

COUNTY OF ALBEMARLE

STAFF REPORT

AGENDA TITLE: ZTA201700008 Manufactured Homes	AGENDA DATE: 12/5/17
SUBJECT/PROPOSAL/REQUEST: Public Hearing on Zoning Text Amendment	ACTION: X INFORMATION:
STAFF CONTACT(S): Leah Brumfield, Amelia McCulley, John Blair	CONSENT AGENDA: ACTION: INFORMATION:
	ATTACHMENTS: Yes

PUBLIC PURPOSE TO BE SERVED: To update terms and standards to ensure they are current with state and federal laws and consistent with other applicable policies and standards.

BACKGROUND: A resolution of intent to amend the Zoning Ordinance was adopted by the Board of Supervisors on April 5, 2017 (Attachment A). This is one of several text amendments initiated on April 5, 2017 to clarify and update the ordinance prior to recodification, and includes new terms, updated industry standards, and formatting updates.

DISCUSSION: This is a minor amendment to update existing regulations and terms, primarily the term “mobile home.” HUD regulations classify all factory-built homes built after 1976 as “manufactured homes,” while such homes built before 1976 are classified as “mobile homes.” This amendment updates the ordinance to the current term “manufactured home.” It is purposefully not intended to make substantive changes to regulations that involve policy or new requirements, but does update the ordinance to current standards. It implements street width requirements for manufactured home park streets with on-street parking to create consistency with current standards and practices, and adds back in diagrams that were mistakenly omitted from the current ordinance. Additionally, it clarifies that the special use permits allowing manufactured home subdivisions and parks may only be approved by the governing body of the County, as is required by Virginia Code § 15.2-2286(A)(3).

BUDGET IMPACT: No additional staff or funding will result from this amendment.

RECOMMENDATION: Staff recommends that following the public hearing, the Commission recommend approval of the draft ordinance found in Attachment C.

ATTACHMENTS:

Attachment A: [Resolution of Intent for ZTA](#)

Attachment B: [Draft Ordinance with Annotations](#)

Attachment C: [Draft Ordinance](#)