County of Fairfax, Virginia
Planning Commission Meeting
November 19, 2025
Planning Commission Action

PROPOSED ZONING ORDINANCE AMENDMENT (CONCURRENT WITH PA 2022-CW-1CP) – RESIDENTIAL MANUFACTURED HOME PARK DISTRICT AND RELATED REVISIONS
(Countywide)

PLANNING COMMISSION RECOMMENDATIONS:
On November 19, 2025, the Planning Commission voted 11-0-1 (Commissioner Landgraf abstained from the vote) to recommend to the Board of Supervisors the following:

- Adoption of the Proposed Zoning Ordinance Amendment for Residential Manufactured Home Park District and Related Revisions with the staff-recommended options as set forth in the Staff Report dated October 14, 2025; and

- That the amendment become effective at 12:01 a.m. the day following adoption.

ATTACHED DOCUMENTS:
Staff Report dated October 14, 2025

CD

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Residential Manufactured Home Park District and Related Revisions

October 14, 2025

Hearing Dates
Planning Commission: November 12, 2025, at 7:30 p.m.
Board of Supervisors: December 9, 2025, at 4:00 p.m.

Staff Contacts
Jennan Qato, Senior Planner
Jennifer Tran, Planner

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

PLANNING & DEVELOPMENT

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Introduction

On October 11, 2022, the Board of Supervisors accepted the Fairfax County Manufactured Housing Task Force recommendations to support the preservation of the County's manufactured home parks. 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.

Background

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 at an off-site manufacturing facility 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 shown in Table 1, as lawfully nonconforming uses.

Manufactured home parks in the R-MHP District are subject to the standards of the R-MHP district, found in subsection 2102.14, and other provisions of the Zoning Ordinance. By long standing interpretation, manufactured homes in the C-8 and I-3 Districts are subject to the R-MHP District requirements for minimum separation between homes and setbacks. Some of the standards include:

- Minimum District size: 15 acres[1]
- 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
- Front setback: 35 feet; rear and side setbacks: 25 feet[2]

[1] Per subsection 5100.2.A(1)(c), district size is only applicable to proposed rezonings and amendments thereto (e.g., proffered condition amendments), and cluster subdivisions.
[2] The setbacks apply to the overall park boundaries.

- Distance between manufactured homes: 15 feet
- Distance between manufactured homes and private street: 10 feet
- Manufactured homes must bear a U.S. Department of Housing and Urban Development certification
- Parking: 1.5 spaces per unit
- An individual manufactured home lot (pad site) may not extend into a floodplain

Table 1: Manufactured Home Parks

	Park Size	Zoning/Magisterial District	Density (dwelling units/acre)
Alexandria (8501 Richmond Highway)	12.22 acres	C-8/Mount Vernon	9.82 du/ac 120 units
Audubon Estates (7930 Audubon Avenue)	83.73 acres	R-MHP/Franconia	8.36 du/ac 700 units
Harmony Place (8018 Richmond Highway)	5.26 acres	C-8/Franconia	12.9 du/ac 17.3 du/ac (with RVs)[3] 68 MH units 23 RVs
Meadows of Chantilly (4200 Airline Parkway)	81.1 acres	I-3/ Sully	6.2 du/ac 500 units
Penn Daw Terrace (6240 Shields Avenue)	6.86 acres	C-8/Mount Vernon	13 du/ac 91 units
Waples (11209 Route 29)	25.55 acres	R-MHP/Braddock	5.9 du/ac 152 units
Woodley Hills (2816 Camellia Drive)	13.77 acres	R-MHP/Mount Vernon	8.4 du/ac 115 units

There are currently seven manufactured home parks in Fairfax County. Additional information about each of the parks is included in Appendix 1. As noted, while manufactured home parks are only permitted in the R-MHP District, four out of the seven parks are located in commercial or industrial districts and exist as legally nonconforming uses. Most of the existing manufactured home parks also do not conform to other current Zoning Ordinance standards. In part, this is due to changes in the Zoning Ordinance over the years. 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 "mobile dwelling parks" or "trailer parks" 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 with no density

[3] As defined in the Zoning Ordinance, recreational vehicles (RVs) are for "use as temporary living quarters for travel, camping, recreational, or vacation use." An RV is not approved for use as a permanent dwelling.

restriction. Among other standards, the 1959 Ordinance required a minimum 15-foot separation between units, except that when placed end-to-end, the minimum distance was 10 feet. 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 rezoned the RM-3 District to the R-MHP (Residential Mobile Home Park) District. The 1978 Ordinance permitted the density of a mobile home park to be increased by the Board by 50 percent (up to 9 units/acre) to encourage housing for low- and moderate-income families and allowed the Board to waive other regulations of the R-MHP District. In addition, the 1978 Ordinance removed the allowance for a 10-foot separation for units placed end-to-end and uniformly required a 15-foot separation. In 2021 with the adoption of the modernized Zoning Ordinance, the term "mobile homes" was replaced with "manufactured homes." Otherwise, the current Zoning Ordinance made no substantive changes.

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 manufactured homes within the parks do not meet the required separation distances, largely due to additions and decks, many of which are unpermitted.

Jurisdictional Research

Staff researched the zoning regulations related to manufactured homes in neighboring jurisdictions including Prince William County, Montgomery County, Loudoun County, Prince George's County, and the City of Manassas.

Table 2: Jurisdictional Comparisons of Manufactured Home Standards

Jurisdiction	Allowed Zoning Districts	Maximum Density	Minimum Separation	Notes
Prince William County	Agricultural District; Residential Mobile Home District	6 units/acre	• 10' from public/internal roads and lot lines • 8' from deck/landing to next home	
Montgomery County, MD	Individual mobile homes allowed in single family zones per MD state code; also allowed in conjunction with agricultural use	N/A	• 10' side-to-side • 8' end-to-side • 6' end-to-end • 6' from park property lines	Not regulated in the Zoning Ordinance but regulated elsewhere in the County code
Loudoun County	Parks are not allowed; homes are allowed by right or SE in rural/suburban zones	Based on district	Setbacks and standards vary by district; homes must be on a permanent foundation	Only nonconforming parks remain; new parks not permitted

Jurisdiction	Allowed Zoning Districts	Maximum Density	Minimum Separation	Notes
City of Manassas	Agriculture District; Manufactured Home Park	6 units/acre	• 35’ from street or 75’ from arterial centerline • 10’ from driveways/parking or open space • 15’ from adjoining lot or per adjacent zoning • 25’ side-to-side, 20’ end-to-end	Nonconforming structures: expansions no closer than 15’ to another unit, 5’ to lot line, 15’ to street centerline
Prince George’s County, MD	Rural and Agricultural Districts, Mobile Home Distrct	7 units/acre	• 20’ from other principal buildings • 25’ from public streets • 20’ from internal roads/boundaries • 8’ from driveways and shared amenities	Mobile Home District (RMH) is a legacy zone carried over from prior ordinance. Only existing RMH-zoned properties may develop under the previous standards, subject to existing approvals. No new parks are permitted.

