinity sketch map, at an approximate scale of two thousand (2,000) feet to the inch, showing the relationship of the proposed manufactured home park to its surroundings. This map shall comprehend an area extending at least one-half (1/2) mile on each side of the proposed manufactured home park and shall identify roads, political boundaries, other manufactured home parks, subdivisions, and important landmarks and natural features.

14.3 Supporting Information:

1. Sedimentation and erosion control measures proposed for the manufactured home park.
2. Signed statements of the appropriate officials concerning the availability of water, sewer, gas, and electricity for the proposed manufactured home park.
3. Private restrictions, if any, proposed for the manufactured home park.

ARTICLE 15 – PERFORMANCE BOND

15.1 The cost of all improvements required shall be paid by the developer, or so much thereof as the Board of Supervisors shall direct. If the actual installation of improvements is not complete prior to the utilization of the manufactured home park by tenants, the developer shall execute an agreement and post a bond with surety or other guarantee satisfactory to the Board of Supervisors and in an amount equal to or greater than the estimated cost of the uncompleted improvements. The Board of Supervisors may require that the bond or other guarantee be greater than the estimated cost of improvements to allow for inflationary cost increases.

If the streets are to become part of the State Highway System, the bond required by the Virginia Department of Transportation shall be

furnished as required and shall be in the possession of the Department of Transportation prior to final approval of the Manufactured Home Park Plan.

All construction work on physical improvements shall be subjected to periodic inspections by a duly authorized public official so as to insure conformity with the approved manufactured home plans. Upon completion of such improvements, a final inspection shall be conducted and the appropriate public official shall issue certificates of approval thereof to the developer and any bond or part thereof, which may have been furnished for guarantee, shall be released to the developer.

ARTICLE 16 – PERMIT

- 16.1 Upon completion of the approved plan or posting of bond for those improvements not completed, the developer must apply to the Administrator for an operation and maintenance permit. Upon certification by the Administrator that the park is as planned and that all improvements are in place or bonds in place to cover the improvements, the Administrator shall issue an operations and maintenance permit for the park.

The Administrator shall revoke the permit for the operation and maintenance of the manufactured home park if the person to whom the permit is issued or his duly authorized agents, or employee acting in the course of his employment, have been found guilty by a court of competent jurisdiction of violating any provision of this ordinance. The Administrator shall reinstate the permit upon receipt of written evidence submitted that the circumstances occasioning such conviction have been remedied. Should the person to whom the permit has been issued, or his duly authorized agency, or employee acting in the course of his employment, be found guilty by the court of competent jurisdiction of a second or subsequent violation of the provisions of this ordinance, the Administrator shall permanently revoke the permit to operate and maintain a manufactured home park. The owners and/or occupants of the manufactured homes located therein shall remove the manufactured homes from such park within a period of sixty (60) days following the date of such permanent revocation.

If the owner and/or occupants of a manufactured home located in a manufactured home park are found guilty by a court of competent jurisdiction of violating any provision of this ordinance, the Administrator shall require the owner and/or occupant to remove the manufactured home from the manufactured home park. The Administrator shall permit the manufactured home to remain in the manufactured home park upon receipt of written evidence submitted that the circumstances occasioning such conviction have been

remedied. Should the owner and/or occupant of a manufactured home located in a manufactured park be found guilty by a court of competent jurisdiction of a second or subsequent offense of violating any provisions of this ordinance, the Administrator shall give written notice to the owner and/or occupants of the manufactured home requiring the owner and/or occupant to remove the manufactured home from the manufactured home park within ten (10) days following the date of such notice.

- 16.2 Violation of any provision of this ordinance by the owner and/or occupants of a manufactured home located within a park shall constitute a misdemeanor and be punishable as such.

ARTICLE 17 – VIOLATIONS AND PENALTIES

- 17.1 Any person or persons violating the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction fined not more than five hundred dollars (\$500.00) for each offense. Furthermore, the Board of Supervisors may institute any appropriate action or proceedings, by injunction or otherwise, to prevent such violation or attempted violation, or to prevent any such act which constitutes such violation.

- 17.2 Any person or persons violating the provisions of a special use permit granted under this ordinance is subject to having special use permit revoked by the Wythe County Board of Supervisors.

ARTICLE 18 – AMENDMENTS

- 18.1 This ordinance may be amended, in whole or in part, by the Wythe County Board of Supervisors. No such amendment shall be adopted without a public hearing having been held by the governing body. Notice of the time and place of the hearing shall have been given at least once a week for two (2) weeks, and the last notice at least five (5) days but not more than twenty-one (21) days prior to the hearing.

ARTICLE 19 – LEGAL STATUS PROVISIONS

- 19.1 Certified Copies Of Ordinances: Certified copies of this ordinance and all amendments thereto shall be filed in the office of the Planning Commission and in the office of the Clerk of the Circuit Court of Wythe County, Virginia.

- 19.2 Validity: Should any article, section, subsection, or provision of this ordinance be declared by a 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 any part thereof other than the part so declared to be invalid or constitutional.

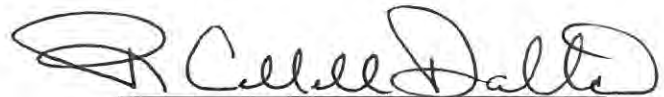
19.3 Conflicting Ordinances: Ordinance Number 79-1 cited as "Mobile Home Ordinance of Wythe County, Virginia," dated November 13, 1979 is hereby repealed. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of their conflict.

19.4 Effective Date: This ordinance was duly considered following a required public hearing held on November 13, 2002, and adopted by the Board of Supervisors of Wythe County, Virginia, at its regular meeting held on December 10, 2002 the members voting:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Absent</u>
Charles S. Dix	X		
Anne B. Crockett-Stark	X		
Danny C. McDaniel	X		
R. Daniel Porter	X		
James E. Hagee		X	
Susan R. Crigger	X		
Wythe B. Sharitz	X		

This ordinance shall be effective on and after 12.01 a.m. on December 11, 2002.

I certify that this is a true and correct copy taken from the December 10, 2002 minutes of the Wythe County Board of Supervisors meeting.



R. Cellell Dalton, Clerk

**AMENDMENT NO. 1 TO ORDINANCE NO. 2002-5
MANUFACTURED HOME ORDINANCE
OF
WYTHE COUNTY, VIRGINIA**

A public hearing was held on the 25th day of November, 2003 at 9:05 a.m. in the Board Room of Wythe County Office Building, 275 South Fourth Street, Wytheville, Virginia to consider amending Ordinance 2002-5 entitled, "Manufactured Home Ordinance of Wythe County, Virginia" as follows:

Add:

4.1-16 Campground: An area or tract of land designed, constructed, and equipped to accommodate three or more travel trailers/recreational vehicles.

Supervisor Dix made a motion to approve this amendment. The motion was seconded by Supervisor McDaniel and the roll call vote is as follows:

<u>NAME</u>	<u>FOR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Anne B. Crockett-Stark	X		
Charles S. Dix	X		
R. Daniel Porter			X
Susan R. Crigger	X		
Wythe B. Sharitz	X		
James E. Hagee	X		
Danny C. McDaniel	X		

This amendment shall be effective on and after 12:01 a.m. on the 26th day of November, 2003.

I certify that this is a true and correct copy taken from the November 25, 2003 minutes of the Wythe County Board of Supervisors meeting.



 R. Cellell Dalton, Clerk