

Appendix 1

Blacksburg Town Code Excerpts

Sec. 3120 Purpose

The Planned Manufactured Home Residential District is provided in recognition that certain land in the community may be appropriately developed as an area of moderate population concentration with special consideration for the location and provision of facilities for manufactured homes if properly related to the existing and potential development character of the vicinity and if adequate public services and facilities can be provided. The Planned Manufactured Home Residential District is intended to allow the development of manufactured home parks in association with other residential development type while maintaining a reasonable population density and by providing for the unique requirements for this type of development. To this end, the site development provision of associated facilities shall be an important consideration in achieving an attractive residential environment of sustained desirability with all development in harmony to promote stability, order, and efficiency of the manufactured home park and adjacent areas.

Sec. 3123 Site Development Regulations

Each planned residential development shall be subject to the following site development standards.

- (a) Minimum district size: four (4) acres of contiguous land
- (b) Minimum Open Space Criteria:
 - (1) A minimum of 30% of the total district area shall be designated as permanent open space. Where phases are proposed for the planned manufactured home development, the percentage

of open space in each phase shall meet or exceed the percentage of manufactured home lots included in that phase.

(Ord. No. 1184, adopted 6-9-98)

(2) An area for passive or active recreation uses shall be developed. Such area must be of a location, condition, size and shape to be usable for a specific recreational activity. The amount of area devoted to recreation shall be adequate, in the opinion of the administrator, to serve the population of the development. In making this decision, the administrator shall use the following standards: size of development, number of expected residents, topography, and natural features on the site. The open space shall be owned in common by the manufactured home park residents, or shall be made available through the use of easements to all residents of the development

(c) Maximum area for commercial and/or office uses: 10 percent of the gross area of the PMH. In addition, the following standards shall apply:

- (1) Commercial and office uses shall be expressly designed for the service and convenience of the PRH;
- (2) Commercial and office uses shall be designed and located to protect the character of the district and surrounding residential districts. Such facilities shall be screened and landscaped so as to be compatible with adjoining residences;
- (3) Construction of commercial and office uses shall not begin until 25 percent of the residential units or two hundred and fifty dwelling units, whichever is less, of the total PMH have been completed.

(d) Additional design standards:

(1) Private access drives built to the following specifications shall be permitted:

a. One way private access drive:

Twelve foot minimum width with no parking allowed

Eighteen-foot minimum width with parking allowed on one side

b. Two-way private access drive:

Twenty-foot minimum width with no parking allowed

Twenty-eight-foot minimum width with parking allowed on one side of the private access drive.

c. Thirty-four-foot minimum width with parking allowed on both sides of the private access drive.

(2) Public streets. All streets to be dedicated to the town as a public street shall be built to the standards of the Subdivision Ordinance (Appendix B) of the town.

(3) Water and sewer. Each manufactured home site shall be provided with a metered water outlet connection to a public water supply and a connection to a public sewer system or an appropriate private sewer system approved by the Montgomery County Health Department.

(4) Identification. An identification system shall be made a part of the design of any manufactured home development and consist of a logical sequential pattern of numbering lots. Such numbers shall be displayed on a permanent marker placed on the manufactured home site fronting the street or access way to the site. Such numbers shall be visible from the street or access way.

(5) Parking. There shall be at least two off-street parking spaces for each manufactured home site which shall be constructed to the same standards as the accompanying street. The parking spaces may be grouped in common parking areas.

(6) Utilities. All utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

(7) Area lighting. All manufactured home parks shall provide an adequate area lighting system.

(8) Underpinning. Underpinning must be accomplished within thirty days of the placement of a manufactured home on a lot, except any manufactured home placed on a lot between December 1 and March 1 shall be underpinned no later than thirty days after March 1.

(e) Minimum requirements for all home sites

(1) Minimum manufactured home lot requirements:

3,800 square feet for each manufactured home of less than 19 feet in width;

4,800 square feet for each manufactured home 19 feet or more in width;

Only one manufactured home shall be permitted on each lot

line of any street right-of-way less than fifty feet in width;

Side setback: 20 feet on each side;

Rear setback: 20 feet

(2) Minimum yard requirements

a. For lots where the shortest side fronts on a street

Front yard: 10 feet (hitch facing street)

Side yard: 15 feet, except on corner lots, a side yard facing the street shall be 20 feet.

Rear yard: 10 feet

b. For lots where the longest side fronts on a street:

Front yard: 15 feet (hitch facing side yard)

Side yard: 10 feet, except on corner lots, a side yard facing the street shall be 20 feet

Rear yard: 15 feet

(3) Minimum yard requirements for lots located at the perimeter of the manufactured home park:

Front setback: 30 feet from any street right-of-way which is fifty feet or greater in width or fifty-five (55) feet or more from the center

(4) Landing required by the Virginia Uniform Building Code may extend into a required yard, not to exceed the minimum landing requirement.

(f) The maximum dwelling unit occupancy shall be a family, plus two persons unrelated to the family; or no more than three unrelated persons.

