



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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October 5, 2026

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: Consider a request to amend the Zoning Ordinance to allow placement of qualifying manufactured homes where single-family dwellings are permitted

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING
COMMISSION MEETING HELD ON: September 9, 2026**

Chair Baugh read the request and asked staff to review.

Ms. Soffel said 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.

Councilmember Dent said I do not remember exactly where this came from, whether it was federal, state, or just technology advancements. As I recall, manufactured homes are approved or beginning to be made without the chassis or any other mobility equipment, so they are designed to be permanently installed on a foundation. In any case, it either has to be removed, or it does not have it in the first place, right?

Ms. Soffel said the chassis would remain. It is just the mobility equipment that would be removed.

Councilmember Dent said some of them in the future will not even have a chassis for mobility purposes.

Ms. Soffel said the state definition and our definition include that chassis. The federal changes that occurred still have not gone through the rulemaking process. From what I understand of the rule HUD [US Department of Housing & Urban Development] put out, there are some manufactured homes that are two stories, and the second story would not be required to have a chassis. The first story still would. It is still in rulemaking and in flux.

Councilmember Dent said I think that is where I was thinking of it, the new Road to Home federal legislation.

Ms. Soffel said this Zoning Ordinance amendment brings us into compliance with the State requirements.

Councilmember Dent said which means we do not really have an option to pass it.

Commissioner Jezior said that was my question.

Chair Baugh said no, you do not have to do it. You will just be bound by it even though you did not agree.

Ms. Soffel said it reduces confusion.

Chair Baugh asked if there were any more questions for staff. Hearing none, he opened the public hearing and invited anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Commissioner Kettler said I am excited for the possibilities of lowering housing costs. Also, we have to.

Vice Chair Porter said I think this is a recognition that manufactured housing quality has improved significantly. Some of the standards these homes are being held to now are extremely high. I think it is a wise choice on behalf of the legislature to make this opportunity available for people and eliminate some of these barriers to folks being able to live in these types of homes.

Commissioner Kettler said when more of these get built, people will probably have no idea that they are manufactured.

Chair Baugh said there was a time when people thought it was an issue.

Councilmember Dent said yes. I am glad it is becoming a nonissue.

Commissioner Kettler said motion to recommend approval of the Zoning Ordinance amendment as presented by staff.

Councilmember Dent seconded the motion.

Chair Baugh called for a roll call vote.

Councilmember Dent	Aye
Commissioner Kettler	Aye
Commissioner Jezior	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the Zoning Ordinance amendment passed (5-0). The recommendation will move forward to City Council on October 13, 2026.

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