CHAPTER 16 MANUFACTURED HOME PARK AND CAMPGROUND REGULATIONS

ARTICLE 16A GENERAL

Manufactured home parks and campgrounds are subdivisions with special requirements of their own and shall meet the minor subdivision regulations. The provisions of this chapter are in addition to the requirements for a minor subdivision. Where a requirement in this chapter conflicts with a requirement for minor subdivisions the requirement in this chapter shall prevail.

ARTICLE 16B SALE OR RENTAL OF SUBDIVISION LOTS

No person, firm or corporation, proposing to make or have made a Manufactured Home Park Subdivision or Campground Subdivision within the unincorporated area of Raleigh County shall enter into any contract for the sale of or rental, or shall offer to sell or rent said subdivision or any part thereof, or shall proceed with any construction work on the proposed subdivision before obtaining from the planning commission the approval of a plat or map of the proposed subdivision.

ARTICLE 16C MANUFACTURED HOME PARK REQUIREMENTS

MINIMUM REQUIREMENTS

A. Density - Shall not exceed eight (8) manufactured home units per acre.

B. Streets

1. Proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect.

2. All dead-end streets shall terminate in a circular turn-around having a minimum right-of-way diameter of eighty (80) feet, unless the Planning Commission approves a "T" or "Y" turnaround.

3. Street right of ways shall be a minimum of thirty (30) feet in width, of which eighteen (18) feet shall be used for ingress and egress. One-way streets which are not main entrances shall be a minimum of twelve (12) feet in width.

4. Streets shall be surfaced with a gravel, asphaltic or cement binder so as to provide for a durable and dustless surface and shall be graded and drained to dispose of water accumulation.

Gravel Streets - Gravel Streets shall be constructed on a compacted subgrade free of organic matter. The gravel shall be a well-graded crushed stone aggregate six (6) inches thick after rolling. The surface shall be smooth, uniform and tightly packed.

Asphalt and Concrete Streets - Shall be constructed as gravel streets with the addition of a minimum of two (2) inches of bituminous material or concrete material rolled smooth, seamless and uniform.

5. Street Signs - All streets shall be clearly identified by permanent street signs.

C. Lots

1. Only one dwelling per lot is permitted and it shall abut on a street.

D. Minimum Lot Size

1. The minimum lot sizes shall be as follows:

4,000 square feet - if served by public water and public sewage.

If not served by public water or public sewage, the minimum lot size shall meet the requirement of the West Virginia Department of Health or the Raleigh County Health Department, but not less than 4,000 square feet.
2. Minimum lot frontage shall be fifty (50) feet. Corner lots shall be platted wider than interior lots in order to permit conformance with set- back requirements.

E. Open Space

A minimum of fifteen percent (15%) of the total area shall be designated as open space.

F. Lighting

All parks shall provide an adequate lighting system.

F. Off-Street parking

1. No on-street parking shall be allowed. A minimum of (2) 180 square feet off-street parking spaces shall be required per dwelling.

G. Minimum Setback Requirements:

1. All manufactured homes and accessory buildings shall be setback a minimum of 20 feet from the street or highway right-of-way line; or property abutting a state or federal highway, the set-back required shall be 40 feet.

2. Manufactured homes shall be a minimum of 15 feet from other boundary lines of the park and accessory buildings shall be a minimum of 5 feet from adjoining property lines

H. Utilities

Each individual dwelling shall be provided its own water connection,
individual sewage disposal system meeting approval of the state/local health department and other utility connections (electric, phone, etc.)

I. Manufactured Home Site Stand

Each manufactured home site shall provide an adequate stand for the placement of a manufactured home unit. The stand must be able to safely support the unit and constructed so as to not heave,

shift, or settle unevenly under the weight of the unit die to frost action, inadequate drainage, vibration or other forces acting on the structure.

J. Anchorage and Tie-Down

Each Manufactured Home site shall be equipped with anchors and tie-downs to prevent overturning and uplift. Anchorage and tie-down shall meet the requirements of the manufacturer and shall meet the requirements of the State Building Code.

