

**Mobile and Manufactured Home  
Park Regulations  
Kanawha County, West Virginia**

**Proposed Revisions and Amendments to Regulations  
Governing Travel Trailer, Mobile and Manufactured Home Parks**

**Adopted, as Amended, by the Kanawha County Commission February 11, 1999**

**Kanawha County Mobile and Manufactured Home Park Regulations**

**Mobile and Manufactured Home Park Regulations  
of Kanawha County, WV**

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# Kanawha County Mobile and Manufactured Home Park Regulations

## Mobile and Manufactured Home Park Regulations of Kanawha County, West Virginia

A set of regulations enforcing minimum standards for proposed Travel Trailer, Mobile and Manufactured Home Parks; establishing a permit system for location of a Travel Trailer Park, Mobile Home Park, or Manufactured Home Park; establishing requirements for the design, construction, alteration, extension and maintenance of Travel Trailer Parks, Mobile Home Parks, or Manufactured Home Parks; authorizing a grant of approval for construction, alteration and extension for Travel Trailer Parks, Mobile Home Parks, and Manufactured Home Parks; establishing the requirements and responsibilities of owners, operators and occupants of Travel Trailer Parks, Mobile Home Parks, and Manufactured Home Parks; authorizing the inspection of Travel Trailer Parks, Mobile Home Parks, and Manufactured Home Parks; authorizing the suspension of Travel Trailer Park, Mobile Home Park, and Manufactured Home Park permits; and fixing penalties for violations.

### Section 1.0 - General

- 1.10 - Purpose - For the purpose of assuring sites suitable for the location of travel trailers, mobile home units and manufactured home units for human habitation; to stabilize and protect the residential character of a neighborhood while promoting a suitable environment for family life for the immediate area as well as County; coordination and extension of facilities included in the comprehensive plan; establish spacing of structures for purposes of privacy, fire protection, and the provision of sufficient light and air; provide for Mobile Home Parks of sufficient size to form their own neighborhood environment; require the provision of off-street parking to promote a safe and effective circulation system appropriate for a Travel Trailer Park, Mobile Home Park, or Manufactured Home Park; uniform and fair allocations of areas for streets, parks, schools, public and semi-public facilities, homes, utilities, business and industry. These regulations supplement *Chapter 1, Article 7b, Public Health Laws, Code of West Virginia*.
- 1.20 - Authority - The authority of these regulations is provided for under Chapter 8, Article 24, Code of West Virginia.
- 1.30 - Grant of Power - After adoption by the Kanawha County Commission and a certified copy of the regulations has been filed with the County Clerk, the Kanawha County Commission and its assigned agency, the Kanawha County Planning Commission, shall have control over the approval of all situations involving the placement of two or more mobile homes.
- 1.40 - Effective Date - These regulations shall become effective on final passage and shall remain in effect until modified, amended or rescinded by the Kanawha County Commission.
- 1.50 - Short Title - These regulations shall be known and cited as the "Mobile and Manufactured Home Park Regulations of Kanawha County, West Virginia."
- 1.60 - Territorial Limits - The regulations contained therein shall apply within the unincorporated parts of the County under the jurisdiction of Kanawha County, West Virginia.

Nothing herein shall prevent the use of these regulations by municipalities within Kanawha County upon mutual agreement between the appropriate municipal governing body and the Kanawha County Commission.

- 1.70 - Residential Purposes Only - Travel trailers, mobile and manufactured homes may only be used for dwelling purposes and may not be used as storage sheds, barns, or accessory buildings.

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- 1.80- Existing Parks Safeguarded - This ordinance shall not prohibit continuance of the use of any land, building or structure for the purpose for which such land, building or structure is used at the time such ordinance takes effect.

