



# Albemarle County

## Legislation Details

<b>File #:</b>	18-119	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Text Amendment	<b>Status:</b>		Passed	
<b>File created:</b>	12/19/2017	<b>In control:</b>		Board of Supervisors	
<b>On agenda:</b>	1/10/2018	<b>Final action:</b>		1/10/2018	
<b>Title:</b>	<p>ZTA201700008 Manufactured Homes. To receive comments on its intent adopt the following ordinance changes to the Albemarle County Code: Amend Sections 18-3.1, 18-5.3, 18-5.3.2, 18-5.3.2, 18-5.3.3, 18-5.3.4, 18-5.3.5, 18-5.3.6, 18-5.3.7, 18-5.3.7.1, 18-5.3.7.2, 18-5.3.7.3, 18-5.3.7.4, 18-5.3.7.5, 18-5.3.8, 18-5.3.8.1, 18-5.3.8.2, 18-5.3.8.3, 18-5.3.8.4, 18-5.3.8.5, 18-5.3.8.6, 18-5.3.8.7, 18-5.5, 18-5.5.1, 18-5.5.2, 18-5.5.3, 18-5.5.4, 18-5.5.5, 18-5.5.6, 18-5.6, 18-5.7, 18-5.7.1, 18-10.2.1, 18-10.2.2, 18-11.3.1, 18-12.2.1, 18-12.2.2, 18-12.4.3, 18-13.2.2, 18-14.2.2, 18-15.2.2, 18-16.2.2, 18-17.2.2, 18-18.2.2, and 18-24.2.1 to replace the term "mobile home" with manufactured home; Amend Sections 18-5.3, 18-5.5, and 18-5.7 to replace a numeric ordering system with an alphabetical and numeric ordering system; Amend Section 18-5.8 to establish new regulations for temporary industrialized buildings including a written statement provided by the site owner to the Zoning Administrator detailing the purpose and activities to be conducted in the temporary industrialized building, new diligent pursuit or good cause requirements for an extension of the temporary industrialized building's location on the site, and permitting the Zoning Administrator to impose reasonable conditions on temporary industrialized buildings; Amend Sections 18-5.3, 18-5.7, and 18-5.8 to capitalize the term Zoning Administrator; Amend Sections 18-5.3, 18-5.5, to capitalize the term Board of Supervisors; Amend Section 18-5.3 to remove the Planning Commission's authority to issue a special use permit for a manufactured home park, capitalize the terms Building Official and Fire Marshal, establish new design guidelines for streets located in manufactured home parks, replace the term Virginia Department of Highways and Transportation with Virginia Department of Transportation, and require all exterior lighting in a mobile home park to be approved by the Zoning Administrator; Amend Sections 18-5.3 and 18-5.8 to update manufactured home and temporary industrialized building skirting requirements; Amend Section 18-5.5 to replace the term conventional homes with single-family dwellings, remove the Planning Commission's authority to issue a special use permit for a manufactured home subdivision, and replace the term Code of Albemarle with County Code; Amend Section 18-5.6 to replace the term zoning districts with districts, and to restate that manufactured homes may only be used as primary residences on individual lots; Amend Section 18-5.7 to capitalize the term Building Official, delete the requirement that water and sewerage facilities must be approved by the Zoning Administrator and to restate that the property owner must certify the intended use of the manufactured home; and Amend Sections 18-22.2.1, 18-24.2.1, 18-26.2, and 18-30.6.5 to replace the term temporary mobile homes with temporary industrialized buildings.</p>				

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### Code sections:

**Attachments:** 1. Transmittal Summary, 2. Attach.A - PC Staff Report, 3. Attach.A1 - ROI, 4. Attach.A2 - Annotated Proposed ZTA, 5. Attach.A3 - Proposed ZTA, 6. Attach.B - PC Action Memo, 7. Attach.C - PC Minutes, 8. Attach.D - Figures from 1969 Comparison, 9. Attach.E Annotated Draft ZTA, 10. Attach.F Proposed ZTA

Date	Ver.	Action By	Action	Result
1/10/2018	1	Board of Supervisors	adopted	Pass