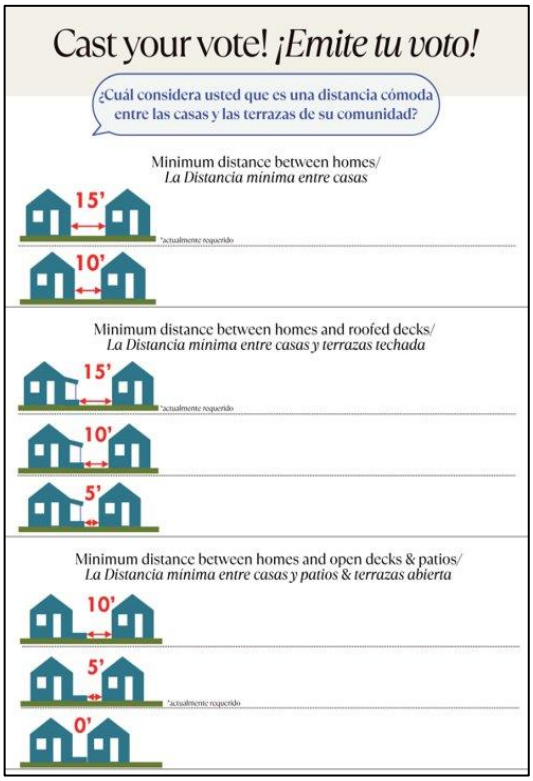
Stakeholder Outreach

Community outreach for the proposed Zoning Ordinance amendment and associated Comprehensive Plan amendment and relocation guidelines, 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 manufactured home park owners for each park, manufactured home park residents, and the Manufactured Housing Roundtable, which consists of residents, property owners, and affordable housing advocates. Staff also consulted with the Department of Code Compliance and Office of the Fire Marshal.

Community outreach was conducted in two rounds. In the first round, individual meetings were held at or near each of the seven manufactured home parks. Approximately 231 residents attended the first round of meetings. 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.

Feedback from residents included the need to preserve affordability, increase parking, and ensure safety and lighting. Staff also received 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.

Figure 1: Voting Poster Used at Outreach



The second round of community outreach included two in-person meetings — one located on Richmond Highway and one in the western area of the County — and two virtual meetings, with a total attendance of about 118 residents. Staff also followed up with the manufactured home park owners and the Manufactured Housing Roundtable. During these meetings, staff presented the proposed changes, which incorporated feedback from the first round of outreach. The feedback received was generally in support of the proposed zoning changes. Residents expressed a desire not to increase the current park densities and not to reduce the minimum distances between units. Other comments also noted redevelopment and property maintenance concerns. Manufactured home park owner comments included a desire for increased density, further reduction in setbacks, allowance for storage, including commercial vehicles, reduced fees, and not increasing the parking rate. Written comments submitted by the Legal Aid Justice Center and Tenants Workers United expressed a desire for a reduction in the permit fees proposed and prioritizing the elevation or relocation of units within the floodplain.

Additionally, staff presented draft text and an overview of the research and outreach to the Board's Land Use and Policy Committee on July 8, 2025; the Planning Commission's Land Use Process Review Committee on July 24, 2025; and the Affordable Housing Advisory Council on June 13, 2025.

Proposed Changes

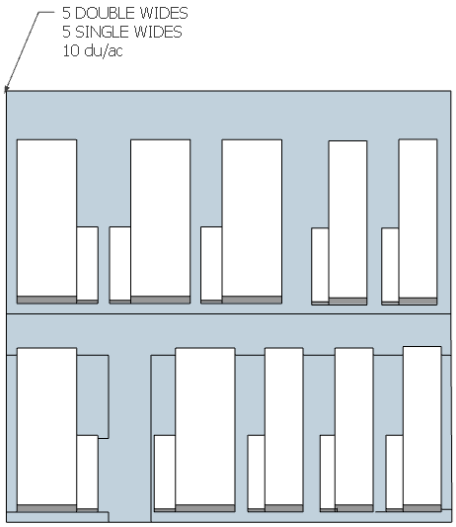
The proposed changes are intended to update the Zoning Ordinance provisions for manufactured homes, which have remained largely unchanged since 1978. The draft text addresses some of the existing nonconformities, including district size, density, setbacks, and distances between homes; removes unnecessary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

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

- The purpose statement is revised to state that manufactured home parks offer an opportunity for an affordable type of housing product.

- The lot and building standards (Table 2102.23) contain 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, and the setback to public streets because that is addressed by the overall park setbacks.
    - Revising certain requirements to align with other residential districts and reduce nonconformities, such as district size and setbacks around the periphery of the park.
    - The maximum density for the R-MHP District is proposed to be increased from 6 units/acre to 10 units/acre. As indicated in Table 1 above, this density would accommodate the existing density for all but two of the existing parks. Most of the parks were at least partly developed under previous versions of the Zoning Ordinance, which either did not include a maximum density or, as of 1964, allowed 10 units/acre. The rationale behind the decrease to 6 units/acre with the 1978 Ordinance is unknown. A graphical analysis (see Figure 2) 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 and the proposed minimum distances between units.

Figure 2: 10 units/acre Feasibility Test



    - The proposed amendment would maintain the minimum required side-to-side distance between units of 15 feet and would reduce 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. As noted above, the 15-foot separation and 10 feet from end-to-end was first established in 1959 and was updated in 1978 to uniformly require 15 feet, but the reasoning for that change is unknown. 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 proposed amendment maintains the current distance for the side-to-side measurement. Also, to allow a manufactured home to be replaced with a single-family detached dwelling, the amendment applies the same minimum distance requirements to single-family detached dwellings and removes the minimum lot area requirement for single-family detached dwellings.
    - The proposed amendment would allow for a roofed deck to be located 5 feet from another structure. Currently, only open decks are allowed (by interpretation) to be 5 feet from another structure. Many of the homes have an existing roofed deck 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. 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 recognizes that the current conditions and pending permits also reflect resident preferences. An open or roofed deck has less bulk than an enclosed structure. (See Figure 3 below.)

Figure 3: Roofed Deck



- The amendment proposes to reduce the minimum distance between buildings and private streets within the manufactured home park to 5 feet, consistent with the proposed setbacks for the periphery of the park. As discussed below, the change will reduce nonconformities and maintain safety and access.
- The proposed text also deletes the minimum distance to common open space areas, as these areas are not separated from the units. The amendment also clarifies how open space is calculated for a manufactured home park and allows for it to be owned by the park owner instead of a homeowners or condominium association.
- The maximum height for other principal uses is proposed to be reduced from 90 feet to 50 feet for better compatibility with the height of manufactured homes, which typically have a height of about 15 feet.

- 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 manufactured home parks to request modification of the standards as part of an application for a rezoning or special exception. The proposed standard relocates and modifies the current provision under the Affordable Dwelling Unit (ADU) program in subsection 5101.5.D that allows the Board to waive the regulations of the R-MHP District (and the density penalty for marine clays as discussed below) as part of the approval of moderately priced housing units. As noted in the proposed revision to the purpose statement for the R-MHP District, it is recognized that manufactured homes typically represent an affordable housing product; however, they are not regulated under the ADU program.

