July 1, 2025

ZONING ORDINANCE AMENDMENT – MANUFACTURED HOME PARKS
Staff Summary and Draft Text

BACKGROUND

On October 11, 2022, the Board of Supervisors accepted the Fairfax County Manufactured Housing Task Force recommendations for the preservation of the County's approximately 1,750 manufactured homes and for policy strategies to address the needs of the community members who live there. This topic was included on the Zoning Ordinance Work Program approved by the Board of Supervisors (Board) for fiscal years (FY) 2025-2026 (priority 1, item 3.b), carried forward from its introduction in the FY 2022-2023 Work Program. The proposed Zoning Ordinance amendment is in coordination with a proposed Comprehensive Plan amendment being prepared by the Planning Division and changes to Relocation Guidelines being developed by the Department of Housing and Community Development.

Staff has been researching the topic and meeting with internal and external stakeholders, including the property owners and residents of the seven manufactured home parks. Links to these presentations and other information are available on the Manufactured Home Parks Proposed Zoning Ordinance Amendment webpage. This document provides an overview of potential options for consideration and proposed draft text for revisions to the Zoning Ordinance.

CURRENT MANUFACTURED HOME PARKS AND COUNTYWIDE REGULATIONS

A manufactured home is a type of residential dwelling under the Zoning Ordinance and is currently defined, in part, as a dwelling that was “fabricated off-site on a permanent chassis... [not including] a modular dwelling or recreational vehicle.” A manufactured home park is defined in part as “a parcel of land designed for use by one or more manufactured homes that provides the infrastructure and utilities necessary for single-family occupancy of those homes.” Manufactured homes are allowed by right in the Residential Manufactured Home Park District (R-MHP) and Rural Agricultural District (R-A). Manufactured home parks also exist in other districts as legally nonconforming uses.

Manufactured home parks in the R-MHP District are subject to the standards of that district, found in subsection 2102.14, and other provisions of the Zoning Ordinance. Some of the standards include:

- Minimum District size: 15 acres
- Maximum Density: 6 manufactured homes/acre; up to 9 homes/acre with approval by the Board to encourage housing for low- and moderate-income families

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- Front setback: 35 feet; rear and side setbacks: 25 feet
- Distance between homes: 15 feet
- Distance between homes and private street: 10 feet
- Homes must bear a U.S. Department of Housing and Urban Development certification
- Parking: 1.5 spaces per unit
- An individual home lot (pad site) may not extend into a floodplain

There are currently seven manufactured home parks in Fairfax County. As noted, while manufactured home parks are only permitted by the Zoning Ordinance in the R-MHP District, four out of the seven parks are located in commercial or industrial districts and exist as legally nonconforming uses. Many existing manufactured home parks do not conform to the current Zoning Ordinance standards. In part, this is due to changes in the Zoning Ordinance over time. For example, in the 1941 Zoning Ordinance, manufactured homes were originally referred to as "Trailer Camps" and were allowed only in Industrial Districts. With the adoption of the 1959 Zoning Ordinance, manufactured homes were referred to as "Mobile Dwellings" and were permitted in the RM-3 (Mobile Dwelling) District or as a Special Permit use in the C-G (Commercial General) and Industrial Districts. Prior to 1964, the Zoning Ordinance did not include a maximum density standard for manufactured home parks. In 1964, the Ordinance was amended to add a maximum density of 10 homes/acre for mobile home parks. The maximum density was reduced to 6 homes/acre with the 1978 Ordinance, which also reclassified the RM-3 District as the current R-MHP (Residential Manufactured Home Park) District and replaced the term "mobile homes" with "manufactured homes."

Due to the establishment of standards after the development of many of the parks, most are considered nonconforming due to their density, district, setbacks, and/or required separation distances between homes. Currently, many homes within the parks do not meet the required separation distances, largely due to additions and decks, many of which are unpermitted. Regarding manufactured homes, the current Zoning Ordinance made no substantive changes from the previous 1978 Zoning Ordinance.

Table 1: Manufactured Home Parks

	District Size	Zoning/Magisterial District	Density (dwelling units/acre)
Audubon Estates (7930 Audubon Avenue) Est. 1962	83.73 acres	R-MHP/Franconia	8.36 du/ac 700 units
Alexandria (8501 Richmond Highway) Est. 1949/1960	12.22 acres	C-8/Mount Vernon	9.71 du/ac 119 units

	District Size	Zoning/Magisterial District	Density (dwelling units/acre)
Harmony (8018 Richmond Highway) Est. 1950	5.26 acres	C-8/Franconia	12.9 du/ac 17.3 du/ac (with RVs) 68 MH units 23 RVs
Meadows of Chantilly (4200 Airline Parkway) Est. 1972	81.1 acres	I-3/ Sully	6.2 du/ac 500 units
Penn Daw (6240 Shields Avenue) Est. 1955	6.86 acres	C-8/Mount Vernon	13 du/ac 91 units
Waples (11200 Mobile Drive) Est. 1956/1991	25.55 acres	R-MHP/Braddock	5.9 du/ac 152 units
Woodley (3008 Camellia Drive) Est. 1991	13.77 acres	R-MHP/Mount Vernon	8.4 du/ac 115 units

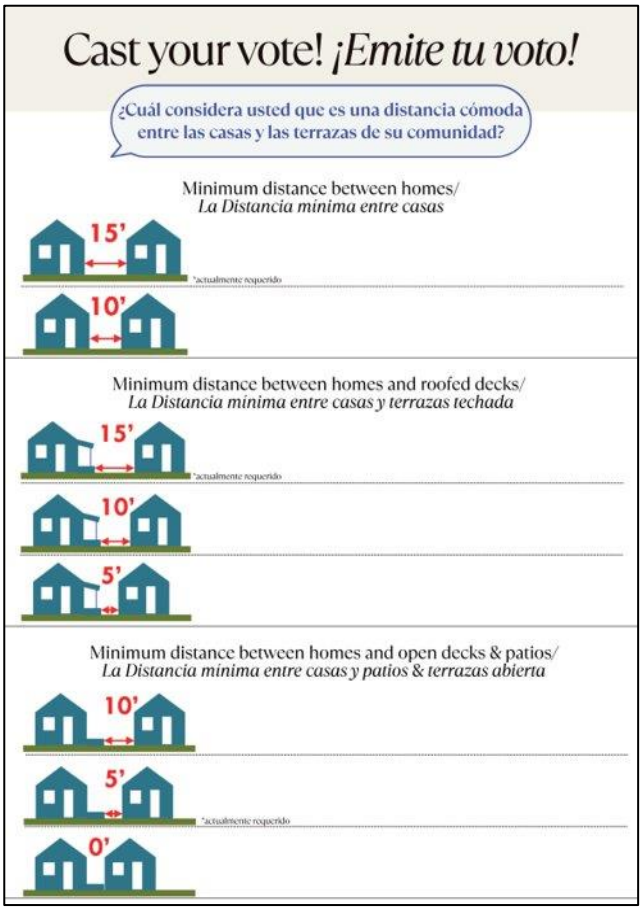
COMMUNITY OUTREACH

Community outreach for the proposed Zoning Ordinance amendment and associated Comprehensive Plan amendment and relocation guidelines, has included a broad effort to engage a range of stakeholders and ensure the proposed changes reflect the needs of manufactured home park residents. Staff coordinated with the property owners for each park, manufactured home park residents, and the Manufactured Housing Roundtable which consists of residents, property owners and affordable housing advocates.