## Kanawha County Mobile and Manufactured Home Park Regulations

### Section 2.0 - Definitions

As used in these regulations:

- a. Approval means written approval issued by the Kanawha County Planning Commission permitting the site placement, construction, alteration and extension of a Travel Trailer Park, Mobile Home Park, or Manufactured Home Park as presented to and approved by this Commission under the provisions of these regulations, issued hereunder.
- b. Common-Use Area means any area reserved for use by any and all occupants of the park or development within which such common-use area is contained.
- c. Health Authority means the legally designated health authority or its authorized representative of the Kanawha-Charleston Health Department.
- d. Manufactured Home means a structure which meets the National Manufactured Housing Construction and Safety Standards Act of 1974 (effective June 15, 1976), and the standards and regulations promulgated by the Secretary of the United States Department of Housing and Urban Development (HUD); a structure transportable in one or more sections, which in traveling mode is eight body feet or more in width or forty body feet or more in length, or when erected on site, is three hundred twenty or more square feet in area, and which is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure which meets all requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certificate which complies with the applicable Federal standards. Calculations used to determine the number of square feet in a structure shall be based upon the structure's exterior dimensions measured at the largest horizontal projections when erected on site, however, movable structures or prefabricated units that meet the requirements of the adopted Uniform Building Code (UBC) shall not be defined as a manufactured home.
- e. Mobile Home means a moveable or portable unit, designed and constructed to be towed on its own chassis (comprised of frame and wheels), and designed to be connected to utilities for year-round occupancy. The term includes: (1) units containing parts that may be folded, collapsed or telescoped when being towed and that may be expanded to provide additional cubic capacity, (2) units composed of two or more separately towable components designed to be joined into one integral unit capable of being separated again into the components for repeated towing, and (3) accessory buildings or structures, whether attached or detached, except uncovered steps or porches.  
  
The term includes units designed to be used for residential, commercial, educational or industrial purposes, excluding, recreational vehicles, as defined in this article, however, movable structures or prefabricated units that meet the requirements of the adopted Uniform Building Code (UBC) shall not be defined as a mobile home.
- f. Home Lot means a site within a Travel Trailer Park, Mobile or Manufactured Home Park or development for the placement of a single travel trailer, mobile home, or manufactured home unit for the exclusive use of its occupants.
- g. Mobile or Manufactured Home Park means any site, area, tract or parcel of land upon which two or more mobile or manufactured homes are parked whether free of charge or for monetary consideration and shall include any roadway, building, accessory structure, installation, or enclosure used or intended for use as a part of the facilities of said Mobile or Manufactured Home Park (excluding dealer sales lots).

## Kanawha County Mobile and Manufactured Home Park Regulations

- h. Mobile or Manufactured Home Park Development means a contiguous parcel of land subdivided into individual lots, each lot individually titled or owned and intended or utilized as the site for placement of a mobile or manufactured home and its facilities.
- i. Mobile or Manufactured Home Site or Stand means that part of an individual site that has been reserved for the placement of the mobile or manufactured home, appurtenant structures or additions.
- j. Occupant means a person utilizing a travel trailer, mobile or manufactured home, or Mobile or Manufactured Home Park as a place of abode.
- k. Operator means a person in charge of the operation of a Travel Trailer Park, Mobile or Manufactured Home Park, or who allows a lot, site, area, tract or parcel of land to be used for the parking or occupancy of two or more travel trailers, mobile or manufactured homes (excluding travel trailer, mobile or manufactured home dealer sales lots).
- l. Permit means a written operating permit issued by the (County and/or State) Health Authority allowing a person or legal entity to operate and maintain a Travel Trailer, Mobile or Manufactured Home Park under the provisions established by that health authority.
- m. Person means any individual, firm, trust, partnership, public or private association, corporation, syndicate, institution, Government Corporation, department, division, bureau, agency, or any entity recognized by law.
- n. Right-of-Way means a path, cartway, driveway or thoroughfare designated for passage of vehicular traffic.
- o. Travel Trailer means a vehicular, portable structure built on a chassis and designed to be used for temporary human occupancy for travel, recreational or vacation use; and when factory equipped for the road, being of any weight or being of any length provided its overall length does not exceed thirty-five (35) feet; to include fold down camping, travel and house trailers.

## Kanawha County Mobile and Manufactured Home Park Regulations

### Section 3.0 – Approval, Permits and Appeals - Procedures

- 3.10 It shall be unlawful for any person to construct or extend any Travel Trailer, Mobile or Manufactured Home Park within the limits of Kanawha County unless they hold a valid permit issued by the health authority, acquires a building permit issued by a Kanawha County Building Permit Officer, and approval granted by the Kanawha County Planning Commission in the name of such person for the specific construction, placement, alteration or extension proposed (see Figure 1).

The Planning Director may issue a permit under the following circumstances: 1) for fire protection or security purposes (for a period of up to one (1) year); and 2) at a construction site during the construction period (for a period of up to one (1) year).