- The proposed amendment would also allow the minimum separation distance between manufactured homes to be administratively reduced for errors in building location, similar to setbacks for single-family homes.
- Additional changes include reorganizing certain provisions and deleting unnecessary requirements, which are footnoted in the Proposed Text. New graphics and editorial changes are also included for clarity, such as changing the references from a manufactured home lot to a pad site.

Use Table Permissions: The proposed amendment removes 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. No applications for these uses have been submitted within the R-MHP District or a manufactured home park. 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.

Density Penalty: When residential development is proposed in an area that is impacted by more than 30 percent of marine clay or floodplains, a density penalty is imposed. The proposed amendment would expand the ability for the Board, as part of the approval of proffered conditions or a special exception, to modify or waive the density penalty applied to manufactured home parks. Currently, the Board may waive the penalty for manufactured home parks with 30 percent or more of marine clay soils. This provision was added to the Ordinance on November 22, 1982, in association with the rezoning for Woodley Hills. In addition to marine clay soils, the proposed amendment would include the other areas subject to the density penalty provision, including floodplains and adjacent slopes, quarries, and water bodies. A review of the parks indicates that only two parks would be subject to the density penalty provision – Harmony Place, due to the presence of floodplain on the property, and Woodley Hills for marine clays. Audubon Estates and Meadows of Chantilly also have areas within the floodplain, but they do not exceed 30 percent of the land area of the respective parks. The rezoning for Woodley Hills waived the density penalty and increased the allowed density to up to 9 units/acre.

Floodplain Regulations: Both Audubon Estates and Harmony Place have units that are located in the floodplain. Audubon Estates has approximately 128 manufactured homes within the floodplain, and Harmony Place currently has approximately 23 manufactured homes and 3 recreational vehicles within the floodplain. The manufactured homes are allowed to remain as nonconforming structures and may be replaced in accordance with Va. Code Sect. 15.2-2307(H). Recreational vehicles are not permitted to be replaced as they have no nonconforming rights under the Zoning Ordinance or state code. Currently, the Zoning Ordinance requires a special exception for the replacement of a structure in a floodplain, which conflicts with this state code provision allowing replacement by right. The proposed amendment would exempt replacement of manufactured homes from the special exception requirement and from the 15-foot setback from the floodplain. Although special exception approval is not required to replace units in accordance with the Virginia Code, they are required to be elevated above the floodplain per Section 5105. Additions to units within the floodplain or new manufactured homes would not be allowed without special exception approval.

Transitional Screening: The proposed changes include revising the transitional screening and barrier requirements for single-family dwellings to include manufactured homes. 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. Currently, most parks do not maintain this transitional screening and barrier. The proposed amendment would treat manufactured homes the same as other single-family homes.

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 better align 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. Manufactured homes are located on private streets. The parking rate of 1.5 spaces per unit dates to the 1959 Zoning Ordinance, and current residents expressed concerns about the need for more 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 the 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 added for existing homes.

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. As proposed, the minimum distance required between homes is 15 feet when units are oriented side-to-side, and 10 feet end-to-end or side-to-end. This permit would allow the BZA to reduce the minimum distance requirements to the applicable USBC requirements or 5 feet, whichever is greater. This is intended for the owners of individual manufactured homes (with consent of the manufactured home park owner). This special permit application would also be available regardless of the zoning district, since, as described below, the proposed text codifies the use of the setbacks and minimum distance requirements of the R-MHP District for the enlargement of a manufactured home within the parks zoned to the C-8 and I-3 Districts. The proposed 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. In addition, all special permits are subject to the general standards in subsection 4102.1.F. The proposed submission requirements would require a professionally prepared plat that is limited to the subject home and the surrounding area within 20 feet. The proposed fee is $1,230, which is the same as the fee for other special permits for modification of setback requirements. A range from $0 to $1,230 is included for consideration. The special exception process described below would be applicable for revisions that apply to the entire park.

Nonconformities and Special Exception: New subsection 8104.2.F is proposed to address nonconforming manufactured home parks. Most of the manufactured home parks 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 manufactured home park zoned to another zoning district. The amendment also references Va. Code Sect. 15.2-2307(H), which allows for the 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. The special exception could potentially bring an entire manufactured home park into compliance, whereas the special permit is intended for an individual resident to permit a reduction in the minimum distance requirements for their home.

Table 3, below, compares existing manufactured home parks to current and proposed zoning standards for density, district size, and separation distances. Overall, the parks would become more conforming with the proposed changes, but certain nonconformities would remain. These nonconformities could be considered as part of a special exception application.

Table 3: Nonconformities reduced with amendment

Park	Density	District Size	Distance to private street	Distance between homes
Current Standard	6 du/ac[4]	15 ac	10 feet	15 feet
Proposed	10 du/ac	5 ac	5 feet	15 feet side-to-side 10 feet end-to-side, end-to-end 5 feet roofed deck to other buildings
Alexandria	✓	✓	X	Δ
Audubon Estates	✓	—	Δ	Δ
Harmony Place	X	✓	X	Δ
Meadows of Chantilly	✓	—	Δ	Δ
Penn Daw Terrace	X	✓	X	Δ
Waples	—	—	Δ	Δ
Woodley Hills[5]	✓	✓	—	Δ

Legend: ✓ = Conforms with amendment, X = Does not conform, Δ = Partially conforms, — = Conforms with current Zoning Ordinance

Key takeaways in the review of nonconformities include:

- The **density** of the parks ranges from 5.9 du/ac (Waples) to 13 du/ac (Penn Daw)(17.3 du/ac with RVs at Harmony Place). The proposed 10 du/ac would eliminate this nonconformity for all parks except Harmony Place and Penn Daw Terrace.
- The reduction of the **district size** requirement would eliminate this nonconformity for all the parks.
- **Distance between homes and private streets:** The proposed 5-foot distance to a private street would mostly eliminate this nonconformity for Waples and Audubon Estates. Woodley Hills is already in conformance with this requirement. Penn Daw Terrace and Alexandria have some homes that come right up to the street line so bringing the requirement down to 0 feet would be the only way to eliminate this nonconformity for all the parks, but that could pose safety and access concerns.

[4] Density may be increased to 9 du/ac by the Board.
[5] The density and district size were modified by the Board as part of RZ-78-V-125.

- **Distance between homes** varies widely across the parks. Many of the parks have units that were initially placed at least 15 feet apart, but over time the distance between some of the units has been reduced by the replacement of single-wide units with double-wide units, and unpermitted additions, covered decks, and patios. Community feedback indicated that residents prefer a greater separation between homes. While the proposed standards would not allow for approval of all existing configurations, a path to conformance for others would be provided through the proposed special permit process.