Community engagement meetings were held at or near each of the seven manufactured home parks and included park residents and County staff. Approximately 231 residents attended the meetings. Planning Division staff provided an overview of the proposed Comprehensive Plan amendment; staff with the Department of Housing Community Development shared information on proposed updates to the County's relocation guidelines; and Zoning Administration Division staff presented the Zoning Ordinance regulations and proposed changes.

Meeting materials included poster boards for outdoor meetings and presentation slides for indoor meetings, as well as handouts with a summary of presentation materials. Additionally, a poster, as shown in Figure 1, allowed residents to indicate their preferred minimum distance between structures. All materials were provided in both English and Spanish, and live interpretation was provided in coordination with the Department of Neighborhood and Community Services. Following the staff presentation, residents were invited to provide their comments and ask questions directly to staff.

Figure 1: Voting Poster Used at Outreach Meetings



Feedback from residents included the need for preservation of affordability, a need for increased parking, a desire for safety and lighting, and mixed feedback on the preferred distances between structures. Residents at the meetings indicated a slight preference for maintaining the currently required distance between homes of 15 feet, reducing the required distance between homes and roofed decks to 10 feet, and increasing the required distance between homes and open decks to 10 feet.

POTENTIAL ZONING ORDINANCE REVISIONS

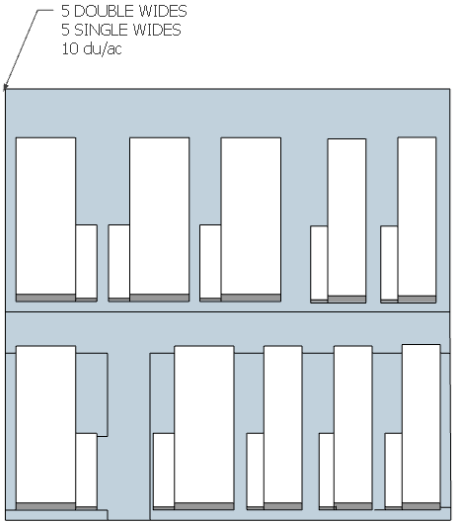
The proposed changes are intended to update the Zoning Ordinance provisions for manufactured homes, which have remained largely the same since 1978. The draft text addresses some of the existing nonconformities, including district size, density, setbacks, and distances between homes; removes unnecessary requirements; introduces a new special permit application for a reduction in the minimum distance requirement for homes; and introduces a new special exception application to allow for updates to the existing nonconforming parks.

The proposed changes are highlighted below and draft text is included in Attachment 1. To assist with the tracking and explanation of the changes, detailed footnotes are provided with the draft text.

Residential Manufactured Home Park District (R-MHP): Proposed changes include the following:

- The purpose statement is revised to reference that manufactured home parks are often sources of affordable housing.
- The lot and building standards (Table 2102.23) include a number of proposed changes, including, but not limited to:
    - Deleting unnecessary requirements, such as average lot area, since individual lots are not typically delineated for each pad site on approved plans.
    - Revising certain requirements to align with other residential districts, such as district size and setbacks around the periphery of the park
    - Density: The maximum density for the R-MHP District is proposed to be increased from 6 units/acre to 10 units/acre. As indicated in the table above, this density would recognize the existing density for all but two of the existing parks. Most of the parks were at least partly developed under previous provisions of the Zoning Ordinance, which either did not include a maximum allowed density or, as of 1964, allowed 10 units/acre. The reasoning for the decrease to 6 units/acre with the 1978 Ordinance is unknown. A graphical analysis reveals that a mix of single- and double-wide units with covered patios, typical for the parks in the county, can be accommodated with a density of 10 units/acre.

Figure 2: 10 units/acre Feasibility Test



    - Minimum distances between structures: The draft text proposes maintaining the minimum required side-to-side distance between units of 15 feet and reducing the minimum end-to-side and end-to-end distances to 10 feet. The Uniform Statewide Building Code (USBC) would allow for units to be located as close as 10 feet side-to-side, 8 feet end-to-side, and 6 feet end-to-end. The USBC would also allow an addition that is built with a fire-resistance rated wall in accordance with the Virginia Residential Code to be located as close as 5 feet to another structure. However, based on feedback received during community outreach meetings, the draft text maintains a larger distance.

      The draft text would allow for an open or roofed deck or patio to be located 5 feet from another structure. Many of the homes have an existing roofed deck or patio that does not meet the current minimum separation distance of 15 feet. In addition, a majority of the pending building permits that do not conform with the current requirements (and therefore cannot be issued) are for roofed decks

or patios. Although a majority of the residents at the community meetings indicated a preference for separation of 10 feet from a roofed deck to another structure, the proposed minimum distance of 5 feet accounts for the current conditions and pending permits as also reflective of resident preferences. An open or roofed deck has less bulk than an enclosed structure. (See Figure 3 below.)

Figure 3: Roofed Deck



- A proposed standard would limit the number of single-family detached dwellings in a manufactured home park to 20 percent of the maximum allowed units. A range of 10 to 50 percent is included for consideration. While modular and other single-family detached dwellings constructed in accordance with the USBC are allowed within a park, the percentage limit is intended to preserve the parks for primarily manufactured homes.
- The amendment includes a provision to allow the Board to modify or waive the requirements of the R-MHP District with proffered conditions or a special exception. This would allow for nonconforming parks to request modification of the standards as part of an application for a rezoning or special exception. Limitations or other applicability provisions may be appropriate and are under review for the proposed ability to modify or waive the district standards.

Use Table Permissions: Potential changes in permissions include removing from the R-MHP District certain special exception and special permit uses that would not be compatible with the district, such as a residence hall, college or university, funeral home, and transit facility. Other

special exception and special permit uses are not proposed to be removed, such as Congregate Living Facility and Medical Care Facility. Additionally, a religious assembly is proposed to be changed from permitted by right to permitted with a special permit to align with the permissions in other single-family residential districts.

