

Zoning Permits

11-1 ZONING PERMITS

- (a) Building or structures shall be started, repaired, reconstructed, enlarged or altered only after a zoning permit has been obtained from the administrator and a building permit has been obtained from the building inspector's department.
- (b) The Planning Commission may request a review of the zoning permit approved by the administrator in order to determine if the contemplated use is in accordance with the district in which the construction lies.
- (c) Each application for a zoning permit shall be accompanied by three (3) copies of a scale drawing, which shall show the size and shape of the parcel or land on which the proposed building is to be constructed, the location of any rights-of-way of any street or highway adjoining said parcel of land, the location of any required building lines, the exact sizes and locations on the lot of the structures and accessory structures then existing, the lines within which the proposed building or structure shall be erected, the existing and intended use of each structure or part thereof, and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this ordinance.
- (d) If the proposed building or use is in conformity with the provisions of this ordinance, a permit shall be issued to the applicant by the administrator. One (1) copy of the drawing shall be returned to the applicant with the permit. One (1) copy of the drawing will be left at the building inspector's office when the building permit is issued.

11-2 CERTIFICATE OF OCCUPANCY

Land may be used or occupied and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued by the administrator and the building inspector. Such a permit shall state that the building or the proposed use of land complies with the provisions of this ordinance. A similar certificate shall be issued for the purpose of maintaining, reviewing, changing or extending a nonconforming use.

11-3 SPECIAL EXCEPTION PERMITS

- (a) Special exception permits may be issued for any of the uses for which a special exception permit is required by the provisions of this ordinance provided that the governing body, upon a recommendation by the Planning Commission and after a duly advertised Public Hearing and the notification of adjoining property owners in accordance with the Code of Virginia, § 15.2-2204 shall find that the use will not:
 - (1) affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
 - (2) be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
 - (3) be in conflict with the purposes of the Mecklenburg County Comprehensive Plan. In granting any special exception permit, the governing body shall designate such conditions as it determines necessary to carry out the intent of this ordinance. The application for such a permit shall be accompanied by a fee as determined by the Board of Supervisors.
- (b) Construction or operation shall commence within one (1) year of the date of issuance or the permit becomes void.
- (c) No application for a special exception permit for the same lot shall be considered by the governing body within a period of one (1) year from its last consideration. This provision, however, shall not impair the right of the governing body to propose a special exception permit on its own motion.

11-4 USES NOT PROVIDED FOR

- (a) No use shall be permitted in any district established under this ordinance by implication (i.e. unless a use is specifically permitted in any district established under this ordinance) and an application is made by a property owner or his agent to the administrator for such use, the application shall be referred to the Planning Commission. The Planning Commission may hold a public hearing (in accordance with Article 18 of the ordinance) and shall recommend to the governing body, within ninety (90) days of the application, whether to
 - (a) amend this ordinance making the use applied for a permitted use in that district;
 - (b) amend this ordinance making the use applied for a permitted use with a special exception permit in that district;
 - (c) amend the ordinance by rezoning, thereby allowing the use; or
 - (d) deny the use in that district.
- (b) If, after ninety (90) days, no recommendation has been made, the failure to act shall constitute approval of the Planning Commission.

11-5 WIDENING OF HIGHWAYS AND STREETS

Whenever there shall be plans in existence, approved by either the Virginia Department of Transportation or by the governing body, for the widening of any street or highway, the Planning Commission may recommend additional front yard setback for any new construction or for any structures altered or remodeled adjacent to the future right-of-way in order to preserve and protect the widening.

11-6 PARKING, STORAGE OR USE OR MAJOR RECREATIONAL EQUIPMENT

No major recreational equipment shall be parked or stored on any lot in a residential district on that portion of the lot lying between the centerline of the street and the front of the structure provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading and unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

11-7 MANUFACTURED HOME PARKS

11-7a Continuation of Existing Parks

Any manufactured home park in operation at the time of the adoption of this ordinance may continue in operation.

11-7B Maximum Density

The total density of any manufactured home park shall not exceed seven (7) units per gross acre.