Definition: The definition of a manufactured home is proposed to be revised to comply with Va. Code Sects. 36-85.3 and 36-85.11, which dictate how local jurisdictions are required to define manufactured homes constructed after July 1, 1986 or on or after June 15, 1976, and formerly subject to regulation under the National Manufactured Housing Construction and Safety Standards Act of 1974 or the Industrialized Building Unit and Mobile Home Safety Law.

Summary

The proposed amendment intends to update outdated standards for manufactured home parks by reducing nonconformities related to district size, density, setbacks, and separation distances. These proposed changes better align with existing conditions in the parks and allow for more flexibility while maintaining safety in accordance with the USBC. Also, the new special permit and special exception application types provide additional pathways for residents and park owners to bring their homes and parks into conformance. Overall, the changes are expected to reduce nonconformities in the parks, provide a clearer process for reviewing additions, and support the preservation of manufactured home parks as a source of affordable housing. Since the proposed changes are not more restrictive than the current Ordinance, draft text is not included for provisions relating to previous approvals (Appendix 1 of the Zoning Ordinance). It is recommended that the amendment become effective at 12:01 a.m. on the day following adoption.

Proposed Text

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 July 1, 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 offer 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[6]					
Density, maximum [~~3~~]	10 ~~6~~ manufactured homes per acre ***[6 – 12 homes/acre]***		10 ~~6~~ du/ac ***[6 – 12 homes/acre]***		n/a	
Open space, minimum [2 ~~4~~]	20 percent of the gross area					
~~Lot area, average~~	~~4,000 sf~~[7]		~~No requirement~~		~~No requirement~~	
Lot area, minimum	No requirement		No requirement ~~5,000 sf~~		10,000 sf[8]	
Lot width, minimum ~~[2]~~	n/a[9]		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[10]
A[11] Front setback, minimum	5 ~~35~~ feet ***[5 – 35 feet]*** from front lot line of manufactured home park[12]		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[13] ~~See Table 2102.23a below, but at least ¼ the width of the right-of-way of the abutting street~~	

[6] 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.

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

[8] 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).

[9] 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.

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

[11] The letters have been relocated from the current text to match the new graphic below.

[12] 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, where some units are located close to the lot lines. The setbacks for single-family detached dwellings are proposed to be consistent with manufactured homes.

[13] Table 2102.23a is proposed to be deleted and consistent front, side, and rear setbacks are proposed to be established for other principal uses, based on the table with the proposed maximum height of 50 feet.

Table 2102.23: R-MHP Lot and Building Standards [1]				
		Manufactured home	**Single-family detached**	**Other principal uses**
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 [3]	15 feet side to side ***[10 – 15]***[14] 10 feet end to side ***[8 – 15]*** 10 feet end to end ***[6 – 15]***	~~n/a~~ 15 feet side to side ***[5 – 15]*** 10 feet end to side ***[5– 15]*** 10 feet end to end ***[5 – 15]***	n/a
E	Distance between an open or roofed deck, stoop, stair, or porch and a home or other building, minimum	5 feet[15] ***[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~~[16]	~~35 feet~~	~~n/a~~	~~n/a~~
F	Distance between buildings ~~manufactured homes~~ and private street ~~or common open area~~[17] 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[18]
	Floor area ratio, maximum	No requirement	No requirement	0.50 for all uses other than residential

[14] The ranges for consideration are based on the USBC minimums up to the current Zoning Ordinance requirement of 15 feet.
[15] 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.
[16] The standards for distances to public streets are not needed because they are addressed by the overall park setbacks.
[17] 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.
[18] Reduced to 50 feet for compatibility with the scale of manufactured homes.

Table 2102.23: R-MHP Lot and Building Standards [1]			
	Manufactured home	**Single-family detached**	**Other principal uses**

Notes:

[1] The standards of the R-MHP District may be modified by the Board as provided by subsection 2102.14.C(5). ~~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).~~[19]

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

[~~3~~] ~~The Board may allow additional density by a factor of 50 percent under subsection 5101.5.D.~~

[2 ~~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).~~[20]

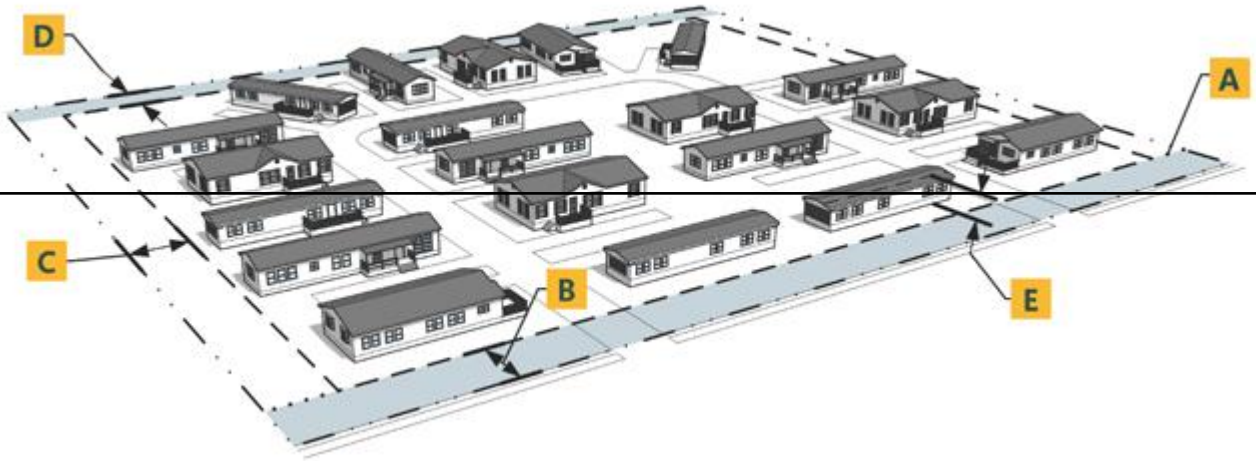
[3] The minimum distances may be reduced with approval of a special permit in accordance with subsection 5100.2.D(11)(g).

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

[19] 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(5), which is referenced in Note 1. Details on specific waivers or modifications are under review.