Special Permit for Reduction of Minimum Distance Requirements: A new special permit application type is proposed that would allow the Board of Zoning Appeals (BZA) to permit a reduction of the minimum distance requirements for manufactured homes. The draft standards are similar to those for the special permit for a reduction of setbacks in subsection 5100.2.D(11)(e) of the Zoning Ordinance. The BZA would be able to reduce the minimum distance requirements to the applicable USBC requirements or 5 feet, whichever is greater. The proposed submission requirements would allow the applicant to prepare the plat. The proposed fee is $1,230, which is the same as the fee for other special permits for modification of setback requirements (as of July 1). A range from $585, which is the lowest special permit fee, to $1,230 is included for consideration.

Parking: The proposed changes include an increase in the minimum required parking rate from 1.5 spaces per unit to 2 spaces per unit. The proposed increase would be more in alignment with the parking rate for single-family detached dwellings, which require 2 spaces per unit when located on a public street and 3 spaces per unit with frontage on a private street. It is noted that the manufactured homes are located on private streets. Although it is recognized that the parking rate of 1.5 spaces per unit dates to the 1959 Zoning Ordinance, residents expressed concerns about the need for parking. Based on staff visits to the parks, it appears that many of the units have 2 spaces per unit. The proposed increase in the parking rate would only apply to new pad sites and development of new parks. The new rate also would not allow for current parking spaces to be removed unless the minimum required parking is provided. However, the new rate would not require new parking to be provided for existing homes.

Transitional Screening: The proposed changes include revising the transitional screening and barrier requirements to include manufactured homes in the single-family dwelling requirements. This change would remove the requirement for Type 1 (25-foot width) transitional screening and a 6-foot solid fence or wall barrier between manufactured homes and single-family detached or attached homes. This transitional screening and barrier already do not exist in most parks, and would treat manufactured homes the same as other single-family detached homes.

Nonconformities and Special Exception: New subsection 8104.2.F is proposed to address nonconforming manufactured homes and parks. Most of the parks and many of the homes do not conform with the current R-MHP District regulations to some extent. The proposed text codifies the current practice of using the provisions of the R-MHP District for review of

proposed additions to an existing manufactured home, even if the home is located in a park zoned to another zoning district. The text also references Va. Code Sect. 15.2-2307.H, which allows for replacement of an existing manufactured home with a similar unit. A new special exception application is included for nonconforming manufactured home parks. This process has been added to permit the potential expansion or reconfiguration of a nonconforming manufactured home park. This approval would be available for any of the parks, regardless of the current zoning, and would allow for the park to be approved by the Board, subject to development conditions, such that the park would no longer be nonconforming. The Board could modify the standards for the R-MHP District as part of the process.

NEXT STEPS

Following the meetings with the Board's Land Use Policy Committee on July 8, 2025, and the Planning Commission's Land Use Process Review Committee on July 24, 2025, additional outreach meetings will be held with the manufactured home communities, the Manufactured Housing Roundtable, the park owners, and others. Information about the Zoning Ordinance amendment and these meeting will be available on this website: https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/manufactured-home-parks. Public hearings have not been scheduled at this time, but if authorized by the Board, hearings could be scheduled near the end of the year. Questions and comments can be directed to Jennan Qato, Senior Planner, at jennan.qato@fairfaxcounty.gov, or Jenn Tran, Planner, jennifer.tran@fairfaxcounty.gov, or 703-324-1314.

ATTACHMENT

1. Draft Zoning Ordinance text for manufactured home parks

Draft Text for Discussion – July 1, 2025

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. The footnotes are descriptive and will not be included in the Zoning Ordinance. Options for consideration are provided ***[in brackets, italics and bold]***. The proposed changes are based on provisions of the adopted Zoning Ordinance in effect as of June 24, 2025.

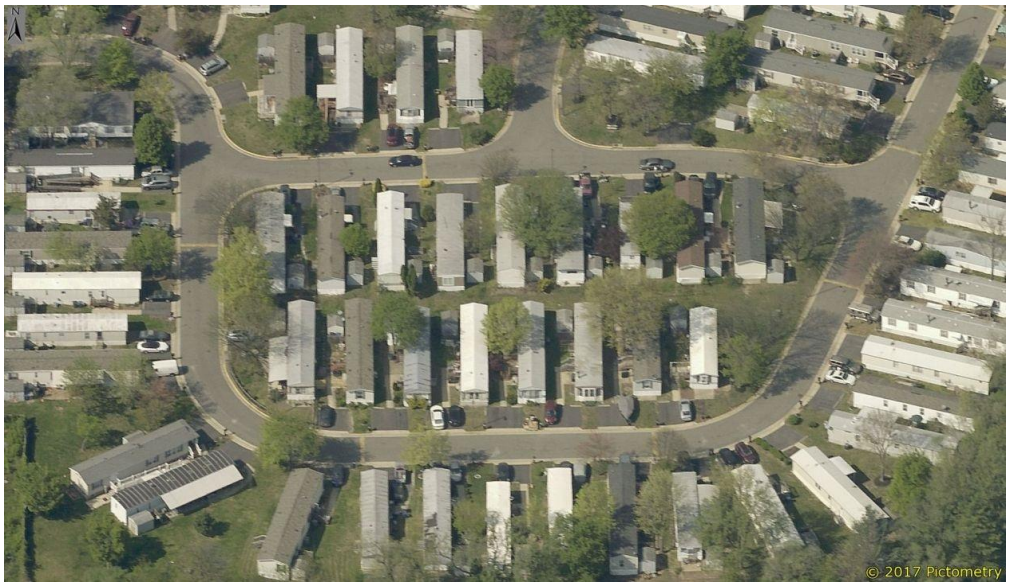
INSTRUCTION: Revise the standards for the Manufactured Home Park District, subsection 2102.14, as shown below. In addition, add "Modification or Waiver of R-MHP District Standards" to Table 8100.1, Summary of Special Exceptions, with a reference to subsection 2102.14.C(6).

14. R-MHP Residential District, Manufactured Home Park

A. Purpose~~s~~

The R-MHP District provides for manufactured home parks, which provide an opportunity for a more affordable type of housing product. The district also ~~and~~ allows single-family detached dwellings and other uses that are compatible with the residential character of the district.

