

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 15.1-486.4 of the Code of Virginia, relating to zoning of manufactured*  
3 *housing.*

4  
5 Approved

[S 641]

6 **Be it enacted by the General Assembly of Virginia:**

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

8 § 15.1-486.4. Uniform regulations for manufactured housing.

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

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

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

ENROLLED

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