[20] 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



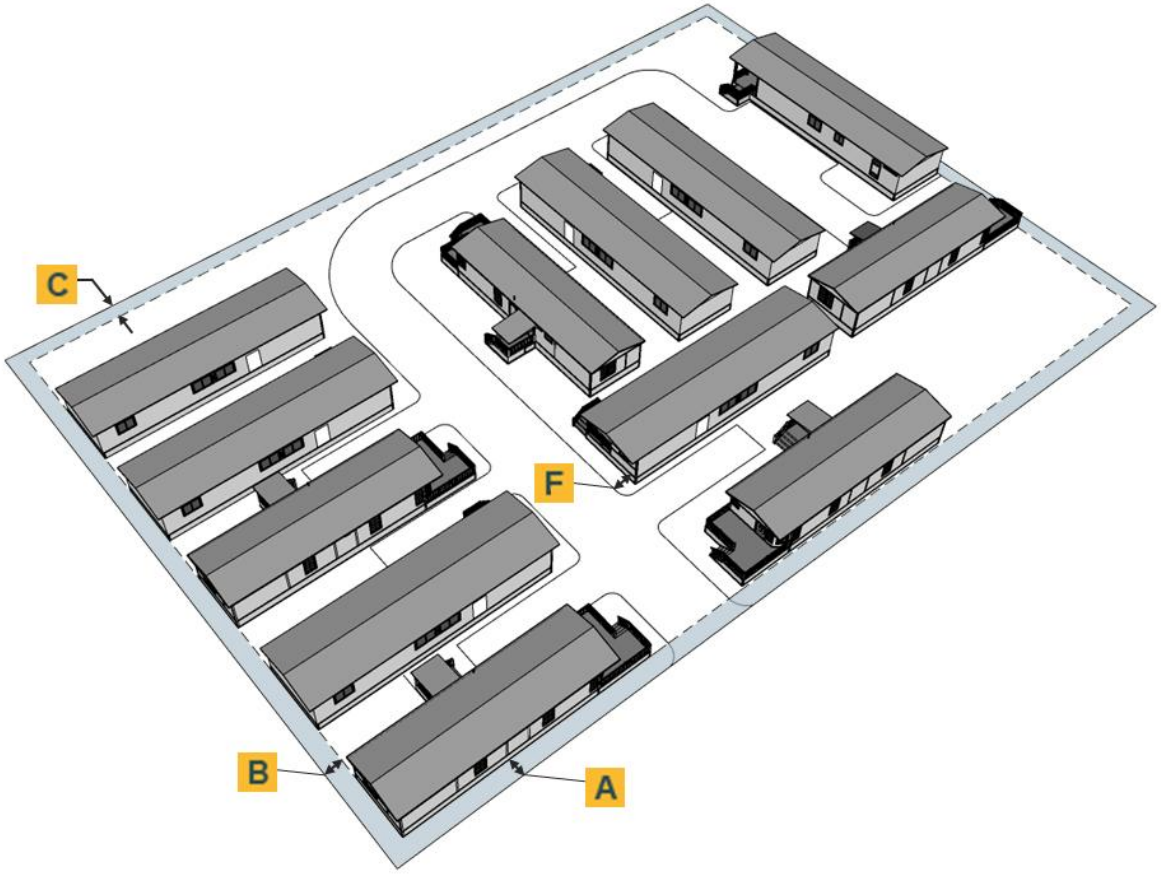
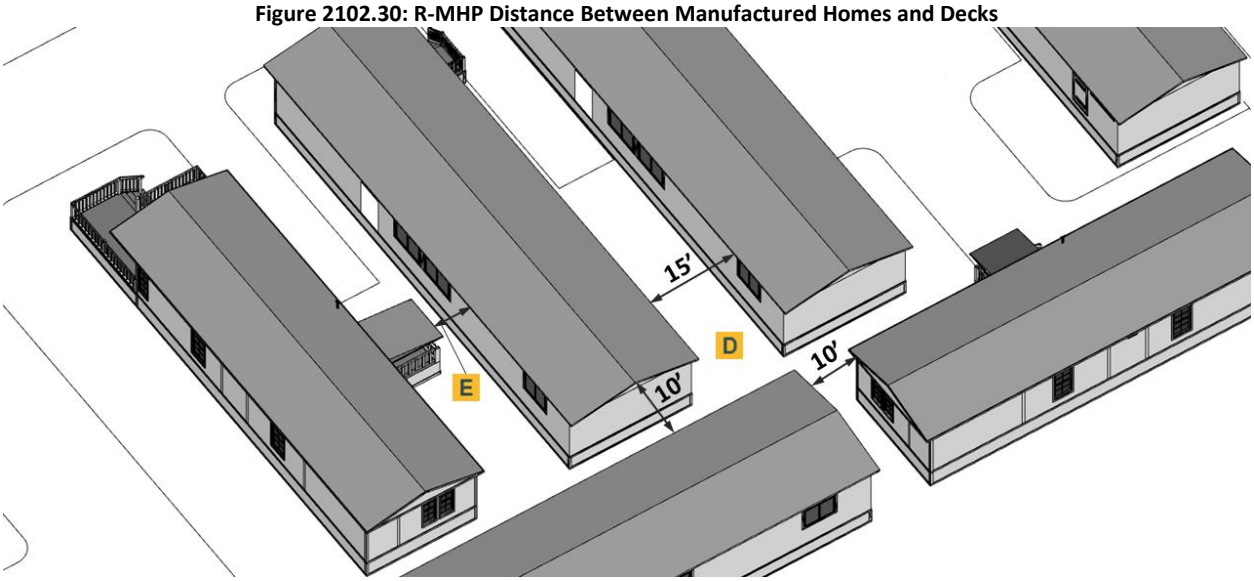


Figure 2102.30: R-MHP Distance Between Manufactured Homes and Decks



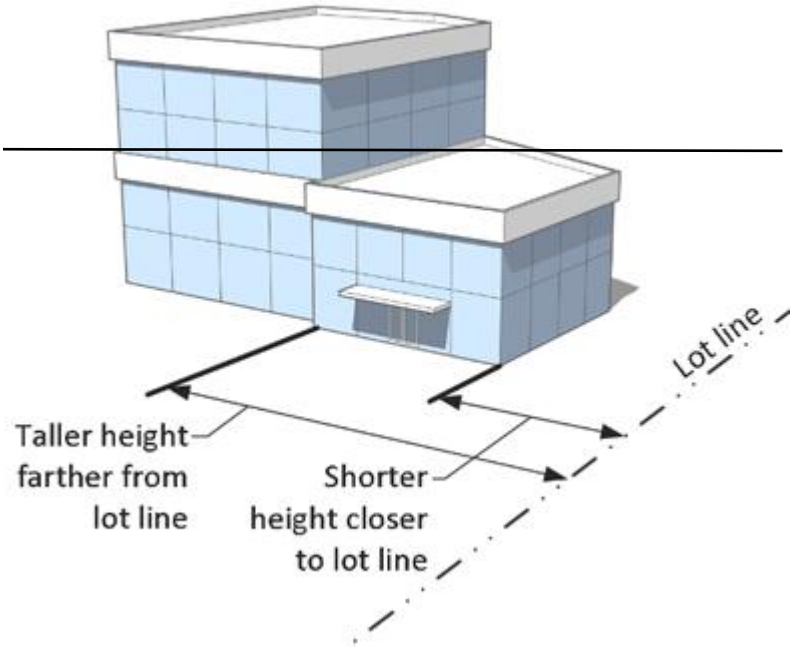
~~Table 2102.23a: R-MHP Setback Relative to Height~~[21]

~~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.~~[22]

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

[21] 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.

[22] 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;

(c) ~~The lot~~ A new pad site may not extend into a floodplain; and[23]

~~**(d) The lot must be clearly defined on the ground by permanent monuments;**~~[24]

~~**(e) The lot must be provided with a manufactured home stand designed to provide adequate support of the maximum anticipated loads during all seasons;**~~[25]

(d)~~(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 2102.14.C(1) 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 showing that it 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'~~.[26]

(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) 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) 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.[27]

---

[23] The standard is revised to apply to new pad sites. Revisions are also proposed to Section 5105 regarding existing pad sites.