Figure 2102.28: R-MHP District Aerial Example







B. R-MHP Lot and Building Dimensional Standards

Table 2102.23: R-MHP Lot and Building Standards [1]

	Manufactured home		Single-family detached		Other principal uses	
District size, minimum ~~[2]~~	5 ~~15~~ acres[1]		5 ~~15~~ acres		5 ~~15~~ acres	
Density, maximum [2 ~~3~~]	10 ~~6~~ manufactured homes per acre[2] ***[6 – 12 homes/acre]***		10 ~~6~~ du/ac ***[6 – 12 homes/acre]***		n/a	
Open space, minimum [3 ~~4~~]	20 percent of the gross area					
~~Lot area, average~~	~~4,000 sf~~[3]		~~No requirement~~		~~No requirement~~	
Lot area, minimum	No requirement		No requirement ~~5,000 sf~~		10,000 sf[4]	
Lot width, minimum ~~[2]~~	n/a[5]		n/a			
	~~**Manufactured Home Park**~~	~~**Manufactured Home Lot**~~	~~**Interior**~~	~~**Corner**~~	**Interior**	**Corner**
	~~70 feet~~	~~No dimension less than 50 feet~~	~~50 feet~~	~~70 feet~~	75 feet	100 feet[6]

[1] A 5-acre minimum district size is consistent with the R-8 District, which is the most dense district that allows single-family detached dwellings. Prior to the 1978 Zoning Ordinance, the minimum district size was eight acres or there was no requirement.

[2] 10 du/ac accommodates all but 2 of the existing parks (with the maximum existing density being 13 units/acre, not including RVs). A graphical analysis shows that 10 du/ac allows for a mix of single and double wide units with covered patios, as the parks have typically developed. The range for consideration up to 12 units/acre is intended to provide flexibility for the Board. Most of the parks were at least partially developed under previous Zoning Ordinance provisions which either did not include a maximum density or allowed up to 10 units/acre, which was adopted in 1964. The current maximum density of 6 units/acre was adopted in 1978.

[3] The manufactured home parks do not have a separate lot for each structure. Maximum density, minimum setbacks, and minimum distances between units will apply.

[4] The minimum lot size for 'other principal uses' was carried forward from the 1978 Zoning Ordinance and would remain unchanged. The lot size for single-family detached dwellings is removed to facilitate a pad site being used for a manufactured home, modular home, or tiny home (if built to comply with the USBC).

[5] Minimum lot width is specified for other residential districts where the dwellings are located on subdivided lots. A manufactured home park is more similar to multifamily development where the multifamily units are located on a single lot. The Zoning Ordinance does not include a minimum lot width for multifamily units.

[6] The minimum lot width for other principal uses is revised to be consistent with the R-5 through R-30 Districts.

Table 2102.23: R-MHP Lot and Building Standards [1]				
		Manufactured home	Single-family detached	Other principal uses
A[7]	Front setback, minimum	5 ~~35~~ feet ***[5 – 35 feet]*** from front lot line of manufactured home park[8]	5 feet ***[5 – 35 feet]*** ~~See Table 2102.23a below, but at least ¼ the width of the right-of-way of the abutting street~~	25 feet[9] ~~See Table 2102.23a below, but at least ¼ the width of the right-of-way of the abutting street~~
B	Side setback, minimum	5 ~~25~~ feet ***[5 – 25 feet]*** from side lot line of the manufactured home park	5 ~~8~~ feet ***[5 – 25 feet]***	20 feet ~~See Table 2102.23a below~~
C	Rear setback, minimum	5 ~~25~~ feet ***[5 – 25 feet]*** from rear lot line of the manufactured home park	5 ~~25~~ feet ***[5 – 25 feet]***	25 feet ~~See Table 2102.23a below~~
D	Distance between manufactured homes and other buildings, minimum [4]	15 feet side to side ***[10 – 15]***[10] 10 feet end to side ***[8 – 15]*** 10 feet end to end ***[6 – 15]***	n/a	n/a
E	Distance between an open or roofed deck, stoop, stair, or porch and a manufactured home or other building, minimum	5 feet[11] ***[5 – 15 feet for roofed decks]***	5 feet ***[5 – 15 feet for roofed]***	See subsection 5100.2.D
	~~Distance between manufactured homes and public street, minimum~~[12]	~~35 feet~~	~~n/a~~	~~n/a~~

[7] The letters have been relocated from the current text to match the new graphic below.
[8] The front, side, and rear setbacks are at the periphery of the overall park. A 5-foot setback is consistent with the front setback in the R-12 and R-16 Districts and is proposed to accommodate existing conditions. The actual setbacks for the current manufactured home parks vary, with some units close to the lot lines. The setbacks for single-family detached dwellings are proposed to be consistent with manufactured homes.
[9] Table 2102.23a is proposed to be deleted and consistent front, side, and rear setbacks are proposed to be established for other principal uses, approximately using the table with the proposed maximum height of 50 feet.
[10] The ranges for consideration are based on the USBC minimums up to the current Zoning Ordinance requirement of 15 feet.
[11] This codifies a current zoning interpretation for open decks that allows a minimum distance of 5 feet and applies it to roofed decks as well.
[12] The standards for distances to public streets are not needed because they are addressed by the overall park setbacks.

Table 2102.23: R-MHP Lot and Building Standards [1]				
		Manufactured home	**Single-family detached**	**Other principal uses**
F	Distance between buildings ~~manufactured homes~~ and private street ~~or common open area~~[13] within the park, minimum	5 ~~10~~ feet ***[0 – 10 feet]***	5 feet ~~n/a~~ ***[0 – 10 feet]***	5 feet ~~n/a~~ ***[0 – 10 feet]***
	Building height, maximum	35 feet	35 feet	50 ~~90~~ feet[14]
	Floor area ratio, maximum	No requirement	No requirement	0.50 for all uses other than residential

Notes:

[1] The standards of the R-MHP District may be modified by the Board as provided by subsection 2102.14.C(6). ~~Refer to subsection 5108.5 for provisions that may qualify the setback requirements. Setback requirements may be waived by the Board in accordance with the provisions of subsection 5100.2.D(1)(e).~~[15]

~~[2] District size and lot width may be modified in accordance with subsection 5100.2.K.~~

[2 ~~3~~] Refer to subsection 2102.14.C(5) for provisions that limit the percentage of single-family detached dwellings. ~~The Board may allow additional density by a factor of 50 percent under subsection 5101.5.D.~~

[3 ~~4~~] Minimum required open space is calculated as a percentage of the gross area of the manufactured home park. Open space is as defined in Section 9102, except it may be owned by the manufactured home park owner. ~~Open space is calculated in accordance with subsection 5100.3.A(3).~~[16]

[4] The minimum distances may be reduced with approval of a special permit in accordance with subsection 5100.2.D(11)(g).

