

1995 SESSION

INTRODUCED

LD2808356

HOUSE BILL NO. 2429

Offered January 23, 1995

A BILL to amend and reenact § 15.1-486.4 of the Code of Virginia, relating to zoning of manufactured housing.

Patrons—Miller, Abbitt, Albo, Almand, Armstrong, Bennett, Brickley, Callahan, Clement, Cooper, Copeland, Deeds, Dudley, Fisher, Giesen, Hall, Heilig, Hull, Johnson, Jones, D.C., Keating, Kilgore, Mayer, Moore, Plum, Reid, Reynolds, Robinson, Scott, Sherwood, Spruill, Stump, Tata, Van Yahres, Wilkins and Woodrum; Senators: Benedetti, Calhoun, Chichester, Earley, Goode, Hawkins, Holland, E.M., Howell, Miller, Y.B., Potts, Reasor, Saslaw, Trumbo and Wampler

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:

1. That § 15.1-486.4 of the Code of Virginia is amended and reenacted as follows:

§ 15.1-486.4. Uniform regulations for manufactured housing.

A. Counties, cities, and towns adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as but not limited to those described in § 58.1-3230 are the dominant use, the placement of manufactured houses that are ~~nineteen or more feet in width,~~ on a permanent foundation, *and* on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to ~~conventional,~~ site-built single family dwellings within the same or equivalent zoning district.

B. Counties, cities, and towns adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the agricultural zoning district or other districts identified in subsection A of this section incorporating such standards. Such standards shall not have the effect of excluding manufactured housing.

C. Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.

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