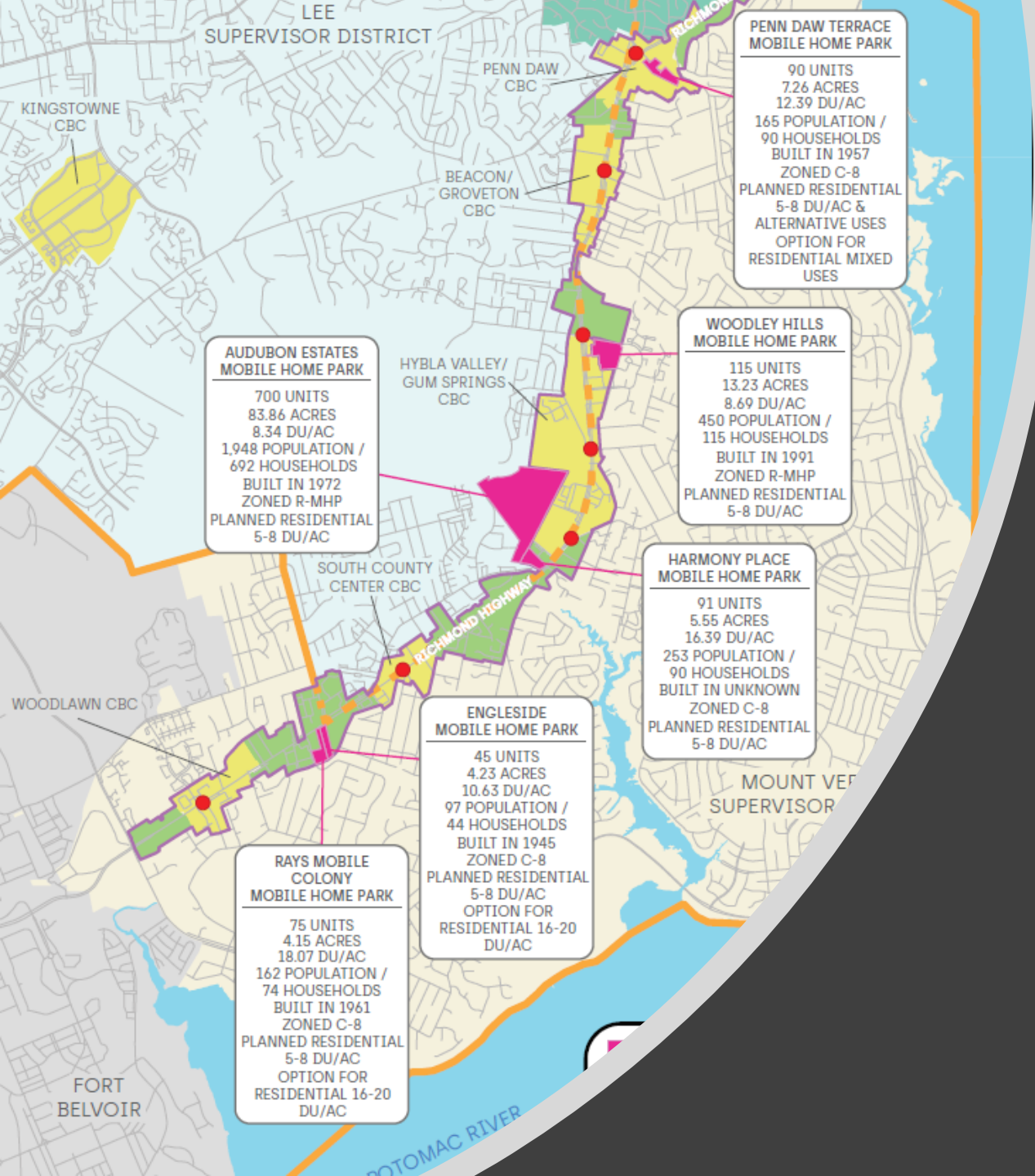


Affordable Housing Preservation Task Force

Adopted Land Use Policies

Mobile / Manufactured Homes Subcommittee

November 10, 2020



Richmond Highway Corridor

Six Mobile/Manufactured Home Parks



Waples Mill

Meadows of Chantilly

Comprehensive Plan – Land Use Element of the Policy Plan (Countywide Recommendations)

Appendix 10: Guidelines for Mobile Home Retention

Mobile homes provide an important alternative source of housing affordable to low and moderate-income households. In Fairfax County this is a relatively small but important segment of the housing inventory.

