

CITY OF HARRISONBURG



October 13, 2026 City Council Meeting

Title

Consider a request to amend the Zoning Ordinance to allow placement of qualifying manufactured homes where single-family dwellings are permitted — Planning Commission and Adam Fletcher, Community Development

Summary

Zoning Ordinance Sections	Amend Section 10-3-24
Purpose	To amend the definition of “Dwelling, single-family” to include qualifying manufactured homes
Planning Commission	September 9, 2026 (Public Hearing)
City Council	October 13, 2026 (First Reading/Public Hearing) Anticipated October 27, 2026 (Second Reading)

Recommendation

Option 1. Staff and Planning Commission (5-0) recommend approval of the Zoning Ordinance amendment.

Context & Analysis

In 2026, the General Assembly of Virginia enacted SB346/HB655 (<https://lis.virginia.gov/bill-details/20261/SB346>), which amended Sections 15.2-2247 and 15.2-2290 of the Code of Virginia and became effective July 1, 2026. As amended, Section 15.2-2290 requires localities to allow the placement of qualifying manufactured homes in all zoning districts where site-built housing is permitted and prohibits localities from treating manufactured homes differently or more restrictive than a single-family site-built dwelling in the same zoning district. If approved, the proposed Zoning Ordinance (ZO) amendment will bring the ZO into compliance with Code of Virginia Section 15.2-2290 by amending the definition of “Dwelling, single-family” as follows:

Dwelling, single-family: A building occupied by or designed for occupancy by one (1) family or occupancy as described by the specific zoning district. This use includes a manufactured home, provided the manufactured home is (i) converted to real property in accordance with Virginia Code § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home’s data plate, and (iii) placed on individual lots.

State requirements for converting a manufactured home to real property involve removing mobility equipment, attaching the unit to real property, surrendering the title to the Virginia Department of Motor Vehicles, and filing an affidavit of affixation with the local circuit court. Permits and

inspections are required for the permanent foundation, installation, and utility connections. Conversion to real property will also require coordination with the City's Real Estate Office and the Building Inspections Division.

No amendment is required to comply with the changes to Section 15.2-2247.

Staff recommends approval of the ZO amendment.

Options

1. Approve the Zoning Ordinance amendment.
2. Approve the Zoning Ordinance amendment with modifications.
3. Deny the Zoning Ordinance amendment.

Attachments

- Extract from Planning Commission
- Current Ordinance Reflecting Recommended Amendments