~~[5] Freestanding accessory structures are regulated by subsection 4102.7.A.~~

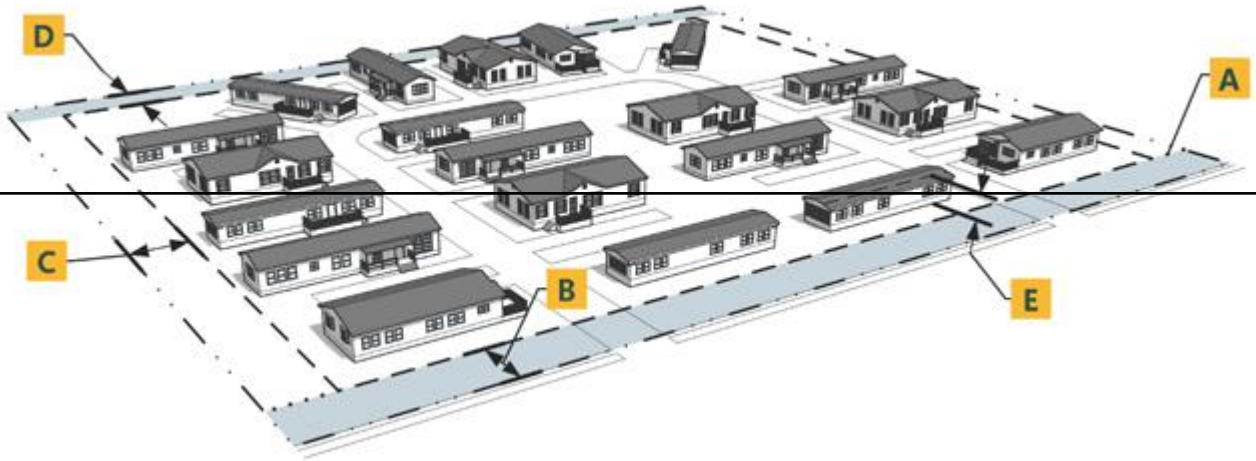
[13] The parks do not have separate open space areas that are on separate lots or dedicated. A revised way to measure open space is referenced below.

[14] Reduced to 50 feet for compatibility with the scale of manufactured homes.

[15] The first sentence is deleted because the requirement for transitional screening and barriers between manufactured homes and single-family dwellings is proposed to be deleted. The second sentence is not applicable to manufactured homes and pertains to single-family attached dwellings. Note 2 is proposed to be deleted because the ability for the Board to approve modifications is included in proposed subsection 2102.14.C(6), which is referenced in Note 1. Details on specific waivers or modifications are under review.

[16] Open space areas in manufactured home parks are not typically owned by an HOA or condominium association as required by the definition of common open space.

Figure 2102.29: R-MHP District Lot and Building Dimensional Standards



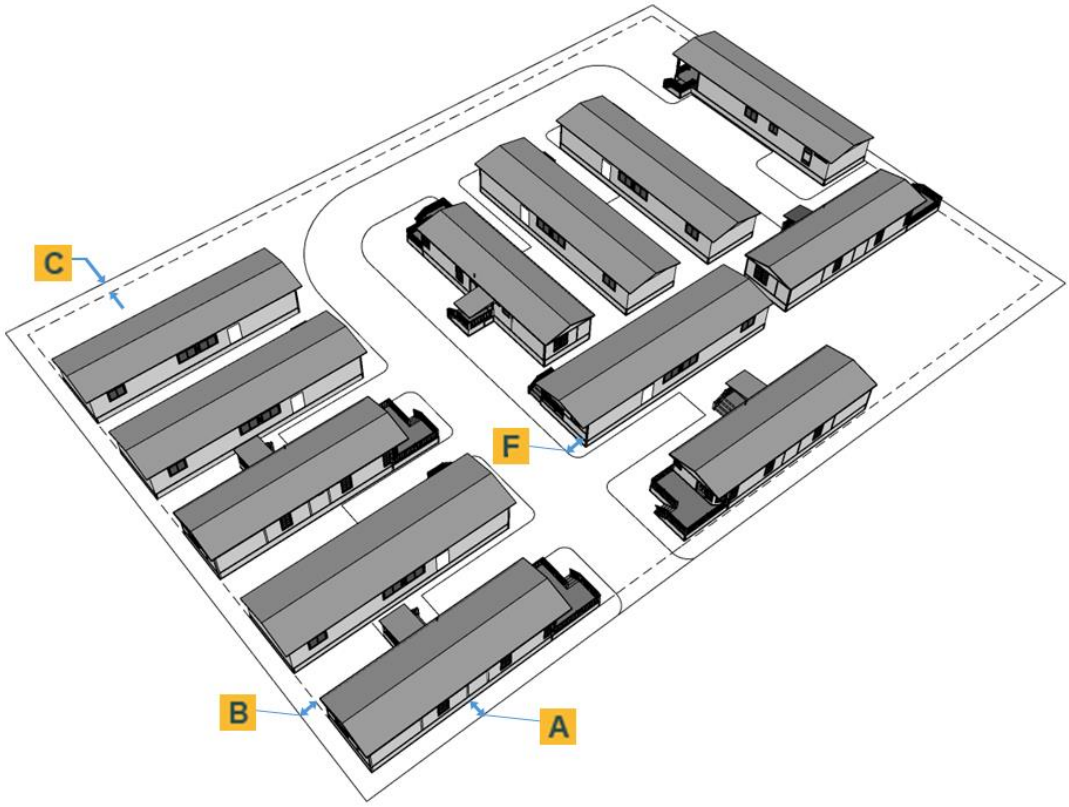
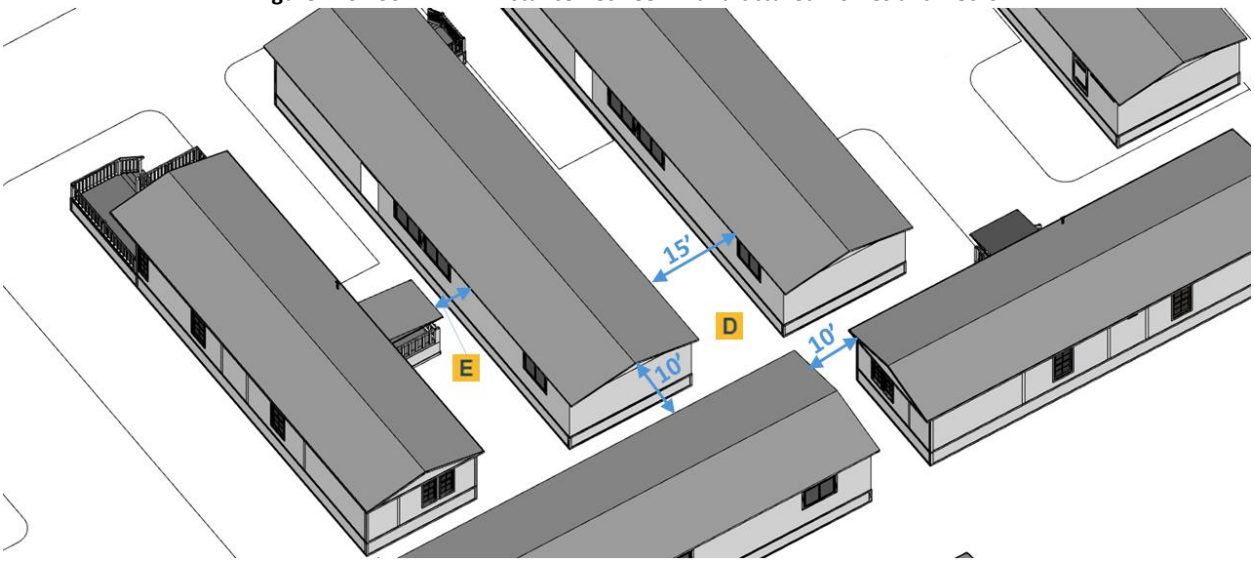