K. Identification

Each site shall display the street address assigned by the Raleigh County EOC. Such number shall be displayed on a permanent marker placed on the site and shall be visible from the street or access way.

ARTICLE 16D CAMPGROUND REQUIREMENTS

A. Density - Shall not exceed (15) campground sites per acre.

B. Streets

1. Proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect.

2. All dead-end streets shall terminate in a circular turn-around having a minimum right-of-way diameter of eighty (80) feet, unless the Planning Commission approves a "T" or "Y" turnaround.

3. Street right of ways shall be a minimum of thirty (30) feet in width, of which eighteen (18) feet shall be used for ingress and egress. One-way streets which are not main entrances shall be a minimum of twelve (12) feet in width.

4. Streets shall be surfaced with a gravel, asphaltic or cement binder so as to provide for a durable and dustless surface and shall be graded and drained to dispose of water accumulation.

Gravel Streets - Gravel Streets shall be constructed on a compacted subgrade free of organic matter. The gravel shall be a well-graded crushed stone aggregate six (6) inches thick after rolling. The surface shall be smooth, uniform and tightly packed.

Asphalt and Concrete Streets - Shall be constructed as gravel streets with the addition of a minimum of two (2) inches of bituminous material or concrete material rolled smooth, seamless and uniform.

5. Street Signs - All streets shall be clearly identified by permanent street signs.

C. Lots

1. Only one dwelling per lot is permitted and it shall abut on a street.

D. Minimum Lot Size

1,500 square feet, not to include road right-of-ways. Each campsite shall have a minimum road frontage (width) of 20 feet along a platted road right-of-way.

E. Open Space

A minimum of fifteen percent (15%) of the total area shall be designated as open space.

F. Lighting

All parks shall provide an adequate lighting system.

G. Off-Street parking

1. No on-street parking shall be allowed. A minimum of (2) 180 square feet off-street parking spaces shall be required per site. Each parking space shall have a minimum dimension of 9 feet by 18 feet.

Designated parking areas may not be used for overnight camping or occupancy.

H. Minimum Setback Requirements:

1. All campground units and accessory buildings shall be setback a minimum of 20 feet from the street or highway right-of-way line; or property abutting a state or federal highway, the set-back required shall be 40 feet.

2. Campground units shall be a minimum of 25 feet from other boundary lines of the park and shall be a minimum of 10 feet from adjoining property lines.

I. Utilities

1. Each individual campground site shall be provided its own water and electrical connection,

2. A campsite may contain sewerage connections. If not provided at campsites, sewerage facilities must be provided at convenient comfort stations as determined by the planning commission.

3. Each campsite shall be provided with a sanitary, covered garbage can.

4. A campground shall provide at least one sanitary sewage dump station, one water refill station, and one solid waste disposal collection facility.

5. As a minimum, design capacities for centralized water and sewage systems shall be based on the total number of campsites proposed plus 25 percent again to accommodate a tent area (if any), plus an allowance for a sewage dump station and a water refill station.

J. Campground Site Stand

Each campsite shall provide an adequate stand for the placement of a camping unit. A campsite stand shall be at least 15 feet by 25 feet in size. No more than one camping unit shall be placed on a campsite.

K. Tents

A tent may be placed on any campsite. In addition, however, a special tent area may be set aside and marked in a campground for the random location of tents. The capacity of a tent area shall be limited to 25 percent of the number of designated campsites within a campground. A tent area need not be served directly by water or sanitary facilities, provided a comfort station is located nearby. The size of a tent area shall be based on 500 square feet per eligible tent.

ARTICLE 16E ENACTMENT

These regulations shall become effective from the date of their adoption. Any other Manufactured Home Park and Campground Regulations shall be deemed repealed. These regulations shall in no way effect any Manufactured Home Park or Campground that received prior preliminary plan approval, provided, however, that no changes to the approved preliminary plan, are introduced by the subdivider.

May 3, 2005
Date

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John L. Aliff, President, County Commission

ATTEST:

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Betty Riffe, County Clerk

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Pat Reed, Commissioner

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John D. Humphrey, Commissioner