

Manufactured Housing Task Force

June 6, 2022



PLANNING & DEVELOPMENT



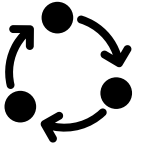
Topics of Discussion



1. Comprehensive Plan



2: Zoning Ordinance

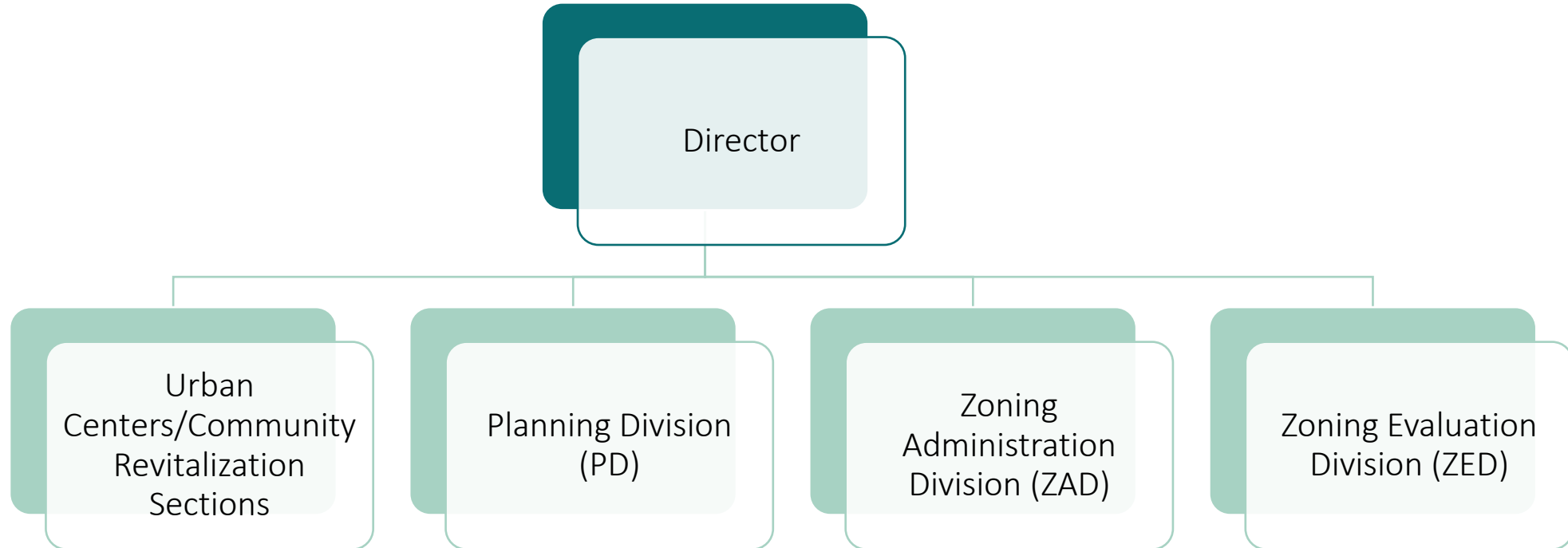


3: Eight Manufactured Housing Communities



4: Engleside/Ray's Comprehensive Plan Amendment

The Department of Planning and Development



Comprehensive Plan vs. Zoning Ordinance

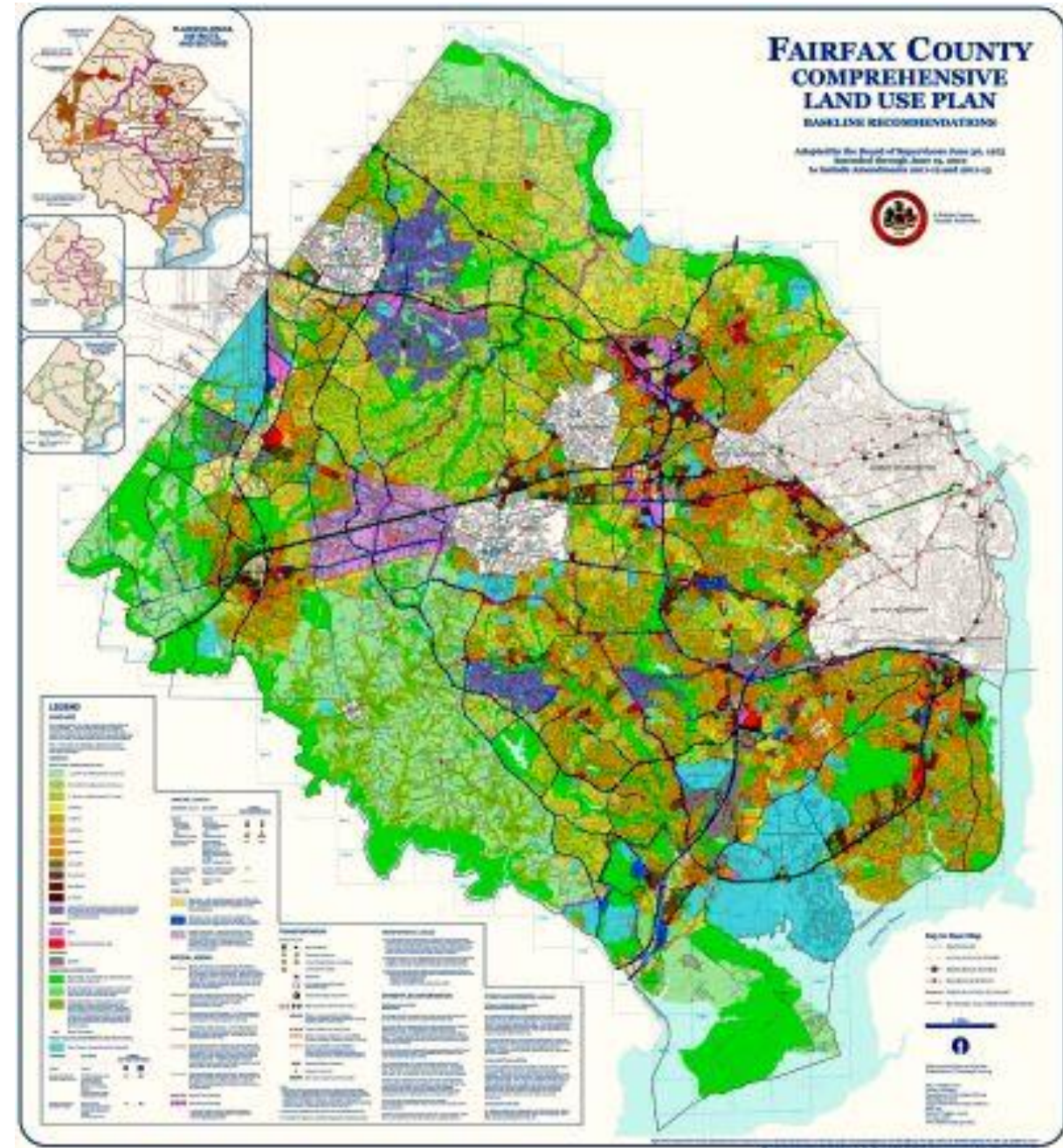
Comprehensive Plan	Zoning Ordinance
<ul style="list-style-type: none">• Guide – Recommendations• Provides general policies regarding land use, housing, transportation, public facilities, environmental protections, heritage resources, parks.	<ul style="list-style-type: none">• Law – Regulations• Implements the Plan• Identifies uses and standards• Intensity/Density• Bulk standards - setbacks, height, open space
Proposals to rezone property are evaluated for conformance with the Comprehensive Plan	