- 3.10.1 Occupancy of Travel Trailer: No house trailer or recreational vehicle shall be used for permanent occupancy, in no case more than six (6) months, nor shall any such unit be occupied in any location without first obtaining a permit from the Building Permit Officer.

- 3.10.2 Approved Park Location: Travel trailers may be occupied when parked in an approved and licensed Travel Trailer, Mobile or Manufactured Home Park.

- 3.20 All applications for approval shall be made to the Kanawha County Planning Commission no later than forty-five (45) days before the date at which the Planning Commission is to review the proposal and shall be accompanied by five (5) copies of the following information:

- (a) Name and address of applicant and property owner(s);
- (b) Interest of the applicant in the proposed park;
- (c) Location and legal description of the proposed Travel Trailer, Mobile or Manufactured Home Park;
- (d) Five (5) copies of complete engineering plans and specifications for the proposed park showing:
  - 1. The area and dimensions of the tract of land;
  - 2. The number, location, and size of all proposed travel trailer, mobile or manufactured home lots or stands;
  - 3. General topography of the sites at 2' contours, to include pertinent flood plain information;
  - 4. The location and width of proposed roadways, driveways, parking areas and walkways, and type of base and pavement materials to be used;
  - 5. The location of service buildings and any other proposed structures;
  - 6. The location of water and sewer lines and riser pipes, as presented to the health authority;
  - 7. Plans and specifications of the water supply and refuse and sewage disposal facilities, as presented to the health authority;
  - 8. The location and details of proposed street lighting and underground electrical, cable television and telephone systems;
  - 9. The location and details of existing and proposed natural gas utilities;
  - 10. The location of existing and proposed fire hydrants; and
  - 11. The location and details of existing and proposed storm and surface water drainage facilities.

## Kanawha County Mobile and Manufactured Home Park Regulations

- (e) Complete site plan and proposed placement of travel trailers or homes on each travel trailer, mobile or manufactured home stand, site or lot, shown at scale with critical dimensions and required minimum building setbacks labeled.
  - (f) A list of landowners within 300 feet of the proposed Travel Trailer, Mobile or Manufactured Home Park or Development.
  - (g) A vicinity map showing the location of the proposed site in relation to the surrounding neighborhood.
- 3.30 A nonrefundable filing fee or hundred dollars (\$100.00) per travel trailer, or home lot or stand, but not less than two hundred fifty dollars (\$200.00) shall accompany all applications.
- 3.40 The Planning Commission shall give notice of a hearing on such proposed Travel Trailer, Mobile or Manufactured Home Park by advertising the time and place of such hearing in a newspaper of general circulation at least thirty (30) days prior to the date of such hearing, and by posting the subject property with a sign describing the proposed action at least fifteen (15) days prior to the date of such hearing.

The applicant shall furnish the names and address of the owner of the land and their agent(s) at the time of application; and the Planning Director shall send to said address by mail a notice of the time and place of such hearing not less than fifteen (15) days before the date fixed for said hearing.

Similar notice shall be mailed to the owners of land within 300 feet of the proposed Travel Trailer, Mobile or Manufactured Home Park, as their names and addresses appear upon the tax records in the Clerk's Office of Kanawha County. The public hearing may be held at a regular meeting or a special meeting scheduled for public hearings.

- 3.50 The Planning Commission shall take action to disapprove, approve, or approve with conditions any complete application within forty-five (45) days of their regular or special meeting scheduled for such public hearing(s), unless the applicant(s) requests an extension.
- 3.60 In determining whether an application for approval shall be granted, the Planning Commission shall determine if the proposed plan satisfies the following conditions:
- (a) Compliance with the general purpose, intent and submission requirements of this ordinance;
  - (b) Coordination of park streets with existing and planned streets;
  - (c) Coordination with and extension of utilities included in the comprehensive plan;
  - (d) Establishment of minimum width, depth and area of lots within the proposed development;
  - (e) Distribution of population and traffic in a manner tending to create conditions favorable to health, safety, convenience and the harmonious development of the municipality or County; and
  - (f) Fair allocations of areas for streets, parks, schools, public and semipublic buildings, homes, utilities, business and industry.
- 3.70 As a condition of approval of a proposed plat plan, the Planning Commission may specify:
- (a) The manner in which streets shall be laid out, graded and improved;
  - (b) Provisions for water, sewage, solid waste and other utility services;
  - (c) Provision for schools;
  - (d) Provision for essential services; and
  - (e) Provision for recreational facilities.