[24] Most pad sites are not defined by monuments.

[25] This requirement is addressed by the USBC.

[26] Consolidated provisions from subsection 4102.3.D(1).

[27] This is relocated and revised from subsection 5101.5.D, which allows the Board to waive the regulations of the R-MHP District for the provision of moderately-priced housing units. The revised purpose statement for the district recognizes that manufactured homes offer an affordable type of housing product.

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	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
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	
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~~[28]

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

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

INSTRUCTION: Revise subsection 5100.2.D(11)(c) to include minimum separation distance as a Zoning Administrator authorized reduction for error in building location.

(c) Errors in Building Location – Zoning Administrator Authorized Reductions

The Zoning Administrator may approve a reduction in the minimum setback requirements, and the minimum distance requirements for manufactured homes in Table 2102.23 (minimum distance), when a building or freestanding accessory structure (whether existing or partially constructed) does not comply with the minimum setback, or a manufactured home does not comply with the minimum distance requirements applicable at the time such manufactured home, building, or accessory structure was erected. A reduction may be approved in accordance with the following provisions:

1. The Zoning Administrator determines that:

- ***a.*** The error does not exceed ten percent of the applicable measurement;
- ***b.*** The noncompliance was done through no fault of the property owner, or was the result of an error in the location of the building or structure after the issuance of a building permit, if required;
- ***c.*** It will not impair the purpose and intent of this Ordinance;
- ***d.*** It will not be detrimental to the use or enjoyment of other property in the immediate vicinity;
- ***e.*** It will not create unsafe conditions regarding other properties or public streets;
- ***f.*** Compliance with the minimum setback or minimum distance requirements would cause the owner unreasonable hardship; and
- ***g.*** It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district.

2. In approving such a reduction or modification under the provisions of this subsection, the Zoning Administrator may allow only the minimal reduction necessary to provide reasonable relief and may prescribe conditions such as landscaping and screening measures to assure compliance with the intent of this Ordinance.

3. The Zoning Administrator may not waive or modify the criteria necessary for approval as specified in this subsection.

4. The BZA, in accordance with (d) below, can grant a reduction or modification in the minimum setback requirement if the error in building location is greater than ten percent of the applicable measurement.

5. The BZA may grant a reduction of the minimum setback requirements or a modification of the accessory structure location requirements due to an error in building location that is no greater than ten percent of the

applicable measurement if the reduction or modification is requested in conjunction with:

a. The approval of a special permit for another use or application for a variance on the property; or

b. The approval of a special permit for an error in building location on the property that exceeds ten percent.

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

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) regardless of the district in which they are located, 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.

4. Each special permit application may include the distance(s) of one manufactured home to adjacent buildings.

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.[29]

INSTRUCTION: Add subsection 5100.2.G(1)(i), as shown below.

G. Limitation on the Number of Dwelling Units on a Lot

(1) A maximum of one dwelling unit on any one lot is permitted. A dwelling unit may not be located on the same lot with any other principal building. This provision does not preclude:

(e) Condominium development as provided for in Section 8105; ~~or~~

(f) Wireless facilities and associated support structures in accordance with subsection 4102.4.Y~~.~~;

(g) Agricultural operations with associated single-family detached dwelling and farm work housing in accordance with subsection 4102.2.A; ~~or~~

(h) Riding or boarding stables with associated single-family detached dwelling in accordance with subsection 4102.2.D~~.~~; or

(i) Manufactured home parks.

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

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

~~5. Additional Development Regulations~~[30]

~~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.~~

INSTRUCTION: Add new subsection 5105.3.A(11) to include replacement of a manufactured home as allowed under state code as a permitted use in a floodplain. Revise subsection 5105.5.B to exempt replacement of a manufactured home under state code from the 15-foot setback from a floodplain.

3. Permitted Uses

(11) Replacement of a manufactured home in accordance with Va. Code Sect. 15.2-2307(H).

5. Setbacks from the Floodplain

B. For the purpose of this section, 15 feet is considered the minimum setback from the floodplain. However, dwellings and additions proposed within a floodplain under subsection 5105.3.A(9) and 5105.4 may be permitted without this 15-foot setback. Manufactured homes that are replaced in accordance with Va. Code Sect. 15.2-2307(H) are not subject to this setback.

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.

[30] 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(5) 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 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, Manufac-tured 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 Establish-ment**	**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 8100.1.B(1)(i)5 with written notice requirements for a special permit for a reduction of minimum distance requirements for manufactured homes. Renumber subsequent subsections.

Written Notice to Property Owners, Adjacent Jurisdictions, Military Installations, and Airports

(i) An application for a rezoning, a PRC plan, final development plan, special exception, special permit, variance, or appeal requires the following written notice:

5. If the application property is an individual manufactured home within a manufactured home park, the applicant must send written notice to the manufactured home occupants immediately surrounding the application property.

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

(13) Reduction of Minimum Distance Requirements for Manufactured Homes

(a) The plat information required by subsections 8101.3.B(1) through 8101.3.B(4), 8101.3.B(7) through 8101.3.B(9), 8101.3.B(11) through 8101.3.B(14), and 8101.3.B(20) within a radius of 20 feet surrounding the existing and proposed structures that are the subject of the special permit application. The plat must

also show street access but does not need to include the total area of the manufactured home park.

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

INSTRUCTION: Add a new fee in Table 8102.1 for the proposed special permit for a reduction of minimum distance requirements for manufactured homes and for a special exception to modify manufactured home park standards.

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 ***[$0 - $1,230]***

SPECIAL EXCEPTIONS [2]	
Accessory Uses and Other Special Exceptions	
Home Day Care Facility	$585
Modification of Shape Factor	$11,045

Modification of Grade for Single-Family Detached Dwellings		$1,230
Modification of Minimum Setback Requirements	Certain Existing Structures and Uses	$1,230
	Reconstruction of Certain Single-Family Detached Dwellings that are Destroyed by Casualty	$0
Sign Modifications		$11,150
Amendment to Approved Sign Modifications		$5,575
Waiver of Minimum Lot Size Requirements		$11,045
Addition to or Replacement of a Single-Family Detached Dwelling Existing as of May 10, 2023, in a Floodplain		$11,045
Modification of the Standards for a Nonconforming Manufactured Home Park		$11,045 ***[$0-$22,105)***

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) Any expansion of a manufactured home park, regardless of the zoning district, must comply with the standards for the R-MHP District, unless modified by the Board.

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

(a) Regardless of the zoning district, any enlargement of a 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).

(3) The Board may approve a special exception to modify the standards of subsection 2102.14 for a nonconforming manufactured home park. 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.

