

ARTICLE 3 – CONSERVATION DISTRICT (C-1)

Current Text

~~3-1-1.1 Single-family detached dwelling. (Amended 10/30/01)~~

~~3-1-1.15 Mobile or Manufactured Home, as defined.~~

Amended Text

3-1-1.1 Single-family dwelling, including a manufactured home meeting the requirements of Articles 16-5 and 22.

Source ordinance language: §3-1-1.15.

ARTICLE 4 – AGRICULTURAL DISTRICT (A-1)

Section 4-1-1 Uses Permitted by Right

Current Text

~~Same as Conservation C-1 plus:~~

Amended Text

Same as Conservation C-1 plus: Manufactured homes shall be permitted by right in accordance with Article 22 and Article 16-5.

Source ordinance language: §4-1-1.

ARTICLE 5 – RESIDENTIAL DISTRICT (R-1)

Current Text

~~5-1-1.2 Single family dwellings built individually or in conventional or clustered subdivisions.~~

Amended Text

5-1-1.2 Single-family detached dwellings, including manufactured homes meeting the definition contained in Articles 16-5 and 22., built individually or in conventional or clustered subdivisions.

Source ordinance language: §5-1-1.2.

ARTICLE 6 – RESIDENTIAL DISTRICT (R-2)

Current Text

~~6-1-1.1 All uses permitted by right in R-1 excluding public facilities agriculture and keeping of domestic laying hens.~~

Amended Text

6-1-1.1 All uses permitted by right in R-1, including manufactured homes permitted pursuant to Article 22 and Article 16-5, excluding public facilities, agriculture, and keeping of domestic laying hens.

Source ordinance language: §6-1-1.1.

ARTICLE 6A – SENIOR RESIDENTIAL DISTRICT (SR)

Current Text

~~6A-1-1.a Single Family Detached Dwellings~~

Amended Text

6A-1-1.a Single Family Detached Dwellings, including Manufactured Homes as defined in Articles 16-5 and 22..

Section 6A-1-2.a

Current Text

~~6A-1-2.a Single Family Detached Dwellings~~

Amended Text

6A-1-2.a Single Family Detached Dwellings, including Manufactured Homes as defined in Articles 16-5 and 22..

Source ordinance language: §§6A-1-1.a and 6A-1-2.a.

ARTICLE 7: Planned Unit Development District (PUD)

Current Text

~~7-3-1 Single-family detached and semi-attached dwellings.~~

Amended Text

7-3-1 Single-family detached and semi-attached dwellings including Manufactured Homes as defined in Articles 16-5 and 22..

ARTICLE 16-5 – MOBILE OR MANUFACTURED HOMES GENERALLY

Current Text

DELETE ARTICLE 16-5 IN ITS ENTIRETY

~~**16-5 MOBILE OR MANUFACTURED HOMES, GENERALLY.**~~

~~**OUTSIDE OF MOBILE OR MANUFACTURED HOME PARKS**~~

~~.1 Existing legal hardship mobile homes, that were issued a Special Use Permit prior to July 23, 2013, may be reviewed for renewal as provided by each applicants conditions provided by the approved Special Use Permit. The renewal will need to follow the procedures defined in Article 16-2 (Special Use Permits) of the Greene County Zoning Ordinance. (Revised 7/23/13)~~

~~**16-5-1** The following may be authorized by the County Administrator subject to guidelines established by the Greene County Planning Commission.~~

~~.1 Temporary occupancy of mobile or manufactured home in the Residential R-1 District by the owner on his property for up to twelve (12) months or until a Certificate of Occupancy is issued, whichever shall be less, while a dwelling is being reconstructed or replaced;~~

~~.2 Mobile or manufactured homes used as office and living quarters of supervisory or other personnel on the construction site for the duration of such work, in all Districts;~~

~~**16-5-2 Bond** The Administrator may require the posting of a bond to assure that any temporary mobile home will be removed and the site left in good order at the expiration of the Permit.~~

~~**16-5-3 Unlawful** It shall be unlawful for any person, firm or corporation to permit any mobile or manufactured home which is to be used as a dwelling or living quarters to be parked upon any land under his or its partial or complete control unless said mobile home is in accordance with this ordinance and the Industrialized Building Code of Virginia, 1984 as amended.~~

~~**16-5-4 Registration** Any mobile or manufactured home in use on the effective date of this ordinance shall be registered with the Zoning Administrator by its owner within sixty (60) days therefrom and any home not so registered within said time shall be presumed to be in violation.~~

Amended Text

Replace with the following:

ARTICLE 16-5 MANUFACTURED HOMES ON INDIVIDUAL LOTS:

Manufactured homes meeting Article 22 requirements shall be permitted in all zoning districts where single-family detached dwellings are permitted. No zoning, land-use, subdivision, design, or development regulation shall treat a manufactured home differently from or more restrictively than a single-family site-built dwelling located within the same zoning district.

16-5-1 Purpose

Manufactured homes meeting the definition contained in Article 22 shall be permitted in all zoning districts where single-family detached dwellings are permitted.

16-5-2 Standards

Manufactured homes placed on individual lots shall:

- A. Comply with the Federal Manufactured Home Construction and Safety Standards Act (HUD Code);
- B. Be installed in accordance with all applicable Virginia Uniform Statewide Building Code requirements;
- C. Be connected to approved water, sewer, and utility services;
- D. Meet all lot area, setback, frontage, yard, height, parking, and other development standards applicable to single-family detached dwellings within the zoning district in which located.

16-5-3 Temporary Uses

The following may be authorized by the Zoning Administrator.

- .1 Temporary occupancy of manufactured home in all residential districts by the owner on his property for up to twelve (12) months or until a Certificate of Occupancy is issued, whichever shall be less, while a dwelling is being reconstructed or replaced;
- .2 Manufactured homes used as office and living quarters of supervisory or other personnel on the construction site for the duration of such work, in all Districts;

16-5-4 Equal Treatment

Manufactured homes shall be considered single-family detached dwellings for zoning purposes and shall be subject to the same development standards applicable to site-built single-family detached dwellings within the same zoning district.

ARTICLE 22 – DEFINITIONS

MOBILE HOME

Current Definition

~~MOBILE HOME: A residential dwelling that was fabricated in an off-site manufacturing facility designed to be a permanent residence for a single family only and built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards. Source: Moskowitz, Harvey S. and Carl G. Lindbloom. 2004. *The Latest Illustrated Book of Development Definitions*. P. 248. (Revised 6/12/07)~~

Amended Definition

MOBILE HOME: A residential dwelling fabricated prior to June 15, 1976, before implementation of the Federal Manufactured Housing Construction and Safety Standards Act.

MANUFACTURED HOME

Current Definition

~~MANUFACTURED HOME: A factory built, single family structure that meets the Federal Manufactured Home Construction and Safety Standards Act to be used only as a single family dwelling.~~

Amended Definition

MANUFACTURED HOME: A factory-built single-family dwelling constructed in accordance with the Federal Manufactured Housing Construction and Safety Standards Act (42 U.S.C. §5401 et seq.) and bearing a HUD certification label. For purposes of placement on an individual lot, a manufactured home shall: (1) be placed on a permanent foundation; (2) be converted to real property pursuant to §46.2-653.1; (3) have a certificate of occupancy issued within five years following the date of manufacture shown on the HUD data plate; and (4) be subject only to development standards equivalent to those applicable to single-family site-built dwellings within the same zoning district. A manufactured home meeting these requirements shall be considered a single-family detached dwelling for zoning purposes.

SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.
