

STEPHENS CITY CODE

Chapter 21

TRAILERS AND TRAILER CAMPS*

***Cross references**-Buildings, ch.4; erosion and sediment control, ch. 5; fire prevention and protection, ch.6; floodplain districts, ch.7; historic district, ch 8; licenses and occupation taxes, ch.9; music, ch. 11; nuisances, ch.13; streets, sidewalks and public places, ch.17; water, sewers and sewage, ch.22.

State law references-Regulation of location of mobile homes, Code of Virginia, §15.2-2247; campgrounds, Code of Virginia, §15.2-2247; campgrounds, Code of Virginia, §35.1-1 et seq.; Virginia Industrialized Building Safety Law, Code of Virginia, §36-70 et seq.; Virginia Manufactured Housing Construction and Safety Standards Law, Code of Virginia, §36-85.2 et seq.; Mobile Home Lot Rental Act, Code of Virginia, §55-248.41 et seq.

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STEPHENS CITY CODE

Sec. 21-1. Definitions.

Trailer. The word “trailer” as used in this chapter means any trailer, manufactured home, mobile home, camping trailer, or motor home as defined in Virginia Code Section 46.2-100 used or maintained for use as a conveyance upon highways, or which may be transported from one place to another, whether containing its own motive power or attached to another vehicle, and so designed and constructed as to permit occupancy thereof as a business place or office, meeting place, or as a dwelling or sleeping place, for one or more persons and which may also be called or known as a mobile home, and whether on wheels or on temporary or permanent foundations.

State Law reference Virginia Code Section 46.2-100.

Campground. The word “campground” as used in this chapter means any camp or campground as defined in Virginia Code Section 35.1-1.

State Law reference Virginia Code Section 35.1-1.

Sec 21-2. Trailer camps and campgrounds prohibited; trailers prohibited except for temporary periods pursuant to permit.

It shall be unlawful for trailers, trailer camps, or campgrounds to be located, maintained, or occupied as dwellings, for overnight purposes or for other purposes, within the town, except as specifically designated in the Town’s zoning district. Manufactured homes or mobile trailers may be permitted for temporary periods as provided in this chapter.

State Law reference Virginia Code Section 15.2-2247 allows Town to regulate and govern the location, establishment and operation of manufactured home parks.

State Law reference Virginia Code Section 15.2-2280 allows Town to regulate, restrict, permit and prohibit the use of land within its boundaries; 15.2-2283 the Town zoning promotes the health, safety and general welfare of the public.

Sec. 21-3. Special permit to locate trailer within town for limited period and for limited purposes; provisions governing permits.

A special permit may be obtained from the town clerk for the location of a trailer within the town on a temporary basis, not to exceed 30 days from the date of issuance, but in no event shall its use as a dwelling place be permitted. The location of the trailer shall first be approved by the building official. As a condition to such use, a trailer with a toilet, sink, bathtub or shower shall be subject to all applicable provisions of this Code and other ordinances, rules and regulations of the town concerning connection to public water and sewage. Subsequent extensions of the special permit may be granted upon approval of the Town Council. The permit shall be posted on the trailer in a conspicuous location.

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Sec. 21-4. Permit and permit extension fees.

There is hereby imposed a special permit fee of \$100.00 for the original permit granted upon any application; this permit fee may be waived by action of the Town Council on an emergency basis.

Sec. 21-5. Violations and penalties.

Any person locating, maintaining, or occupying a trailer, trailer camp, or campground in contravention of this chapter shall be arrested and, upon conviction, shall be fined not less than \$10.00 nor more than \$250.00 per day until the trailer, trailer camp or campground is removed and the ground upon which it was located, maintained, or occupied is put in a sanitary condition.

These provisions are in addition to and not in place of any zoning violations that the Zoning Administrator may apply.

(Revised 12/01/2020)