## **Kanawha County Mobile and Manufactured Home Park Regulations**

- 3.80 Any person or persons jointly or severally aggrieved by any decision or order of the Kanawha County Planning Commission may present to the Kanawha County Commission a petition duly verified, setting forth that such decision or order is illegal in whole or in part, and specifying the grounds of the alleged illegality. The petition shall be presented to the Commission within 30 days after the date of the decision or the order of the Kanawha County Planning Commission complained of. The Kanawha County Commission will consider only the petition and matters of record in their review of the adverse decision.
- 3.90 Any person or persons jointly or severally aggrieved by any decision or order of the Kanawha County Commission may present to the Circuit Court of Kanawha County a petition duly verified, setting forth that such decision or order is illegal in whole or in part, and specifying the grounds of the alleged illegality. The petition shall be presented to the Court within 30 days after the date of the appeal, decision or the order of the Kanawha County Commission complained of.

## **Kanawha County Mobile and Manufactured Home Park Regulations**

### **Section 4.0 - Inspection of Mobile and Manufactured Home Parks**

- 4.10 The Kanawha County Commission and its assigned agency are authorized and directed to make such inspections as are necessary to determine satisfactory compliance with the regulations issued hereunder.
- 4.20 The Kanawha County Commission and its assigned agency or representative shall have the authority to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of the regulations issued hereunder, but shall not have the authority to enter or inspect the interior of a private residence.
- 4.30 The Kanawha County Commission and its assigned agency or representative shall have the power to inspect the register containing a current record of all residents of a Travel Trailer, Mobile or Manufactured Home Park or Development.
- 4.40 It shall be the duty and obligation of every occupant of a Travel Trailer, Mobile or Manufactured Home Park to give the owner thereof or his agent or employee access to any part of such Travel Trailer, Mobile or Manufactured Home Park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with these regulations issued hereunder, or with any lawful order issued pursuant to the provisions of these regulations.
- 4.50 It shall be the duty and obligation of the owners or occupants of Travel Trailer, Mobile or Manufactured Home Parks, and travel trailers or homes contained therein, or of the person in charge thereof, to give the Kanawha County Commission or its assigned agency or representative free access to such premises at reasonable times for the purpose of inspection.
- 4.60 It shall be the duty and obligation of the owner of a mobile or manufactured home or occupants of Travel Trailer, Mobile or Manufactured Home Parks, and travel trailers or homes contained therein, to honor any and all agreements made with the owner and operator of such Travel Trailer, Mobile or Manufactured Home Park as to implement compliance of such travel trailer, mobile or manufactured home unit to the provisions of the regulations issued hereunder.
- 4.70 It shall be the responsibility of the Travel Trailer, Mobile or Manufactured Home Park operator or owner to implement performance of tasks necessary for the continuous compliance of the Travel Trailer, Mobile or Manufactured Home Park as well as each individual travel trailer, mobile or manufactured home unit to the applicable regulations issued hereunder. Written agreement assigning such tasks to travel trailer, mobile or manufactured home occupants will not relieve the Travel Trailer, Mobile or Manufactured Home Park operator or owner of responsibility to expedite the specific tasks of such agreement or compliance to regulations issued hereunder.
- 4.80 The Travel Trailer, Mobile or Manufactured Home Park owner or operator shall make these regulations known to all the park occupants; park occupants will sign a register that, in part, acknowledges a copy of these regulations is available for their review and use.
- 4.90 A Travel Trailer, Mobile or Manufactured Home Park Permit may be revoked by a majority vote of the Kanawha County Planning Commission following a public hearing and upon finding that any of the provisions of these regulations have been violated.

## **Kanawha County Mobile and Manufactured Home Park Regulations**

### **Section 5.0 - Adoption of Regulation by the Kanawha County Commission**

- 5.10 The Kanawha County Commission is authorized to make and, after public hearing, to adopt such written regulations as may be necessary for the proper enforcement of the provisions of these regulations (West Virginia Code, Chapter 8, Article 24). These regulations may be amended, as necessary, and adopted in the same manner.