11-7c Maximum Lot Size

- (1) Area - The minimum area for individual manufactured home space shall be six thousand (6,000) square feet.
- (2) Width - The minimum average width for each manufactured home lot will be sixty-five (65) feet, except that for any manufactured home unit greater than fifteen (15) feet in width, the minimum average lot width shall be one (1) additional foot for every additional foot of width of the manufactured home.

11-7d Yard and Setback Requirements

- (1) Minimum distance between manufactured homes -No manufactured home shall be placed within fifteen (15) feet of another.
- (2) Yards abutting common areas - The distance from the line or corner of the manufactured home stand to a private access drive, a common parking area, a common walk or other common area shall be twenty-five (25) feet minimum. Patio, decks, carports and individual storage facilities shall be disregarded in determining yard widths.
- (3) Distance manufactured homes are to be located from park boundary and public streets -No manufactured home shall be placed a lesser distance from the manufactured home park boundary than the side yard width required in the zoning district in which the property adjoining such boundary lies. In no case shall any manufactured home be placed less than fifteen (15) feet from the manufactured home park boundary. The distance from the line or corner of the manufactured home stand shall be a minimum of thirty-five (35) feet from the public right-of-way.

11-7e Manufactured Home Stand

- (1) Construction -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.
- (2) Gradient -There shall be zero (0) percent to five (5) percent longitudinal and adequate crown or cross-gradient for surface drainage.

11-7f Markers for Manufactured Home Lots

Every manufactured home lot shall be clearly defined on the ground by permanent markers. There shall be posted and maintained in a conspicuous place on each lot, a number corresponding to a number of each lot as shown on the submitted plat plan.

11-7g Private Streets

- (1) General Requirements - The minimum lane or private street on which an individual manufactured home lot fronts shall be thirty (30) feet in width. In cases when private streets dead-end, there shall be constructed at each such dead-end a cul-de-sac with a minimum turning radius of fifty (50) feet. Street surfaces shall be six (6) inches in depth and be on stone, gravel, or other satisfactory material approved by Mecklenburg County. All private streets or lanes shall have unobstructed access to a public street or highway. Private street entrances to manufactured home parks from any public street shall conform to the current construction standards of the Virginia Department of Transportation.
- (2) Alignment and gradient - Streets shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.
- (3) Intersections - Street intersections shall generally be at right angles. Offsets at intersections and intersections of more than two streets at one point shall be avoided.
- (4) Improvements - Street improvements shall extend continuously from the existing public street system to provide suitable access to the manufactured home lots and other important facilities on the property to provide adequate connections to existing or future streets at the boundaries of the property and to provide convenient circulation of vehicles with origins

or destinations on the property.

- (5) Grading - shall be for the full width of the street to provide suitable finish grades for pavement and any sidewalks with adequate surface drainage and convenient access to the manufactured home lot and other important facilities on the property.

11-7h Walks

Width alignment and gradient of walks, if constructed, shall be appropriate for safety, convenience and appearance, and shall be suitable for use by both pedestrians and for the circulation of small-wheeled vehicles such as baby carriages and service carts; and width of walks be at least four (4) feet for common walks with a grade of not more than five (5) percent.

- (1) Construction of walks shall be the same as for streets in curb and gutter and sub-grading; with pavement of some material approved by Mecklenburg County.

11-7i Water

An adequate supply of potable water approved by the health office shall be furnished from a public water supply system with supply outlets located on each manufactured home lot.

11-7j Sewage

In Each manufactured home park, all waste or waste water shall empty into an approved sewer system.

11-7k Garbage and Trash Disposal

- (a) Corrosion-resistant metal garbage cans or other non - combustible containers, with tight fitting covers, shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Each manufactured home lot shall have at least one (1) garbage can within twenty-five (25) feet of it. The cans shall be kept in sanitary condition as determined by inspection of the health officer. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage cans shall not overflow.
- (b) Within each manufactured home park there shall be located a trash container(s) (i.e., green box) which may be provided by Mecklenburg County (i.e., cannot be secured from any other

provider), and which trash container must satisfy the following criteria:

- (1) The size thereof shall be determined by the County Administrator, to insure that the container(s) is/are of adequate size to serve all manufactured homes within the manufactured home park.
- (2) The location thereof must be at a site approved by the County Administrator, who shall determine that the site affords adequate access to the trash collection vehicles.
- (3) The site on which it is located shall be maintained in a clean and sanitary manner by the manufactured home park operator.

