

Greene County Board of Supervisors October 13, 2026



Article/Section	Existing Ordinance	Proposed Ordinance	Key Change
Article 5 R-1	Single-family dwellings built individually or in subdivisions.	Single-family detached dwellings, including manufactured homes.	Manufactured homes permitted by right where single-family detached dwellings are permitted.
Article 6 R-2	All R-1 uses excluding public facilities, agriculture, and hens.	All R-1 uses including manufactured homes.	Extends manufactured home permissions into R-2.
Article 6A SR	Single-family detached dwellings.	Single-family detached dwellings including manufactured homes.	Allows manufactured homes in SR district.
Article 7 PUD	Single-family detached and semi-attached dwellings.	Single-family detached and semi-attached dwellings including manufactured homes.	Allows manufactured homes in PUDs.
Article 16-5	Temporary and hardship mobile/manufactured home provisions; SUP-based framework.	Entire article replaced with standards for manufactured homes on individual lots.	Removes hardship framework and establishes state-law compliant placement standards.
16-5-2	No equivalent standards.	HUD compliance, building code compliance, utilities, setbacks, parking, and development standards required.	Creates objective placement standards.
16-5-3	No equal-treatment provision.	Manufactured homes treated the same as site-built single-family dwellings.	Implements equal treatment requirements.
Mobile Home Definition	Broad definition of pre-HUD mobile homes.	Specifies homes built before June 15, 1976.	Clarifies distinction between mobile and manufactured homes.
Manufactured Home Definition	Factory-built single-family structure meeting HUD standards.	Adds permanent foundation, conversion to real property, 5-year CO requirement, and equal treatment language.	Aligns ordinance with Virginia Code requirements.

Public Participation: Zoom Instructions

Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- *9 - Raise hand
- You will be asked to unmute yourself
- *6 - Toggle mute/unmute

Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
 2. Select “Raise Hand”
- You will then be asked to unmute yourself



Questions and Discussion