### **Section 6.0 - Locations, Space Requirements, Layout and Improvements**

- 6.10 General Requirements - The requirements hereunder supplement the Mobile Home Park Regulations (see Appendix I) adopted by the West Virginia State Board of Health (October 1, 1971) and in no way conflict or invalidate the requirements set forth in said regulations. All applicants are subject to the requirements of the health authority as well as any other legal obligations currently in effect.

### **Section 7.0 - Space Requirements and Improvements**

- 7.10 The boundary lines and dimensions of each and every mobile home lot shall be shown on the proposed site plan and such boundaries clearly marked on the ground by use of a 1" X 24" galvanized pipe.
- 7.10.1 All mobile and manufactured home lots shall have a minimum lot width of 30 feet and a minimum lot depth of 40 feet.
- 7.10.2 There shall be a minimum ratio between mobile or manufactured home unit floor space and the home site or lot of  $\frac{1}{4}$  to  $\frac{4}{1}$  (1:4), but total area not less than three thousand three hundred (3,300) square feet.
- 7.10.3 Each mobile home lot or site shall have direct access to a street or driveway.
- 7.20 All travel trailers, mobile or manufactured homes shall be located in compliance with minimum front, side, and rear setbacks as set forth below and shown on the proposed site plan:
- 7.20.1 Travel trailers, mobile and manufactured homes shall be located on each space so that there will not be less than fifteen (15) feet between any other mobile or manufactured home, existing or proposed building within the Travel Trailer, Mobile or Manufactured Home Park or adjoining property.
- 7.20.2 Travel trailers, mobile and manufactured homes shall be located at least fifteen (15) feet from public right-of-ways or front lot boundary of a Travel Trailer, Mobile or Manufactured Home Park.
- 7.20.3 All travel trailers, mobile or manufactured homes shall be located at least ten (10) feet from all other perimeter boundary lines, common parking area, cartways, or driveways of a Travel Trailer, Mobile or Manufactured Home Park.
- 7.30 A paved walkway of two (2') feet minimum width shall be installed and maintained to create access from the mobile or manufactured home exit to the parking area, driveway or roadway.
- 7.30.1 The walkway area shall be paved with a minimum of four (4") inches of concrete or nonslip durable material suitable for all-weather pavement.

## **Kanawha County Mobile and Manufactured Home Park Regulations**

- 7.40 The ground surface in all parts of every Travel Trailer, Mobile or Manufactured Home Park shall be graded and equipped to drain all surface water in a safe, efficient manner, and such plan certified by a licensed professional engineer.
- 7.40.1 Where topography exceeds an average of seven percent (7%) grade, curbs and/or gutters will be provided so as to control surface water runoff.
- 7.50 Parking area(s) for motor vehicles shall be provided at a minimum ratio of two (2) parking spaces per travel trailer or home site, lot or stand, to be surfaced with material comparable to roadway surface (additional parking facilities are encouraged). Parking may be in tandem for no more than two (2) spaces.
- 7.50.1 All angle-parking spaces shall be a minimum of 9 feet wide and 19 feet long; tandem and parallel parking spaces shall be a minimum of 10 feet wide and 21 feet long.
- 7.50.2 All one-way driveways shall be a minimum of 11 feet wide; two-way driveways shall be a minimum of 20 feet wide.
- 7.60 Screening by means of a six foot (6'-0") fence and landscaping shall be provided for all central refuse containers or dumpster bins as detailed in Figure 1.

