

NORTHAMPTON COUNTY



Building Department
P.O. 538
Eastville, VA 23347
Phone: (757) 678-0445
Fax: (757) 678-0483

POLICY MEMO

TEMPORARY PLACEMENT OF MOBILE HOME AND INDUSTRIALIZED BUILDINGS

Industrialized buildings and modular units (mobile homes) may be temporarily stored on lots and properties within Northampton County under the following conditions. This is a building department policy.

1. The owner of the industrialized building or modular unit (mobile home) has permission from the land owner to place the industrialized building or modular unit (mobile home) on the site.
2. The Industrialized building or modular unit (mobile home) is not placed upon or over a well, septic tank or distribution box.
3. Industrialized building or modular unit (mobile home) is kept in “mobile” condition, meaning that the wheels and tongue remain attached to the chassis, or in the case of a unit on a trailer or truck bed, that it remain on the trailer or truck bed.
4. There is no violation of County Zoning ordinance provisions.
5. The unit remain unoccupied and is not used for any purpose (including storage), and that no utilities including electric, water or septic service be connected to the unit.
6. Within the context of this policy, temporary means less than 1 calendar year from the date of placement on the property.

Industrialized buildings or modular units (mobile homes) meeting these standards may be stored without a building permit for up to one year. Units stored longer than 1 year are subject to review by the County Staff, and provisions of this policy may not apply.

This policy does not apply to licensed and recognized industrialized building or modular unit (mobile home) dealers selling units from their business location.