However, in many cases the existing Plan designation and the underlying zoning are in conflict. Further, many of these mobile home parks can be redeveloped in other uses as a matter of right, leading to a loss of affordable housing and the displacement of residents. It is recommended that this issue be studied further to determine whether it is appropriate to replan these sites to continue their use for mobile home parks.

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Comprehensive Plan – Land Use Element of the Policy Plan (Countywide Recommendations)

Appendix 10: Guidelines for Mobile Home Retention

...Continued...

In the interim, if an existing mobile home park is to be displaced due to redevelopment of the property under the existing zoning prior to the adoption of revised Area Plans, every effort should be made by the property owner to accommodate the displaced units (pads) on adjacent property if such property exists and can be developed in a manner that does not thwart the achievement of sound land use planning objectives. The Board of Supervisors should exercise the flexibility to consider overriding site-specific land use recommendations on a case-by-case basis as a means to achieve the affordable housing objectives through retention of mobile home parks.

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Comprehensive Plan – Land Use Element of the Policy Plan (Countywide Recommendations)

Appendix 10: Guidelines for Mobile Home Retention

...Continued...

Redevelopment of parcels of land for mobile home park use should only be permitted if it can be accomplished in a manner that does not adversely affect surrounding properties by creating an environment for change in land use, or adversely affect the adequacy and availability of public utilities and services or water quality. Any such project should be effectively screened and buffered from existing or planned residential development and should be sensitive to the environment. The applicant should file a rezoning application on the subject property to R-MHP, for consideration of such a proposal. Further, assistance substantially offsetting the costs of relocation for displaced residents should be provided by the property owner and a significant portion of any new pads created under this provision should remain affordable.

Comprehensive Plan – Area Plans

Park Name	Location	Zoning District	Comprehensive Plan Recommendation
ENGLESIDE MOBILE HOME PARK	Mt Vernon District	C-8 (Highway Commercial)	Residential 5-8 du/ac; Redevelopment Option for 16-20 du/ac with consolidation
RAYS MOBILE COLONY	Mt Vernon District	C-8 (Highway Commercial)	Residential 5-8 du/ac; Redevelopment Option for 16-20 du/ac with consolidation
WOODLEY HILLS M.H.P.	Mt Vernon District	PDH-20 (Planned Residential - 20 du/ac)	Residential 5-8 du/ac
PENN DAW TERR MOBILE HOME PARK	Mt Vernon District	C-8 (Highway Commercial)	Mobile Home park at 5/8 du/ac; Redevelopment Option for mixed use consistent with Penn Daw CBC
HARMONY PLACE MOBILE HOME PARK	Lee District	C-8 (Highway Commercial)	Residential 5-8 du/ac; Mobile Homes located in floodplains should be relocated.
AUDUBON ESTATES MHP	Lee District	R-MHP (Residential - Mobile Home Park)	Residential 5-8 du/ac
WAPLES MOBILE HOME	Braddock District	R-MHP (Residential - Mobile Home Park)	Residential 1-2 du/ac; Mobile Home park should remain located in this area, in accordance with Appendix 10.
DULLES MEADOWS MHP	Sully District	I-3 Light Intensity Industrial	Industrial base: Neighborhood should be retained but not expanded due to airport noise. If redeveloped, relocation assistance should be provided.

R-MHP RESIDENTIAL DISTRICT, MOBILE HOME PARK

Purpose and Intent

The R-MHP District is established to provide for mobile home parks; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

Permitted Uses and Development Standards

- Mobile Home Parks and Single Family Homes Permitted
- Most other uses require Special Permit or Special Exception
- Detached or Multifamily homes not permitted
- Maximum density: 6 du/ac
- No homes permitted in floodplain
- Performance Standards for on-site drive aisles, concrete pads, open space, etc.