## Kanawha County Mobile and Manufactured Home Park Regulations

### Section 8.0 - Mobile or Manufactured Home Foundation and Site Placement

- 8.10 A mobile or manufactured home foundation or stand shall be provided at each and every mobile or manufactured home lot. The foundation or stand shall be sufficient in area to accommodate the mobile home and any attached structure and shall be constructed in compliance with home manufacturer specifications or in accordance with a design certified in writing by a registered professional engineer and/or an architect prior to installation.
- 8.10.1 It shall be unlawful to set up or install any mobile or manufactured home on any space, lot or site until a Building Permit Officer has issued a Building Permit. The park operator or developer shall inform in writing each prospective homeowner of the requirements for a Building Permit. It shall be the responsibility of the homeowner to secure a Building Permit and install the home according to manufacturer specifications and these rules.
- 8.10.2 No Building Permit for placement or expansion of a mobile or manufactured home or other factory built structure for use as a residence shall be issued unless the following criteria are met:
- (a) It bears a Certification of HUD Approval or UBC Approval; or
  - (b) It meets or exceeds applicable state Building Code requirements; and
  - (c) It complies with the requirements of the floodplain Management Plan Ordinance of Kanawha County, WV, as amended.
- 8.20 The area of a travel trailer, mobile or manufactured home stand shall be improved to provide an adequate foundation and drainage improvements for the placement of the travel trailer, mobile or manufactured home.
- 8.20.1 Provisions for supports shall be made according to rules promulgated by the Secretary of the United States Department of Housing and Urban Development (HUD) and/or in compliance with mobile or manufactured home manufacturer's specifications. Construction of footers and permanent foundation should avoid freeze/thaw and settling effects on stability of the unit, as determined by a registered professional engineer and/or architect. In the absence of such specifications, for all other applications the frostline is as follows:
- (a) Thirty (30) inches from grade level for all perimeter footings; and
  - (b) Thirty (30) inches from grade level for footings under the I-beams, center piers and inset blocking piers if a perimeter fascia enclosure is not to be installed, provided that the footings may be twelve (12) inches from grade level for footings under the I-beams, center piers and blocking piers if a perimeter fascia enclosure and vapor barrier are installed: i) within twenty-one (21) days of the home installation if the home is installed between November 1<sup>st</sup> and March 30<sup>th</sup>; or ii) before November 1<sup>st</sup> for homes installed after March 30<sup>th</sup>.
- 8.30 Fire resistant screening or enclosure of the mobile or manufactured home undercarriage (underpinning) shall be provided within 90 days of placement in an approved Mobile or Manufactured Home Park or Development.

# Kanawha County Mobile and Manufactured Home Park Regulations

## Section 9.0 - Streets and Roadways

9.10 The Travel Trailer, Mobile or Manufactured Home Park or Development driveways, streets and roadways shall be subject to all of the applicable requirements of the Kanawha County Subdivision Regulations as amended.

9.20 Special street standards shall exist for Travel Trailer, Mobile and Manufactured Home Parks to promote affordable housing opportunities. The minimum width of streets within the Mobile or Manufactured Home Park shall be according to the following table:

	<u>Type Parking</u>	<u>Total Pavement Width (feet)</u>	
		<u>One Way</u>	<u>Two Way Traffic</u>
1)	No parking permitted on street	11'	20'
2)	Parallel parking on one side of street	21'	30'
3)	Angle parking on one side of street	30'	41'
4)	Parallel parking on both sides of street	31'	40'
5)	Angle parking on both sides of street	50'	60'

9.30 All streets in a Mobile or Manufactured Home Park shall be paved with a concrete or asphaltic pavement of a minimum thickness of seven inches (7") or of asphaltic pavement or concrete or other material of equivalent quality and shall be provided with an adequate base as determined by a licensed professional engineer.

9.40 Vehicular parking shall take place only in those areas designated as such in the site plan proposal approved by the Planning Commission.

## **Kanawha County Mobile and Manufactured Home Park Regulations**

### **Section 10.0 - Fire Protection and Safety**

- 10.10 Water supplies for fire protection operations shall be as required by the local authority having jurisdiction. Written certification by such authority of proposed fire protection services shall be provided by the applicant or their agent.

Where there are no local fire authorities, water supplies shall be adequate to permit the effective operation of at least two (2) 1-1/2 inch hose anywhere in the Mobile Home Park whether the supply is derived from hydrants connected to an underground water supply system, a reservoir, or water supply source of not less than 3,000 gallons (accessible for fire department drafting operations), or fire department apparatus equipped with a water tank(s).

Hydrants shall be located along Mobile or Manufactured Home Park streets or public ways readily accessible for fire department use and located within 1,000 feet of all mobile home lots. Hydrant hose coupling threads shall be national standard threads or shall conform to those used by the local fire department if different from those specified in the referenced standard.