Figure 2102.30: R-MHP Distance Between Manufactured Homes and Decks



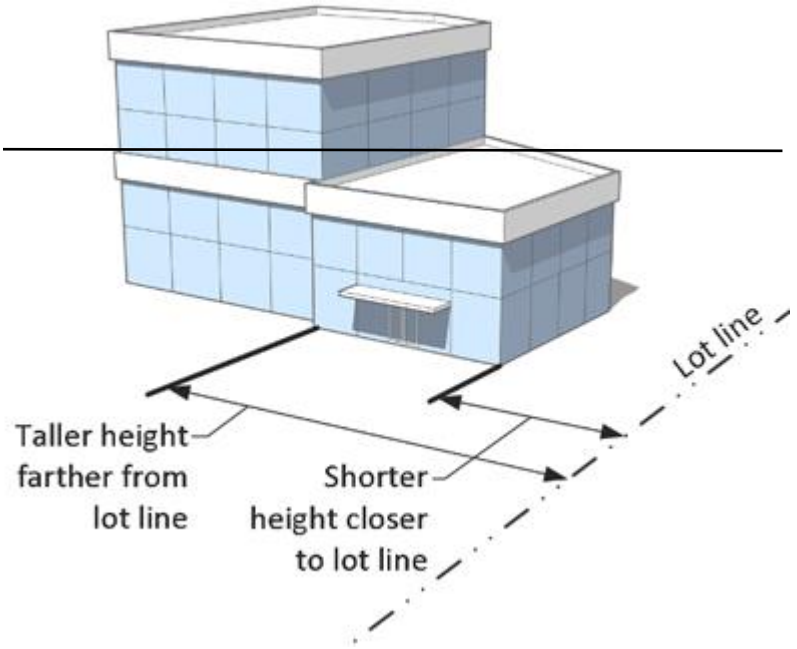
~~**Table 2102.23a: R-MHP Setback Relative to Height**~~[17]

~~**Other principal uses**~~			
~~**Building height, maximum (feet) [1]**~~	~~**Front setback, minimum (feet)**~~	~~**Side setback, minimum (feet)**~~	~~**Rear setback, minimum (feet)**~~
~~25~~	~~14~~	~~10~~	~~25~~
~~30~~	~~15~~	~~12~~	~~25~~
~~35~~	~~18~~	~~14~~	~~25~~
~~40~~	~~21~~	~~17~~	~~25~~
~~45~~	~~24~~	~~19~~	~~25~~
~~50~~	~~27~~	~~21~~	~~25~~
~~55~~	~~29~~	~~24~~	~~25~~
~~60~~	~~32~~	~~26~~	~~26~~
~~65~~	~~35~~	~~28~~	~~28~~
~~70~~	~~38~~	~~31~~	~~31~~
~~75~~	~~41~~	~~33~~	~~33~~
~~80~~	~~44~~	~~35~~	~~35~~
~~85~~	~~47~~	~~38~~	~~38~~
~~90~~	~~50~~	~~40~~	~~40~~

~~**Single-family detached**~~	
~~**Building height, maximum (feet) [1]**~~	~~**Front setback, minimum (feet)**~~
~~25~~	~~14~~
~~30~~	~~15~~
~~35~~	~~18~~

~~Notes:~~

~~[1] Maximum height of the portion of the building at the specified minimum setback.~~



C. Additional Standards

~~**(1)** A manufactured home park must comply with the requirements for manufactured homes set forth in Chapter 61 of County Code. Private streets and driveways within a manufactured home park must be constructed in accordance with Chapter 61 of the County Code and the Public Facilities Manual.~~[18]

(1)~~**(2)**~~ Each manufactured home pad site ~~lot~~ within a manufactured home park must comply with the following standards:

[17] As noted above, specific setbacks are proposed in lieu of the setbacks relative to height, with the building height and setbacks revised based on the scale of manufactured homes.

[18] The reference to Ch. 61 is relocated to (2) below. A reference to manufactured home developments is proposed to be added to Section 5107 which regulates private streets.

(a) The pad site ~~lot~~ must be located so that it provides for the ~~practical~~ placement of a manufactured home ~~and its appurtenant structures~~ in accordance with all requirements of this Ordinance;

(b) The pad site ~~lot~~ must abut a driveway or a private street and have ~~unobstructed~~ access to a public street; and

~~**(c)** The lot may not extend into a floodplain;~~[19]

~~**(d)** The lot must be clearly defined on the ground by permanent monuments;~~

~~**(e)** The lot must be provided with a manufactured home stand designed to provide adequate support of the maximum anticipated loads during all seasons;~~[20]

(c) ~~**(f)**~~ The pad site ~~lot~~ must be provided with a paved outdoor patio having a minimum area of 180 square feet that is conveniently accessible from the entrance of the manufactured home. ~~on the space; and~~

~~**(g)** A maximum of one manufactured home may be placed on the lot at any given time.~~

(2)~~**(3)**~~ Each manufactured home located in a manufactured home park must be placed on a pad site ~~lot~~ meeting the requirements in subsection (2) above, and must comply with Chapter 61 of the County Code and be licensed in accordance with Chapter 32 of the County Code. The manufactured home must bear a certification label or have other verification consistent with the requirements of the U.S. Department of Housing and Urban Development and was constructed in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture ~~meet the requirements of the Mobile Home Manufacturers Association 'Mobile Home Standards for Plumbing, Heating and Electrical Systems'~~.[21]

(3)~~**(4)**~~ Storage facilities must be provided within a manufactured home park and ~~must~~ comply with the following standards:

(a) A minimum of 90 cubic feet of storage space must be provided for the use of the occupants of each manufactured home, located on or conveniently near the pad site ~~lot~~ where the manufactured home is placed; and

(b) Required storage facilities must be located a minimum of five feet from ~~no closer to park boundary lines~~ the manufactured home park's lot lines, public streets, private streets, and ~~or~~ other buildings ~~driveways than is permitted for manufactured homes~~.

