

GREENE COUNTY, VIRGINIA

Board of Supervisors

RESOLUTION

RESOLUTION NO. 2026-008

A RESOLUTION ADOPTING ORDINANCE NO. 2026-008 TO AMEND ARTICLES 3, 4, 5, 6, 6A, 7, 16, AND 22 OF THE GREENE COUNTY ZONING ORDINANCE TO REVISE REGULATIONS PERTAINING TO MANUFACTURED HOMES (OR#26-001)

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt resolutions and ordinances for the governance of the county; and

WHEREAS, Sections 15.2-2280, 15.2-2285, and 15.2-2286 of the Code of Virginia, 1950, as amended, enable a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the Greene County Planning Commission and Board of Supervisors propose to amend Articles 3 (Conservation District), 4 (Agricultural District), 5 (Residential District R-1), 6 (Residential District R-2), 6A (Senior Residential District), 7 (Planned Unit Development District), 16 (General Provisions), and 22 (Definitions) of the Greene County Zoning Ordinance to revise regulations pertaining to manufactured homes (OR#26-001); and

WHEREAS, the proposed amendments are intended to bring the Greene County Zoning Ordinance into compliance with amendments to Virginia Code § 15.2-2290 concerning the placement and regulation of manufactured homes, ensuring that manufactured homes are permitted by right in all residential districts where single-family detached dwellings are permitted, and that they are subject to the same development standards applicable to site-built single-family dwellings; and

WHEREAS, the Greene County Comprehensive Plan identifies the need for a variety of housing opportunities to serve current and future residents while maintaining the County's rural character and protecting established neighborhoods, and the proposed amendments support housing choice while ensuring consistency with state law and local development standards; and

WHEREAS, on September 16, 2026, the Greene County Planning Commission held a public hearing on this matter, and voted 4-0 to recommend to the Board of Supervisors approval of the request to amend the Greene County Zoning Ordinance; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in *The Piedmont Journal Recorder* on September 29, 2026, and October 6, 2026; and

WHEREAS, the full text of this amendment was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, the Board of Supervisors finds that this amendment of the Greene County Zoning Ordinance is required to serve the public necessity, convenience, general welfare, and good zoning practice pursuant to Section 15.2-2286(A)(7) of the Code of Virginia, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that:

Section 1. Adoption of Ordinance No. 2026-008

The Board of Supervisors hereby adopts Ordinance No. 2026-008 (OR#26-001) to amend Articles 3 (Conservation District), 4 (Agricultural District), 5 (Residential District R-1), 6 (Residential District R-2), 6A (Senior Residential District), 7 (Planned Unit Development District), 16 (General Provisions), and 22 (Definitions) of the Greene County Zoning Ordinance to revise regulations pertaining to manufactured homes, ensuring compliance with Virginia Code § 15.2-2290, as presented.

Section 2. Implementation

The Planning Director, Deputy Planning Director, and County Administration staff are hereby authorized and directed to take all necessary administrative and codification actions to implement the provisions of this Ordinance Resolution.

Section 3. Effective Date

This Resolution shall be effective upon adoption by the Board of Supervisors.

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.

Accessory Dwelling Unit

Current Definition

ACCESSORY DWELLING UNIT (Revised 7/23/13): A separate living unit located on a single family residential lot. The accessory dwelling unit includes a kitchen, sleeping and bathroom facilities, located within the single family residence or within an accessory building on the property. Accessory dwelling unit is by definition subordinate in use, size, location and appearance to the primary unit. The accessory dwelling unit shall be in accordance with the following parameters:

- A. The accessory dwelling unit and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner. (Revised 7/23/13)
- B. Reserved (Revised 7/23/13)
- C. The installation of accessory dwelling unit is permitted by-right in Agriculture, A-1, Conservation, C-1 and, Residential, R-1, zoning districts. (Revised 7/23/13)
- D. The accessory dwelling unit must be a complete, separate housekeeping unit, independent in function from the principal dwelling. (Revised 7/23/13)
- E. Reserved (Revised 7/23/13)
- F. Not more than one accessory dwelling unit may be established on the parcel. (Revised 7/23/13)
- G. The accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. (Revised 7/23/13)
- H. The accessory dwelling unit shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling or accessory structure. (Revised 7/23/13)
- I. The accessory dwelling unit shall be no larger than 800 square feet, or smaller than 300 square feet. (Revised 7/23/13)
- J. The accessory dwelling unit shall not have more than two bedrooms. (Revised 7/23/13)
- K. Two additional off-street parking spaces shall be provided for the accessory dwelling unit. (Revised 7/23/13)
- L. All Health Department, State and County Code requirements shall be met. (Revised 7/23/13)
- ~~M. Reserved (Revised 7/23/13)~~
- ~~N. Reserved (Revised 7/23/13)~~
- ~~O. Mobile or manufactured homes shall not be used as an accessory dwelling unit. (Revised 7/23/13)~~

Amended Definition

ACCESSORY DWELLING UNIT (Revised 7/23/13): A separate living unit located on a single family residential lot. The accessory dwelling unit includes a kitchen, sleeping and bathroom facilities, located within the single family residence or within an accessory building on the property. Accessory dwelling unit is by definition subordinate in use, size, location and appearance to the primary unit. The accessory dwelling unit shall be in accordance with the following parameters:

- G. The accessory dwelling unit and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner. (Revised 7/23/13)
- H. Reserved (Revised 7/23/13)
- I. The installation of accessory dwelling unit is permitted by-right in Agriculture, A-1, Conservation, C-1 and, Residential, R-1, zoning districts. (Revised 7/23/13)
- J. The accessory dwelling unit must be a complete, separate housekeeping unit, independent in function from the principal dwelling. (Revised 7/23/13)
- K. Reserved (Revised 7/23/13)
- L. Not more than one accessory dwelling unit may be established on the parcel. (Revised 7/23/13)
- G. The accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. (Revised 7/23/13)
- P. The accessory dwelling unit shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling or accessory structure. (Revised 7/23/13)
- Q. The accessory dwelling unit shall be no larger than 800 square feet, or smaller than 300 square feet. (Revised 7/23/13)
- R. The accessory dwelling unit shall not have more than two bedrooms. (Revised 7/23/13)
- S. Two additional off-street parking spaces shall be provided for the accessory dwelling unit. (Revised 7/23/13)
- T. All Health Department, State and County Code requirements shall be met. (Revised 7/23/13)

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON OCTOBER 13, 2026.

Motion:
Second:

Votes:

Catalano: _____
Durrer: _____
Lamb: _____
Goolsby: _____
McGuigan: _____

Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: _____
Cathy Schafrik, Clerk
Greene County Board of Supervisors