- 10.20 Access to a mobile home for fire protection services shall be such as to permit fire apparatus to approach within one hundred feet (100') each mobile home.
- 10.30 Operators of vehicular equipment should observe the posted signs and shall keep all designated fire lanes and access to fire hydrants open at all times.
- 10.40 The Mobile or Manufactured Home Park operator should instruct his staff in the use of the fire protection equipment available in the park and define their specific duties in the event of fire. Tenants should be instructed in applicable fire prevention and fire protection rules.
- 10.50 Occupants shall not place empty liquefied petroleum gas containers under their travel trailer, mobile or manufactured home. Empty containers shall be left in place if there is more than one container. If the travel trailer, mobile or manufactured home LP-Gas supply is limited to one container, and a replacement has been secured, any empty fuel container shall be stored in the area designated for such storage.
- 10.60 Care shall be taken to maintain the park area free of dry brush, leaves and weeds that might communicate fire between travel trailers, mobile or manufactured homes and other buildings in the park.
- 10.70 A 3/4 inch (3/4") hose valve shall be installed and maintained in the water riser at each travel trailer, mobile or manufactured home unit to provide additional fire protection.

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### **Section 11.0 - Variances**

- 11.10 Where the applicant can show that a provision of these regulations would cause an unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the Kanawha County Planning Commission a departure may be made without destroying the intent of such provisions, the Planning Commission may authorize a variance. Any variance thus authorized is required to be entered in the minutes of the Planning Commission along with the reasoning upon which the departure was justified.

### **Section 12.0 - Penalties for Violations**

- 12.10 It shall be unlawful to commence construction of any Travel Trailer, Mobile or Manufactured Home Park or the enlargement of an existing park until and unless approval is granted by the Kanawha County Planning Commission.

Any person who violates any provision of these regulations shall upon conviction be punished by a fine in the amount specified by the authority having jurisdiction; and each day's failure to comply shall constitute a separate violation. The imposition of any such fine shall not bar any other relief or penalties otherwise applicable.

- 12.10.1 Any person convicted of a violation shall be punished by a fine of no more than \$100.00 or by imprisonment of not more than 10 days; provided, however, no person under the age of eighteen (18) years may be sentenced to any term of imprisonment. Each day's failure to comply shall constitute a separate violation.

- 12.10.2 Should a person be charged with violations by two enforcing agencies concerning similar or identical regulations, the charge of the West Virginia State Board of Health shall prevail and the charge of the County agency shall be dropped.

- 12.10.3 The Kanawha County Planning Commission, following a hearing within fifteen (15) days written notice thereof served upon the holder of the Travel Trailer, Mobile Home Park or Manufactured Home Park permit, revoke such permit upon a finding of a violation of any provision of these regulations.

- 12.10.4 The County may maintain an action in a court of competent jurisdiction to enjoin any violation of any provision of these regulations.

### **Section 13.0 - Severability Clause**

- 13.10 Should any section, paragraph, sentence, clause or phrase of these Regulations be declared unconstitutional or invalid for any reason, the remainder of said Regulations shall not be affected thereby.

## Kanawha County Mobile and Manufactured Home Park Regulations

### APPLICATION FOR MOBILE, MANUFACTURED, OR TRAVEL TRAILER PARK

Application #: \_\_\_\_\_

Fee:

\$100.00/Home Site

Minimum: \$200.00

Date: \_\_\_\_\_

5 or fewer Units  
MH Subdivision

Manufactured Home Park

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Interest of Applicant: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

\*Park Operator: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Magisterial District: \_\_\_\_\_ Tax Map \_\_\_\_\_ Parcel \_\_\_\_\_

\*Registered Engineer/Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_ License Number: \_\_\_\_\_

**Specifications:**

Number of Home Sites \_\_\_\_\_ Total Acreage \_\_\_\_\_ Average Lot Size \_\_\_\_\_

Lineal Feet of New Streets \_\_\_\_\_ Type of Pavement \_\_\_\_\_

Pavement Width \_\_\_\_\_ Pavement Thickness \_\_\_\_\_

Right-of-Way Width \_\_\_\_\_ Total Parking Spaces \_\_\_\_\_

Source of Water:  Well;  WV-American Water; Other \_\_\_\_\_

Source of Sewage Disposal:  Septic Tank  Package Treatment Plant

Public Collection System: Public Service District: \_\_\_\_\_

**OFFICE USE ONLY Approval Checklist:**

Agency/Official	NA	Approved	Comments
Kanawha-Charleston Health Department			
WV State Board of Health			
WV Division of Highways (if applicable)			
Public Service District			
Kanawha County Building Official			
Kanawha County Planning Commission/Director			

Submit a complete application package to: Kanawha County Community Planning & Development, Kanawha County Courthouse, 407 Virginia Street, East, PO Box 3627, Charleston, WV 25336-3627