(Ord. No. 1339, § 5, 9-9-03)

Sec 5300 buffer Yards—Purpose

The purpose of buffer yards is to limit the view and reduce the noise between abutting incompatible uses, and to ease the transition from one zoning district to another. Buffer yards are intended to provide a physical integration of uses which promote the public health, welfare and safety by:

- (1) Preventing visual pollution;
- (2) Preventing the overcrowding of land;
- (3) Preventing the undue congregation of people and vehicles; and
- (4) Promoting the peaceful enjoyment of property within the Town of Blacksburg.

Secs. 5301=5304 [Reserved]

Sec. 5310 Buffer Yards—General Standards

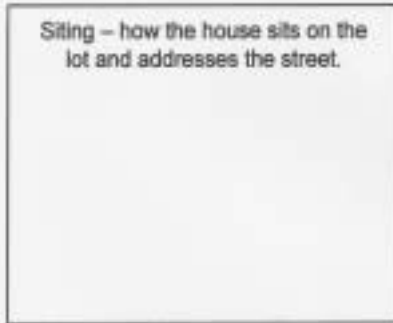
(i) buffer yard dimensions and screening requirements shall be provided as detailed in the chart below:

Abutting District intensity)	Required Buffer	Abutted District (lower intensity)
RM-27, RM-48, PMH B		RR1, RR2, R-4, R-5, OTR, PR
Buffer Yards B	Architectural 6' screen 15 buffer yard small evergreen trees	Vegetative 30' buffer yard small evergreen trees and one row small evergreen shrubs

Appendix 2

Focus Group - Community Preference Survey

Powerpoint presentation used for focus group:



12. A or B



Garages – relation to house, size, appearance

16. A or B



17. A or B



13. A or B



14. A or B



18. A or B



19. A or B



15. A or B



Entrances – porches, stoops and decks

21. A or B



Foundations

26. A or B



27. A or B



31. A or B



Parking Location

28. A or B



Height of Entrance/House

33. A or B



34. A or B



29. A or B



30. A or B



Entrance Signs

35. A or B

• Image unavailable • Image unavailable

36. A or B

• Image unavailable • Image unavailable

Write down three things you like and three things you don't like about the settings of the following houses.

E



F

• Image unavailable

A

• Image unavailable

B

• Image unavailable

G



H



C

• Image unavailable

D



I • Image unavailable

Appendix 3

Community Attitudes Interviews

Question Lists

Development Owners/Managers

1. How old is your development?
2. How many homes/lots are there in the development?
3. What are the residents of your neighborhood like? Ages? Jobs? Income?
4. Do you receive any complaints from nearby residents? If so, what are the complaints?
5. Do you receive any complaints from your local government agencies? If so, what are they?
6. Do you feel the complaints have more to do with the aesthetics of the neighborhood, or with the residents of the neighborhood?
7. How would you describe your relationship with the local planning department?
8. What do you see as the major problems in your development?
9. What do you think makes a good manufactured housing development?
10. If you could build your ideal manufactured housing development, what would it be like?

Local Government Planners

1. What is the median income for your town/county?
2. What is the median price of a site-built home in your town/county?
3. What is your town/county doing to provide affordable housing for the working class members of your community?
4. Do you see manufactured housing as a viable option for providing affordable housing for the working class?
5. Are manufactured housing developments allowed in your town/county?

6. Are they restricted to specially zoned areas?
7. Is any type of manufactured home allowed as infill in residential areas?
8. Do you receive complaints about manufactured housing developments in your town/county? From whom do you receive complaints? What are the complaints?
9. How do you address these complaints?
10. How would you characterize your relationship with the owner or managers of the manufactured housing developments in your town/county?
11. What is your town/county doing to provide affordable housing for the working class members of your community?
12. Do you see manufactured housing as a viable option for providing affordable housing for the working class?

Appendix 4

Suggested Plant List

For Manufactured Housing Developments in Zone 6

Suggested Plant List

Latin name	Popular Name	Native	Height	Spread	Growth Rate
Streets					
Trees					
Liriodendron tulipifera	Tulip Tree	Yes	100'	50'	Fast
Tilia Cordata	Littleleaf Linden	No	70'	40'	Medium
Fraxinus pennsylvanica	Green Ash	Yes	60'	30'	Fast
Quercus rubra	Red Oak	Yes	75'	75'	Fast
Platanus x acerifolia	London Plane Tree	No	100'	80'	Medium
Shrubs					
Thuja occidentalis 'Rheingold'	'Rheingold' Arborvitae	Yes	4 -5'	3 - 4'	Slow
Euonymous alatus 'Rudy Haag'	'Rudy Haag' Euonymous	No	4 – 5'	4 – 5'	Slow
Rhododendron 'Gable Hybrids"	Gable Azalea	Yes	2 – 4'	2 – 4'	
Pocket Parks and Pathways					
Trees					
Cornus controversa	Giant Dogwood		15'	10'	Fast
Prunus serrula	Paperbark Cherry	No	15'		
Acer palmatum	Japanese Maple	No	15 – 25'		Medium to slow
Cercidiphyllum japonicum	Katsuratree	No	45'	45'	
Shrubs					
Hibiscus syriacus	Rose-of-Sharon	No	8 – 12 '	6 – 10'	Medium