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.[31]

Manufactured Home Pad Site ~~Lot~~

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

9103. Uses

Manufactured Home[32]

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~~ is subject to federal regulation, and as further defined in Va. Code Sect. 36-85.3. This use does not include a modular dwelling or a recreational vehicle. For purposes of administering the floodplain regulations contained in Section 5105, the definition of 'manufactured home' in ~~subsection 5105.7~~ Section 9104 applies.[33] ~~This use does not include a modular dwelling or a recreational vehicle.~~

[31] "Single-family" occupancy is not a term used in the Zoning Ordinance.

[32] The definition is proposed to be revised in conformance with Va. Code Sects. 36-85.3 and 36-85.11.

[33] The floodplain regulations will be the subject of a future amendment to the Zoning Ordinance.

Appendix 1: Manufactured Home Parks Zoning and Site History

The existing manufactured home parks in the County have developed over time, beginning in the 1940s. Below is an overview of the zoning history for each park. Due to the age of the parks, County records may not be complete and the information below is not intended to represent a zoning compliance review.

1. Alexandria Mobile Home Park

Location: 8501 Richmond Highway; Tax Map: 101-3 ((1)) 31C, 32, 33, 101-3 ((9)) (1) 1-4
Magisterial District: Mount Vernon
Owner: Alexandria MHP LLC, San Francisco, CA
Current Zoning: C-8 (Highway Commercial), H-C (Highway Corridor Overlay)
Current Property Size, Number of Units, Density: Alexandria Mobile Home Park is a consolidation of parks previously known as Engleside and Ray's. The property consists of 12.217 acres and, according to the property owner, is currently developed with 120 manufactured homes for a density of 9.8 units/acre. The property also includes an approximately 3,560-square-foot restaurant. It appears that a portion of the property is used as a storage yard for an adjoining use. The manufactured home park does not include any recreational or other amenities.
Zoning History: The property is not subject to any proffered conditions, or any special exception or special permit approvals. The property is subject to the development conditions associated with Variance V-174-76, approved by the Board of Zoning Appeals on September 14, 1976, to permit an addition to an existing restaurant to be located 6 feet from the front property line. Our records indicate that the former Ray's portion of the property was rezoned to the Rural Business District with RZ #17 on June 4, 1941, and a trailer park permit was issued on February 2, 1949. Rezoning A-99 was approved on July 27, 1960, to rezone 4 additional lots to the C-G, General Commercial District. Our records indicate that the former Engleside portion of the property was issued a trailer park permit on October 6, 1948. Rezoning #1554 was approved on February 10, 1960, to rezone a portion of the property to C-G, General Commercial District, to permit expansion of the existing park. The C-G District was remapped to the C-8 District with the approval of the 1978 Zoning Ordinance. Additional information is available in ZCL-2022-00030 and ZCL-2022-00031.
Site Plan and Development Information: The park was constructed from the 1940s through the 1960s and, based on a review of aerial imagery, was completed by 1972. County records include the following site plan approvals:

- For the Engleside portion of the property, Site Plan #4, titled "Proposed Extension of Greenleaf Trailer Park," was approved on July 25, 1960, for 44 trailer lots, a restaurant and park office building, 6 cabins, a 21-space parking lot, and two play areas on 4.2 acres. Although Department of Tax Administration (DTA) records include a total of 45 units, staff is unable to find a record of the approval of the 45th unit.
- Staff has been unable to locate a site plan for the Ray's portion of the property; DTA records indicate that 75 units are located on the property.

Alexandria Mobile Home Park, 2025 Pictometry



Alexandria Mobile Home Park, 2025 Google image



2. Audubon Estates

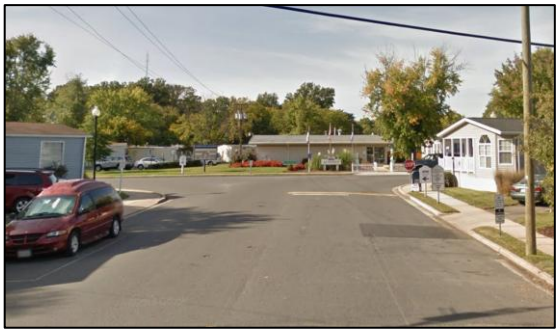
Location: 7930 Audubon Avenue; Tax Map 101-2 ((1)) 13
Magisterial District: Franconia
Owner: Hometown Audubon LLC, Chicago, IL
Current Zoning: R-MHP, H-C (part)
Current Property Size, Number of Units, Density: The property consists of 83.73 acres and is developed with 700 manufactured homes for a density of 8.36 units/acre. The property also includes a park office building, seven separate outdoor recreation areas with a variety of amenities, and a storage building.
Zoning History: The property is not subject to any proffered or development conditions. Rezoning RZ-A-433 was approved on July 25, 1962, to rezone the property to RM-3 for development of a trailer park. Because the park was approved and developed before the adoption of the 1978 Zoning Ordinance, which lowered the permitted maximum density for a manufactured home park to 6 units/acre, the park is considered nonconforming for density. Additional information is available in ZCL-2023-00195.
Site Plan and Development Information: The park was constructed beginning in the 1960s and was completed by 1972. County records include the following site plan approvals:

- Site Plan #200, titled "Hybla Mobile Homes, Sections 1 & 2," approved October 22, 1962, for 248 manufactured homes
- As-Built Site Plan #510, titled "Audubon Estates," approved December 3, 1968, for 150 manufactured homes and 226 parking spaces
- As-Built Site Plan #877, titled Audubon Estates, Section 2," approved May 17, 1973, for 292 manufactured homes and 422 parking spaces
- Site Plan Waiver #01137, approved November 29, 1990, for a storage building
- Minor Site Plan #008053-MSP-001-4, titled "Audubon Estates Back Lot," approved February 22, 2023, for 70 parking spaces

Audubon Estates, 2025 Pictometry



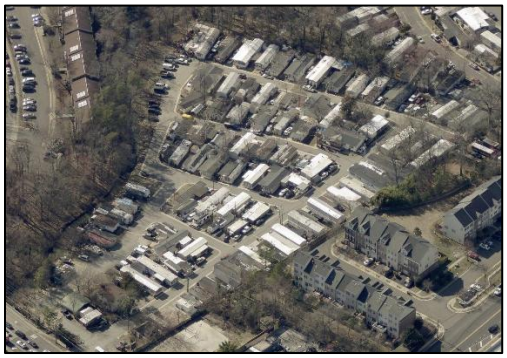
Audubon Estates Entrance, 2025 Google image



3. Harmony Place

Location: 8018 Richmond Highway; Tax Map 101-2 ((6)) 25
Magisterial District: Franconia
Owner: SRP Alexandria LLC (Six Rocks), Charlotte, NC
Current Zoning: C-8, H-C
Current Property Size, Number of Units, Density: The property consists of 5.26 acres and is developed with 68 manufactured homes for a density of 12.9 units/acre and 23 recreational vehicles (RVs), for an overall density of 17.3 units/acre. As noted in an interpretation letter dated October 7, 2021 (see link below), the RVs were not permitted to be located on the site. The property also includes a park office building, a single-family detached dwelling, and a storage area. The park does not include any recreational or other amenities.
Zoning History: The property is not subject to any proffered or development conditions. Rezoning #11 was approved on June 15, 1941, to rezone the property to the General Business District. The General Business District was remapped to the C-G District with the 1959 Zoning Ordinance and then was remapped to the C-8 District with the 1978 Zoning Ordinance. Additional information is available online in ZCL-2021-00130 and INTOAB-2021-00314.
Site Plan and Development Information: The park was constructed in the 1950s. According to County records, Trailer Camp Permit #25 was issued on February 1, 1950, for 40 trailer lots. Staff has not found a record of site plan approval.