(4)~~**(5)**~~ Except with short-term lodging in accordance with subsection 4102.7.O, the rental of any manufactured home lot for a period of less than 30 days is prohibited.

(5) Up to 20 percent ***[10 – 50 percent]*** of the maximum number of units allowed in a manufactured home park may be developed with single-family detached dwellings.

(6) In conjunction with the approval of proffered conditions or a special exception, the Board may modify or waive any requirements of the R-MHP District.[22]

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[19] Consistent with other districts, this standard is not needed. Manufactured homes are addressed in Section 5105, Floodplain Regulations.

[20] This requirement is addressed by the USBC.

[21] Consolidated provisions from 4102.3.D(1).

[22] This is relocated from 5101.5.D. Details on specific waivers or modifications are under review.

D. Reference to Other Standards

General regulations that may supplement the regulations above:	
Use regulations	Article 4
Lot, bulk, and open space regulations	Article 5, Section 5100
~~Landscaping and screening requirements~~	~~Article 5, Section 5108~~
Off-street parking, loading and private street requirements	Article 6
Signs	Article 7
Site plan provisions	Article 8, subsection 8100.7

INSTRUCTION: Revise the permitted uses for the R-MHP District in Table 4101.1, as shown below. No change from the current Zoning Ordinance is proposed for uses not listed.

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Residential Uses																													
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																													
Residence Hall			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE			4102.3.H
Public, Institutional, and Community Uses																													
Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community																													
College or University			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	P SE	P SE	P SE	P	P	P	P	P		SE	SE	SE			4102.4.E
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	~~P~~ SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.H
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																													
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	~~SP~~			P	P	P	P	P	P		P	P	P	P	P	4102.4.N
Transportation: uses associated with the operation of airplanes, trains, and buses																													
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.S 4102.4.U
Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																													
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	4102.4.V
Commercial Uses																													
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																													
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE							4102.5.V

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts
P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
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Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~					SE	SE	SE	SE		SE	SE	SE			4102.5.X
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	~~SP~~					SP	SP	SP	SP		SP	SP	SP			4102.5.Y
Temporary Uses																													
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	~~SE~~	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.8.F

INSTRUCTION: Revise the use standards for a manufactured home, subsection 4102.3.D, as shown below.

3. Residential Uses

Household Living

D. Manufactured Home

Standards applicable to all manufactured homes:

A manufactured home that is to be used as a dwelling is allowed only:

(1) In a manufactured home park in the R-MHP District in accordance with subsection 2102.14~~, provided that the manufactured home must be licensed in accordance with Chapter 32 of the County Code and bear a certification label or have other verification consistent with the requirements of the U.S. Department of Housing and Urban Development that the manufactured home is constructed in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture~~;

(2) In a nonconforming manufactured home park in accordance with subsection 8104.2.F;

(3)~~(2)~~ In the R-A District in ~~conjunction with an agricultural operation~~ accordance with subsection 2102.1.C, provided that the manufactured home must be placed on a permanent foundation; or

~~**(3)** On railroad rights-of-way for the purpose of supplying temporary housing for personnel engaged in emergency repair work for a maximum period of 30 days, subject to the approval of the Zoning Administrator and the Health Department; or~~[23]

[23] This standard is proposed to be deleted because it is outdated.

(4) As a temporary dwelling in accordance with subsection 4102.8.J.

INSTRUCTION: Add subsection 5100.2.D(11)(g) for a special permit for a reduction of minimum distance requirements for manufactured homes. Also, add the new special permit type to Table 8100.2.

(11) Reductions in Setback Requirements

(g) Special Permit Approval for a Reduction of Minimum Distance Requirements for Manufactured Homes[24]

The BZA may approve a special permit to allow a reduction of the minimum distance requirements for manufactured homes in Table 2102.23 (labeled as row D) subject to the following:

1. The minimum distance can be reduced if (i) no proffered conditions or development conditions related to minimum distances apply; and (ii) no minimum distances are depicted on an approved development plan or variance plat.

2. The resulting minimum distance must not be less than five feet, or the minimum permitted by the USBC, whichever is greater.

3. The BZA must determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure, considering factors such as: the layout of the existing and surrounding structures; the availability of alternate locations for the addition; environmental characteristics of the site, including presence of steep slopes, floodplains, or Resource Protection Areas; and any additional relevant site considerations.

[24] In addition to the standards listed, all special permits are subject to the general standards in subsection 4102.1.F

INSTRUCTION: Revise subsection 5100.2.E(2) to allow the Board to waive the density penalty for manufactured home developments.

(2) Density Penalty

(a) Maximum density is calculated based on the gross area of the lot, except when 30 percent or more of the area of the lot is comprised of any or all of the following features:

1. Floodplains and adjacent slopes in excess of 15 percent grade;

2. Quarries;

3. Marine clays; and

4. Existing water bodies, unless a water body is a proposed integral design component of an open space system for a development, in which case total density credit is calculated including the area of water body.

(b) If 30 percent or more of the area of a lot is comprised of any or all of the features in subsection 2(a) above, the permitted density for that area is 50 percent of the maximum. That area may be used for open space, parks, schools, rights-of-way, utility easements, or other uses as may be presented in the following subsections. The density penalty of this subsection does not apply in the PRC District or to floor area ratio. In conjunction with the approval of proffered conditions or a special exception, the density penalty may be modified or waived by the Board for manufactured home parks.[25]

INSTRUCTION: Delete subsection 5101.5.D. within the Affordable Dwelling Unit Program and re-letter accordingly.

~~5. Additional Development Regulations~~[26]

~~D. Provisions for Manufactured Home Parks~~

~~To encourage the redevelopment of manufactured home parks to house low and moderate income families in Fairfax County, in conjunction with the review and approval of a rezoning application and proffered generalized development plan, the Board may grant an increase in the number of manufactured homes or dwelling units per acre permitted in the R-MHP District by a factor of 50 percent. Where deemed necessary, as part of that approval for the provision of moderately priced housing units, the Board may waive other regulations of the R-MHP District and the provisions of subsection 5100.2.E(2) related to lots comprised of marine clays.~~

[25] This is relocated from 5101.5.D and expanded from marine clays.