11-7l Storage Tanks

- (1) Gasoline, liquefied petroleum, gas or oil storage tanks shall be so installed as to comply with all county, state and national fire prevention code regulations.
- (2) Where oil hearting of a manufactured home is provided, a minimum two hundred fifty (250) gallon fuel storage facility shall be provided in each manufactured home lot in an inconspicuous location or manner. In lieu of this, a central storage facility may be constructed to serve the manufactured home park.

11-7m Playgrounds

Each manufactured home park shall provide at least one multiple-purpose playground of four thousand (4,000) square feet. Any additional multiple-purpose playground must have a minimum size of two thousand (2,000) square feet. The total amount of land area devoted to multiple-purpose playgrounds shall be a minimum of five (5) percent of the gross land area of the manufactured home park.

11-7n Certificate of Occupancy

No manufactured home or accessory structure shall be occupied in any manufactured home park until a certificate of occupancy and use shall have been issued by the administrator to the effect that the manufactured home park or the portion thereof for which such certificate is requested, in compliance with is ordinance. The administrator shall not issue such certificate until after the same has been approved by the Planning Commission,

health officer, building inspector and other agencies concerned.

11-7o Standards

Every manufactured home occupied as a dwelling unit located in the County after the date of the adoption of this ordinance shall meet the minimum standards for plumbing, heating and electrical systems as defined by the American Standards Association project A119.1 approved March 12, 1963, and revised periodically. Manufactured homes that display the official seal and register number of the Manufactured Home Manufacturers Association and the Trailer Coach Association will be considered to comply with the American standards Association standard A119.1. Manufactured homes that do not meet these minimum standards for plumbing, heating and electrical systems will not be issued a certificate of use and occupancy permit by the Zoning Administrator. The minimum standards for plumbing, heating and electrical systems as defined by the American Standards Association Project A119.1 (1963), as amended and revised periodically, are hereby made a part of and incorporated by reference into this ordinance.

11-7p Sale of Sites

No manufactured home sites shall be offered for sale of sold.

11-7q Open Spaces

The open space beneath each manufactured home shall be completely skirted with an appropriate and approved material in accordance with the requirements of the administrator.

11-8 CAMPGROUNDS AND TRAVEL TRAILER PARKS

11-8a Continuation of Existing Campgrounds and Parks

Any campground or travel trailer park in operation at the time of the adoption of this ordinance may continue in operation.

11-8b Minimum Size

The minimum size for each campground or travel trailer park shall be five (5) acres.

11-8c Maximum Density

The total density of a campground or travel trailer park shall not exceed twenty (20) units per gross acre and the net density on any one (1) particular acre shall not exceed twenty-five (25) units per any acre.

11-8d Lots Within Campgrounds and Travel Trailer Parks

- (1) The minimum lot size for a campsite or travel trailer lot shall be two thousand (2,000) square feet.
- (2) The minimum width for such a lot shall be twenty-five (25) feet.
- (3) No lot shall be offered for sale.
- (4) Every lot shall be clearly defined on the ground by permanent markers. There shall be posted and maintained in a conspicuous place on each lot a number corresponding to a number of each lot as shown on the submitted and approved plat plan.

11-8e Health Department Standards

Every campground or travel trailer park shall comply with the rules and regulations of the Virginia Health Department. No occupancy permit for any campground or travel trailer park shall be issued by the Zoning Administrator until a permit shall have been issued by the Health Department.

11-8f Plat Plan Required

Any application for a zoning permit for a campground or travel trailer park shall be accompanied by three (3) sets of drawings showing area and dimension of the site; number, location and size of all lots within the site; location and width of roadways; street layouts and easements; location of all proposed structures; location of any water and sewer lines; source of water supply and sewage disposal. A zoning permit shall be granted only after the administrator has approved the Plat Plan.