Latin name	Popular Name	Native	Height	Spread	Growth Rate
Thuja occidentalis 'Rheingold'	'Rheingold" Arborvitae	Yes	4 – 5' < 10'	3 – 4'	Slow
Buxus x 'Green Mountain'	Boxwood		5'	3'	
Hydrangea arborescens 'Annabelle'	Smooth Hydrangea Annabelle	Yes	5'	5	Fast
Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	No	6'	6'	Slow
Ground Covers					
Vinca Minor	Common Periwinkle	No	8"	2'	Medium to fast
Euonymus fortunei 'Sparkle 'n Gold'	Wintercreeper		12 -18"	2 – 3'	Fast
Hypericum calycinum	Aaribsbeard	No	12 – 19"	18 – 24"	Fast
Cerastium tomentosum	Snow in Summer		6"		Fast
Lamium maculatum	Spotted Deadnettle		8"	3'	Fast
Lysimachia nummularia	Moneywort/Creeping Jenny		1"		Aggressive
Natural Park					
Shade Trees					
Quercus rubra	Red Oak	Yes	60'	45'	Fast
Sassafras albidium	Common Sassafras	Yes	45'	35'	Medium to fast
Acer saccharum	Sugar Maple	Yes	60 -75'	40 -50'	Slow
Fagus grandifolia	American Beech	Yes	75'	35'	Slow
Liquidambar styraciflua	Sweet Gum	Yes	75'	50'	Medium to fast
Franklinia alatamaha	Franklin Tree	Yes	20'	15'	Medium
Waterside Trees					
Betula nigra	River Birch	Yes	50'	35'	Medium to fast
Acer rubrum	Swamp Maple	Yes	65'	40'	Medium to fast
Salix x elegantissima	Thurlow Weeping Willow		50'	40'	

Latin name	Popular Name	Native	Height	Spread	Growth Rate
Understory Trees					
<i>Cercis canadensis</i>	Eastern Redbud	Yes	25'	20'	Medium
<i>Cornus florida</i>	Dogwood cultivars	Yes	20'	20'	
'Cloud 9'	resistant to canker				
'Junior Miss'	resistant to canker				
'Springtime'	resistant to canker				
Shrubs					
<i>Rhododendron carolinianum</i>	Rhododendron	Yes	3 – 6'	3 – 6'	Slow
<i>Andromeda polifolia</i>	Bog Rosemary	Yes	1 – 2'	2 – 3'	Slow
<i>Gaultheria procumbens</i>	Creeping Winterberry	Yes	6"		
<i>Comptonia peregrina</i>	Sweet Fern	Yes	2 – 4'	4 – 8'	Slow to medium
<i>Forsythia x intermedia</i>	Forsythia		8 – 10'	10 – 12'	Fast
<i>Itea virginica</i>	Virginia Sweetspire	Yes	3 – 5'		Medium
<i>Cornus alba</i>	Tatarian Dogwood	No	8 – 10'	5 – 10'	Fast
Wild Flowers					
<i>Asclepias tuberosa</i>	Butterfly Weed	Yes			
<i>Centaurea cyanus</i>	Bachelors Button	Yes			
<i>Chrysanthemum leucanthemum</i>	Ox-eye Daisy	Yes			
<i>Coreopsis lanceolata</i>	Lance-leaved Coreopsis	Yes			
<i>Coreopsis tinctoria</i>	Annual Coreopsis	Yes			
<i>Dracopis amplexicaulis</i>	Coneflower	Yes			
<i>Echinacea purpurea</i>	Purple Coneflower	Yes			
<i>Gaillardia pulchella</i>	Indian Blanket	Yes			
<i>Rudbeckia hirta</i>	Black-eyed Susan	Yes			
Grasses					
<i>Andropogon virginicus</i>	Broomsedge	Yes			
<i>Festuca ovian glauca</i>	Sheep Fescue	Yes			
<i>Schizachyrium scoparium</i>	Little Bluestem	Yes			

Latin name	Popular Name	Native	Height	Spread	Growth Rate
Stream-edge Wild Flowers					
Lathyrus latifolius	Sweet Pea	Yes			
Tradescantia virginiana	Spiderwort	Yes			
Helianthus annuus	Sunflower	Yes			
Asclepias incarnata	Swamp Milkweed	Yes			
Epilobium angustifolium	Fireweed	Yes			
Erythronium americanum	Fawn Lily	Yes			
Lilium canadense	Turk's Cap Lily	Yes			
Stokesia laevis	Stokes Aster	Yes			

This list is not meant to be taken as a literal shopping list for plants. It is meant to give the developer a list to choose from. For developers outside of zone 6, it can serve as a guide to the types of plants needed.