[26] Delete this subsection because manufactured homes are not regulated under the Affordable Dwelling Unit Program. The ability for the Board to modify or waive the standards of the R-MHP District is relocated to new subsection 2102.14.C(6) in the R-MHP District. The ability to modify or waive the density penalty for marine clays is relocated to 5100.2.E(2)(b).

INSTRUCTION: Revise subsection 5107.1 to allow private streets in manufactured home developments.

1. Applicability

A. Private streets may be allowed in commercial and industrial districts, and multifamily dwelling and manufactured home park developments.

INSTRUCTION: Revise Table 5108.2 to include manufactured homes with single-family dwellings.

5. Transitional Screening and Barriers

TABLE 5108.2: Transitional Screening and Barrier Type Requirements

Numbers in individual cells represent transitional screening type required (1, 2, or 3)
Letters in individual cells represent barrier type required (A through E)

	Adjacent Use								
Use Classification	**Single-Family Dwelling, Attached and Detached, Manufactured Home**	**All Other Residential Uses**	**Solar Power Facility**	**Utility Facility, Heavy**	**All Other Public, Institutional, and Community Uses**	**Vehicle Repair and Maintenance, Heavy**	**All Other Commercial Uses**	**Craft Beverage Establishment**	**All Other Industrial Uses**
Residential Uses									
Single-Family Dwelling, Attached and Detached, Manufactured Home	None	None	None	None	None	None	None	None	None
All Other Residential Uses	Type 1 Barrier D or E	None	None	None	None	None	None	None	None

INSTRUCTION: Revise Table 6100.2 to change the minimum required parking for Manufactured Home from 1.5 spaces per unit to 2 spaces per unit.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces	
Use	**Minimum Parking Requirement**
Residential Uses	
Household Living	
Dwelling, Multifamily	1.45 spaces per unit
Dwelling, Single-Family Attached	2.7 spaces per unit of which 0.2 space per unit is located on common property and available for visitor or shared use
Dwelling, Single-Family Detached and Accessory Living Unit	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street Accessory living unit (administrative permit): 1 additional space
Dwelling, Stacked Townhouse	2.3 spaces of which 0.3 space per unit is located on common property and available for visitor or shared use
Group Residential Facility	Applicable rate for the dwelling unit type
Live-Work Development	Applicable residential rate
Manufactured Home	~~1.5~~ 2 spaces per unit

INSTRUCTION: Add a new subsection 8101.3.E(13) with submission requirements for a special permit for a reduction of minimum distance requirements for manufacture homes. Renumber subsequent subsections.

(13) Reduction of Minimum Distance Requirements for Manufactured Homes

(a) The plat information required by 8101.3.B(1) through 8101.3.B(9), 8101.3.B(11), 8101.3.B(13), 8101.3.B(14), 8101.3.B(17) and 8101.3.B(20). The plat must include the existing and proposed structures subject to the special permit application and must extend to include all immediately surrounding structures and streets. The plat does not need to include the total area of the manufactured home park.

(b) Architectural depictions that may be prepared by the applicant of any proposed structure that include building materials, roof type, and window treatment.

INSTRUCTION: Add a new fee in Table 8102.1 for the proposed special permit for a reduction of minimum distance requirements for manufactured homes.

TABLE 8102.1: FEE SCHEDULE
This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.

APPLICATION TYPE		FEE [1]
SPECIAL PERMITS [2]		
Other Special Permits		
Accessory Structures on Through Lots		$1,230
Increase in the Cumulative Square Footage of Freestanding Accessory Structures		$1,230
Increase in Fence or Wall Height	Dwelling, Single-Family	$585
	All Other Uses	$3,375
Increase in Flagpole Height		$585
Increase in the Height of a Freestanding Accessory Structure		$1,230
Increase in Percentage of Rear Setback Coverage		$1,230
Installation or Modification of a Noise Barrier on a Single Residential Lot		$1,230
Modification of Grade for Single-Family Detached Dwelling		$1,230
Modification of Limits to Keeping of Animals		$585
Modification of Minimum Setback Requirements	Error in Building Location	$1,230
	Certain Existing Structures and Uses	$1,230
	Certain Additions to Existing Single-Family Detached Dwelling	$1,230
	Reduction of Required Setbacks for a Single-Family Lot	$1,230
	All Other Uses	$11,045
Reduction of Minimum Distance Requirements for Manufactured Homes		$1,230 ***[$585 - $1,230]***

INSTRUCTION: Add a new subsection with provisions for nonconforming manufactured home parks in subsection 8104.2.F, as shown below. In addition, add "Modification of Nonconforming Manufactured Homes" to Table 8100.1, Summary of Special Exceptions, with a reference to subsection 8104.2.F.

2. Continuation and Expansion of Specific Nonconforming Uses or Structures

F. Manufactured Homes

(1) An existing nonconforming manufactured home may be replaced or enlarged as provided in this subsection.

(a) Regardless of the zoning district, an enlarged manufactured home must conform with the provisions of Table 2102.23 of the R-MHP District.

(b) Replacement of nonconforming manufactured homes is permitted in accordance with Va. Code Sect. 15.2-2307(H).

(2) The Board may approve a special exception for a nonconforming manufactured home park in conformance with the following:

(a) Nonconforming manufactured home parks include parks that are not zoned to the R-MHP District, and parks that are zoned to the R-MHP District and were lawfully existing on the effective date of this or prior ordinances that do not conform with one or more regulations of the R-MHP District.

(b) The manufactured home park must comply with the standards for the R-MHP District, unless modified by the Board.

INSTRUCTION: Revise the definitions in Section 9102 and 9103, as shown below.

9102. General Terms

Manufactured Home Park

A parcel of land designed for use by one or more manufactured homes that provides the infrastructure and utilities necessary for ~~single-family~~ occupancy of those homes. This term does not include sales lots on which unoccupied manufactured homes, whether new or used, are parked for the purposes of inspection and sale.[27]

Manufactured Home Pad Site ~~Lot~~

A space within a manufactured home park designated for the placement of one manufactured home.

9103. Uses

Manufactured Home[28]

~~A transportable residential dwelling that was: (a) fabricated at an off-site manufacturing facility on a permanent chassis, and (b) designed to be transported after fabrication on its own wheels, on detachable wheels, or on a flat bed or other trailer. For purposes of administering the floodplain regulations contained in Section 5105, the definition of 'manufactured home' in subsection 5105.7 applies. This use does not include a modular dwelling or a recreational vehicle.~~

[27] "Single-family" occupancy is not a term used in the Zoning Ordinance.
[28] The definition is proposed to be revised in conformance with Va. Code Sect. 36-85.11.

A structure subject to federal regulation, which is transportable in one or more sections; is eight body feet or more in width and forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.