Harmony Place, 2025 Pictometry



Harmony Place, 2025 Google image



4. Meadows of Chantilly

Location: 4200 Airline Parkway; Tax Map: 34-3 ((1)) 21
Magisterial District: Sully
Owner: MHC Meadows of Chantilly LLC, Addison, TX
Current Zoning: I-3 (Light Intensity Industrial), WS (Water Supply Protection Overlay), AN (part) (Airport Noise Impact Overlay), HC (part)
Current Property Size, Number of Units, Density: The property consists of 81.1 acres and is developed with 500 manufactured homes for a density of 6.2 units/acre. The property also includes a park office and community center building, a pool, and other recreational amenities.
Zoning History: The property is not subject to any proffered or development conditions. The property was rezoned to RM-3 with Rezoning A-957, approved on April 14, 1965, for development of a trailer park. The RM-3 District was remapped to R-MHP with adoption of the 1978 Zoning Ordinance. On July 7, 1982, the property was rezoned as part of a larger area to I-3 with RZ-82-W-053, in recognition of the noise impact of Dulles Airport.
Site Plan and Development Information: The park was constructed in the 1970s. County records include the following site plan approvals:

- Site Plan #1627, titled "The Dulles Village (Mobile Home Park) Section One," approved June 5, 1970
- As-Built Site Plan #9, titled "The Dulles Village Section Two," approved April 21, 1972
- Site Plan #G7386, approved August 27, 1970, for a swimming pool.

Meadows of Chantilly, 2025 Pictometry



Meadows of Chantilly, 2019 Google image

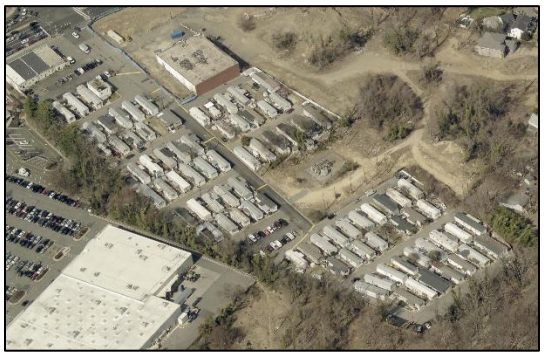


5. Penn Daw Terrace

Location: 6240 Shields Avenue; Tax Map 83-3 ((1)) 25, 83-3 ((8)) 2,3,5,6,7
Magisterial District: Mount Vernon
Owner: Lisa Marie Bradley-Epps, Tr., Fairfax
Current Zoning: C-8, H-C (part), Richmond Highway CRD (Commercial Revitalization District)
Current Property Size, Number of Units, Density: The property consists of 6 parcels located on both sides and at the terminus of Shields Avenue, which is a public street. The parcels total 6.86 acres and, according to the property owner, are developed with 91 manufactured homes for a density of 13.3 units/acre. The property also includes a park office and a parking area. The property does not include any recreational amenities.

Zoning History: On October 11, 1955, the Board of Zoning Appeals approved a trailer park with 133 units as shown on a plat dated September 9, 1955, with certain modifications, including the enlargement of a play area. At that time, the property was zoned General Business, which was remapped to the C-G District with the 1959 Zoning Ordinance, and then was remapped to the C-8 District with the 1978 Zoning Ordinance. The southern portion of the property includes a resource protection area as delineated on the Kings Crossing Addition Resource Protection Area Plan #3058-RPA-002-1.
Site Plan and Development Information: A review of aerial imagery indicates that the park was mostly developed by 1960, and was completed by 1972. County records include a reference to approval of Site Plan #146 for 90 units.

Penn Daw Terrace, 2025 Pictometry



Penn Daw Terrace, 2014 Google image



6. Waples Mobile Home Estates

Location: 11209 Route 29; Tax Map 56-2 ((1)) 46
Magisterial District: Braddock
Owner: Waples Project LP, Dwoskin & Associates, Fairfax
Current Zoning: R-MHP, WS
Current Property Size, Number of Units, Density: The property consists of 25.55 acres and is developed with 152 units for a density of 5.9 units/acre. It appears that currently about four of the units are recreational vehicles. The property also includes a park office, storage area, a playground and recreation field, and a dog park.
Zoning History: The southern section (Section IIA) of the property is subject to the proffered conditions approved with Rezoning RZ-90-A-005 on July 22, 1991, for 51 manufactured homes on 15.63 acres. As part of the rezoning, the Board of Supervisors modified and waived a number of the standards for the R-MHP District. The northern section (Section II) was rezoned to RM-3 with Rezoning A-163 on December 6, 1960, for 112 units on 9.9 acres, and is not subject to any proffered or development conditions.
Site Plan and Development Information: The northern section of the park was developed in the 1960s and the southern section was constructed in the early 1990s. The site plan for the northern section, titled “Site Plan, Section 2, Waples Mobile Home Estates,” was approved on May 4, 1960, as a required precursor for the rezoning. The southern portion was developed as shown on As-Built Site Plan #006148-SAN-002-1, titled “Expansion of Waples Mobile Home Estates,” approved on February 28, 1994.

Waples Mobile Home Estates, 2025 Pictometry



Waples Mobile Home Estates, 2025 Google image



7. Woodley Hills Estates

Location: 2816 Camellia Drive; Tax Map 93-3 ((31)) 6
Magisterial District: Mount Vernon
Owner: Fairfax County Redevelopment and Housing Authority
Current Zoning: R-MHP, H-C
Current Property Size, Number of Units, Density: The property consists of 13.77 acres and is developed with 115 manufactured homes for a density of 8.35 units/acre. The park includes a park office and community building and a playground.
Zoning History: The property is subject to proffered conditions approved on November 22, 1982, with Rezoning RZ-78-V-125, for a total of 227 units on the north and south sides of Dart Drive. As part of this rezoning, the Board approved a density of 9 units/acre to encourage housing for low and moderate income families. On February 14, 2017, Proffered Condition Amendment PCA-78-V-125 was approved to delete the portion of the property on the north side of Dart Drive. As part of the PCA approval, the Board modified and waived a number of the standards of the R-MHP District.
Site Plan and Development Information: The current park was re-built as shown on As-Built Site Plan #005363-SP-002-2, titled "Woodley Hills Estates," approved on October 28, 1991. The property had previously been used for a trailer park, beginning in the late 1940s.

Woodley Hills Estates, 2025 Pictometry



Woodley Hills Estates, 2025 Google image

