



TOWN OF APPOMATTOX TOWN COUNCIL ACTION FORM

Order of Business:

- ☐ Consent Agenda
- ☐ Public Hearing
- ☐ Presentation-Boards/Commissions
- ☐ Unfinished Business
- ☐ Citizen/Councilor Request
- ☒ Regular Business
- ☐ Reports of Council Committees

Action:

- ☐ Approve and File
- ☒ Take Appropriate Action
- ☐ Receive & File (no motion required)
- ☐ Approve Ordinance 1st Reading
- ☐ Approve Ordinance 2nd Reading
- ☐ Set a Public Hearing
- ☐ Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: Discussion of Manufactured Home Permitted Uses

ISSUE: This item is being placed on the Town Council Agenda for discussion regarding several recent changes during the last General Assembly session (Virginia Code Section 15.2-2290). Specifically, changes include adding "Manufactured Home" as a Permitted Use in districts listed in the aforementioned State code section.

Following a public hearing the Planning Commission will vote on the amendments for approval by Town Council. The Town Council for the Town of Appomattox will need to hold a public hearing prior to considering the recommendation of the Town Planning Commission. Therefore, this is a discussion only item with Council for direction only with no action to be taken at this time.

RECOMMENDATION:

TIMING:

BACKGROUND: The General Assembly has made changes to the State Code which would necessitate changes to the Town Code as they relate to manufactured home permitted uses.

ENCLOSED DOCUMENTS: Copy of Virginia Code Section 15.2-2290

STAFF/SPONSOR: Robert Fowler, Director of Community Development and Planning.

FOR IN MEETING USE ONLY

MOTION: _____

SUMMARY:

Y	N	
☐	☐	Councilor Timothy W. Garrett
☐	☐	Councilor Jack Hensley
☐	☐	Councilor James Boyce, Sr.
☐	☐	Councilor McKinley Cardwell

Y	N	
☐	☐	Councilor Danielle Ulmer
☐	☐	Councilor Mary Lou Spiggle
☐	☐	Mayor Richard Conner (If required)

§ 15.2-2290. Uniform regulations for manufactured housing

A. Localities 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 those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.

B. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all zoning districts, other than zoning districts listed in subsection A, where site-built housing is allowed, the placement of manufactured homes shall be permitted for manufactured homes that are (i) converted to real property in accordance with § 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. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.

C. Localities 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 zoning district. The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).

D. 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.

1990, c. 840, § 15.1-486.4; 1991, c. 198; 1995, cc. 540, 583; 1997, c. 587; 2026, cc. 19, 20.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.