



# Montgomery County, Virginia Planned Mobile Home Residential Park (PMR)

## Planned Mobile Home Residential Park (PMR)

This district is established in order to provide opportunities for affordable housing alternatives and to recognize that selected locations in the community may be appropriately developed as areas of moderate population density properly related to the existing and potential development character in the vicinity. It is the county's purpose, with respect to location of new and expansion of existing planned mobile home residential park, respect to location of new and expansion of existing planned mobile home residential park, to avoid undue concentrations of such development by allowing the development or expansion of PMRs in association with other types of uses by achieving a balance of housing types and by not overcrowding community facilities. It is also the county's purpose, with respect to establishment of new and expansion of existing PMRs, to protect the health, safety, and welfare by fostering standards of development commensurate with other forms of residential development.

The establishment or expansion of PMRs will recognize the density and base residential needs of mobile homes by addressing the following community development standards:

- Health of residents as protected by water and sewer systems and service equal to other forms of residential development.
- Safety of residents as protected by accessibility for fire, rescue, and police vehicles equal to other forms of residential development.
- Safety of residents as protected by accessibility of utility maintenance vehicles of snow and ice removal equipment and of school buses transporting children.
- Safety of residents as protected by accessibility provided by sidewalks separated from streets and streets which have traffic controls and adequate geometric design.
- Health and safety of residents as protected by prohibition of new use and discouragement of continued use of mobile homes constructed prior to 1976.
- Accessibility of residents as provided by roads where service providers are willing to move household furnishings, collect solid waste and deliver mail or parcel post.

Lands qualifying for inclusion in the PMR district shall be mapped as residential transition, village expansion, or urban expansion in the comprehensive plan which are served by or planned for connection to public water and sewer service. New PMRs shall be serviced by connections to public sewer and water. Expanded PMRs shall have (1) water and sewer as for new PMR, or (2) have water and sewer service meeting current VDH and DEQ standards encompassing both established and expansion portions of the PMR. The minimum area required to create a district shall be six (6) acres of total contiguous land.

## What can I do by right in a PMR district?

There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- PMR management office.
- Mobile home, Class A or Class B
- Pet, household.

## What uses require a Special Use Permit?

Other use types that are not listed above and that are determined to be appropriate and compatible with the proposed development and surrounding uses may be specifically approved in concurrent rezoning and special use permit applications or in a subsequent special use permit application.

- New Planned Mobile Home Residential Park.
- Existing Planned Mobile Home Residential Park.
- Retail convenience sales subject to additional restrictions.
- Service facilities such as laundries, storage areas, recreation facilities.
- Expansion of existing PMR may be permitted when both existing and expansion portions comply with subsection 10-36(2).

## Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

- Length to Width Ratio: The width or depth of the mobile home space shall not be more than four (4) times the other.
- Buffer: Buffer standards shall be determined in the landscape/buffer matrix in section 10-43.
- Minimum mobile home space area: Three thousand (3,000) square feet, provided that the maximum net density shall be in accordance with subsection (d), Density requirements of 10-36(5)(d).

- Density
  1. Eight (8) mobile homes per acre devoted to residential use for new PMRs. Eight (8) mobile homes per acre devoted to residential use for expansion of existing PMRs where:
    - a. Existing and expansion area are to VDOT standards for subdivisions and where all existing private roads and providing access to existing occupied mobile homes are upgraded to VDOT standards for subdivisions.
    - b. Existing and expansion areas comply with 10-36(2) and 3.
  2. Four (4) mobile homes per acre in expansion area devoted to residential use for expansion of existing PMRs where:
    - a. Expansion areas comply with subsection (2) and
    - b. Roads in expansion area are to VDOT standards for subdivisions and where a continuous, direct connection to a VDOT road via VDOT standard roads is provided for all expansion area units.
  3. Two (2) mobile homes per acre devoted to residential use in expansion area where expansion does not meet standards in either of above.
- Minimum mobile home space width: Fifty (50) feet.
- Lot Access
  1. New PMRs shall be developed to current VDOT access standards for subdivisions.
  2. Expansion of existing PMRs shall be developed to either VDOT access standards or to county standards for private road according to densities prescribed in subsection 10-36(5)(d).
- Maximum Coverage by buildings: Forty (40) percent of mobile home space or site.
- Minimum frontage: Twenty (20) feet.
- Minimum setbacks: Ten (10) feet between mobile home foundation and PMR property line.
- Minimum yards
  1. Side: Thirty (30) feet between mobile home units.
  2. Rear: Ten (10) feet between mobile home units.
- Maximum building height: Thirty five (35) feet.
- Use Limitations
  - a. An expansion of an existing PMR shall have one (1) or more of the following characteristics:
    1. Shared or connected access.
    2. Shared or connected public utility or public water and/or sewer.
    3. A common boundary.
- Foundation: Each mobile home site shall be developed with a foundation that complies with the existing county building code. Each mobile home is required to be underpinned unless a solid masonry foundation is provided.
- Streets

Private non-dedicated streets may be approved subject to densities in subsection (5)(d) and provided that they meet the requirements of 10-36(7)(c).
- Open Space: Fifteen (15) percent of net land area must be reserved, developed and permanently maintained as open space upon development.
- Recreation Areas: Twenty five (25) percent of the open space area of the PMR shall be devoted to usable space for recreation. No required recreation spaces shall include parts or spaces/sites, buffer areas, flood plains, slopes over twenty five (25) percent or other common facilities nor shall it contain less than five thousand (5,000) contiguous square feet of usable space.
- Outdoor living areas and storage facilities: Private outdoor living and service area of three hundred (300) square feet or more per dwelling unit may be provided which is adjacent to the unit and assures reasonable privacy and visual appeal. Privacy/visual appeal will be through the use of walls, fences or coniferous plantings provided and maintained by the PMR management.
- Refuse disposal
  - Common refuse areas shall be provided which are screened by a fence or wall.
  - Refuse disposal shall be the responsibility of PMR management.

**For additional information contact:  
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<http://www.montgomerycountyva.gov/content/1146/98/167/default.aspx>