

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning;*  
 3 *manufactured housing.*

4 [H 655]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:**8 **§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.**

9 Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes~~  
 10 ~~may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning  
 11 ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through  
 12 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured~~  
 13 ~~homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a  
 14 campground pursuant to Title 35.1 of this Code. In the event of irreconcilable conflict between the ordinance  
 15 and state law, the state law shall supersede the ordinance.

16 **§ 15.2-2290. Uniform regulations for manufactured housing.**

17 *A. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide*  
 18 *that in all agricultural zoning districts, or districts having similar classifications regardless of name or*  
 19 *designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the*  
 20 *dominant use and where site-built housing is allowed, the placement of manufactured homes shall be*  
 21 *permitted.*

22 *B. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide*  
 23 *that, in all agricultural zoning districts or districts having similar classifications regardless of name or*  
 24 *designation where agricultural, horticultural, or forest uses such as but not limited to those described in*  
 25 *§ 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing*  
 26 *is allowed, the placement of manufactured houses homes shall be permitted for manufactured homes that are*  
 27 *on a permanent foundation (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so*  
 28 *that the certificate of occupancy is issued within five years following the date of manufacture listed on the*  
 29 *home's data plate, and (iii) placed on individual lots shall be permitted, subject to development standards that*  
 30 *are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning*  
 31 *district. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats*  
 32 *manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the*  
 33 *same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to*  
 34 *adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of*  
 35 *historical or archaeological significance, historical sites, historical landmarks, and historical buildings and*  
 36 *structures, or to establish local historical districts.*

37 ~~*B.*~~ *C. Localities adopting and enforcing zoning regulations under the provisions of this article may, to*  
 38 *provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all*  
 39 *residential structures erected within the agricultural zoning district or other districts identified in subsection A*  
 40 *of this section incorporating such standards. The standards shall not have the effect of excluding*  
 41 *manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety*  
 42 *Standards Law (§ 36-85.2 et seq.).*

43 ~~*C.*~~ *D. Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or*  
 44 *parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive*  
 45 *covenant.*

ENROLLED

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