The Comprehensive Plan

Set forth community's vision

Required by the Code of Virginia

Contains recommendations and is NOT law



Comprehensive Plan Components

Policy Plan

The Countywide
Policy Element of The
Comprehensive Plan



Special Areas



Plan Areas



Plan Map



Transportation Plan Map



Trails Plan Map



Bicycle Network Plan Map



Plan Glossary



A to Z

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

Appendix 10: Guidelines for Mobile Home Retention

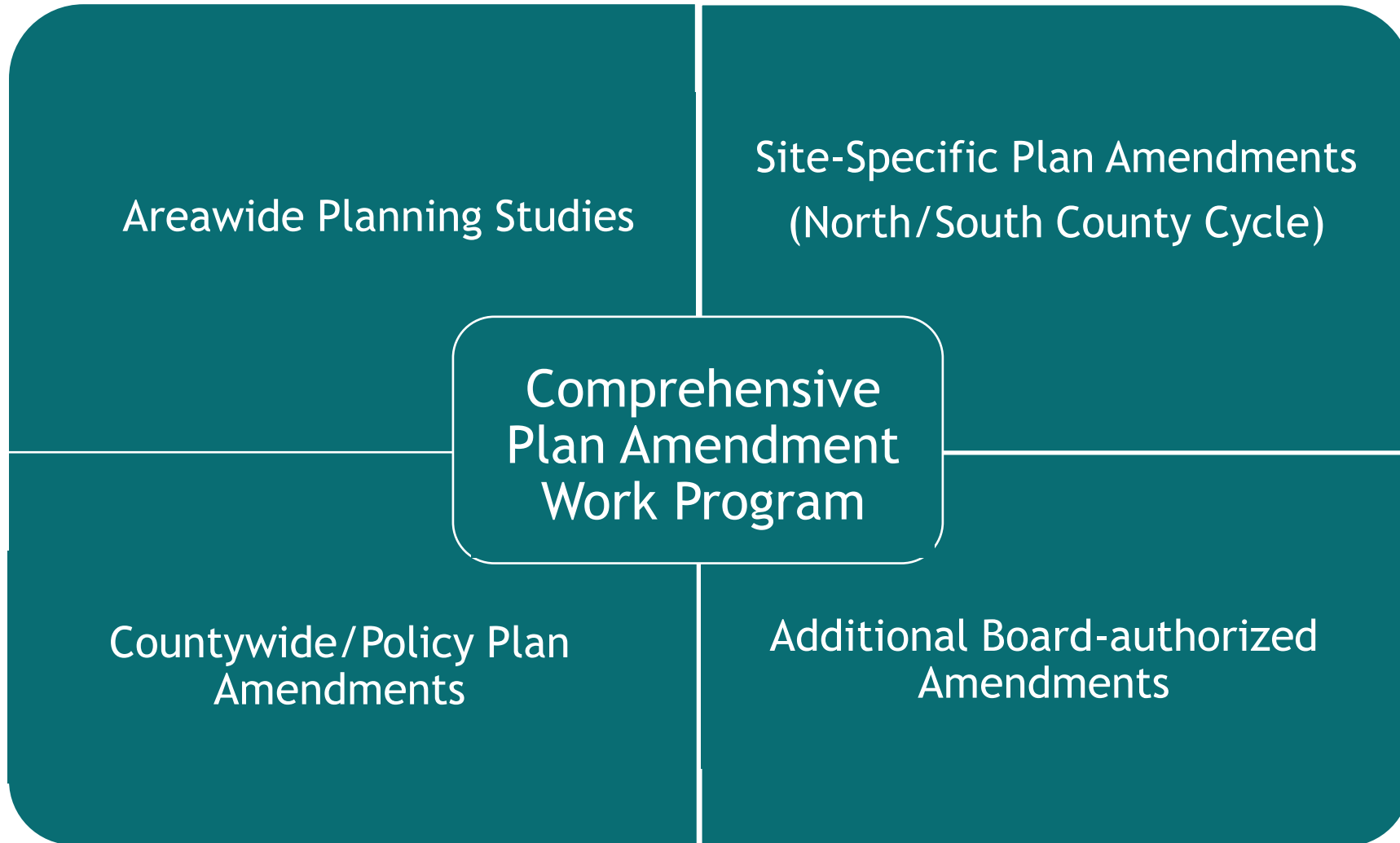
- Mobile homes provide an important alternative source of affordable housing.
- If an existing mobile home park is to be displaced due to redevelopment, every effort should be made to accommodate the displaced units (pads) on adjacent property.
- Redevelopment should only be permitted if it can be accomplished in a manner that does not adversely affect surrounding properties.

Comprehensive Plan - Housing Element of the Policy Plan (Countywide Recommendations)

Objective 3: The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

Policy e. Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use.

Ways To Amend The Plan



Public Engagement

- Public is invited to propose amendments
- Public may sit on advisory committees
- Staff seeks community feedback
- Speak at a public hearing



Rezoning

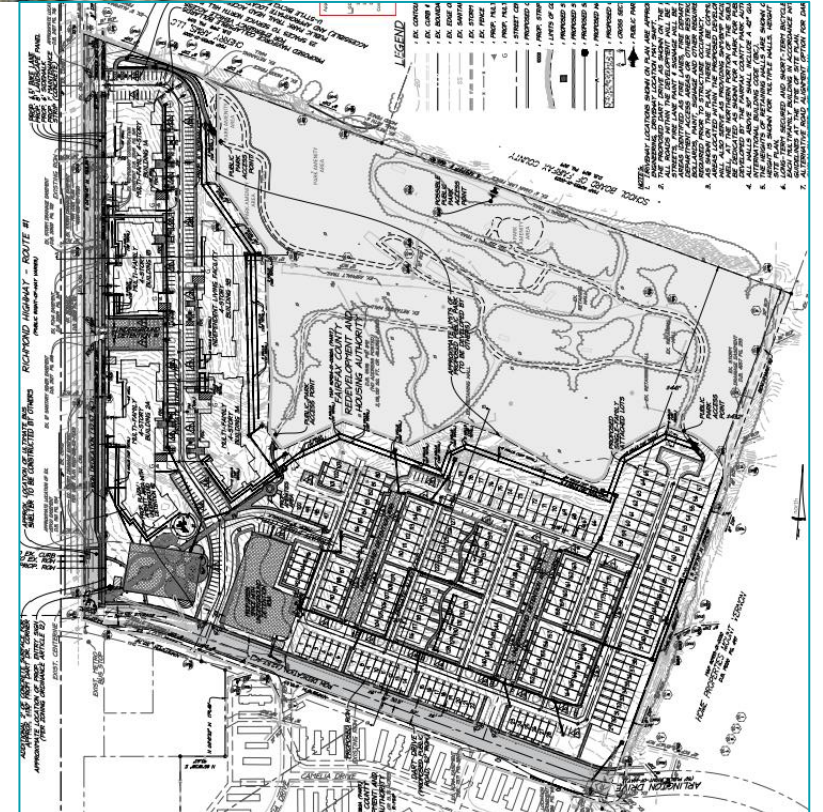
- Permits change in land use and density/intensity
- Implements the Comprehensive Plan
- Public process
- Proffers accepted to address impacts



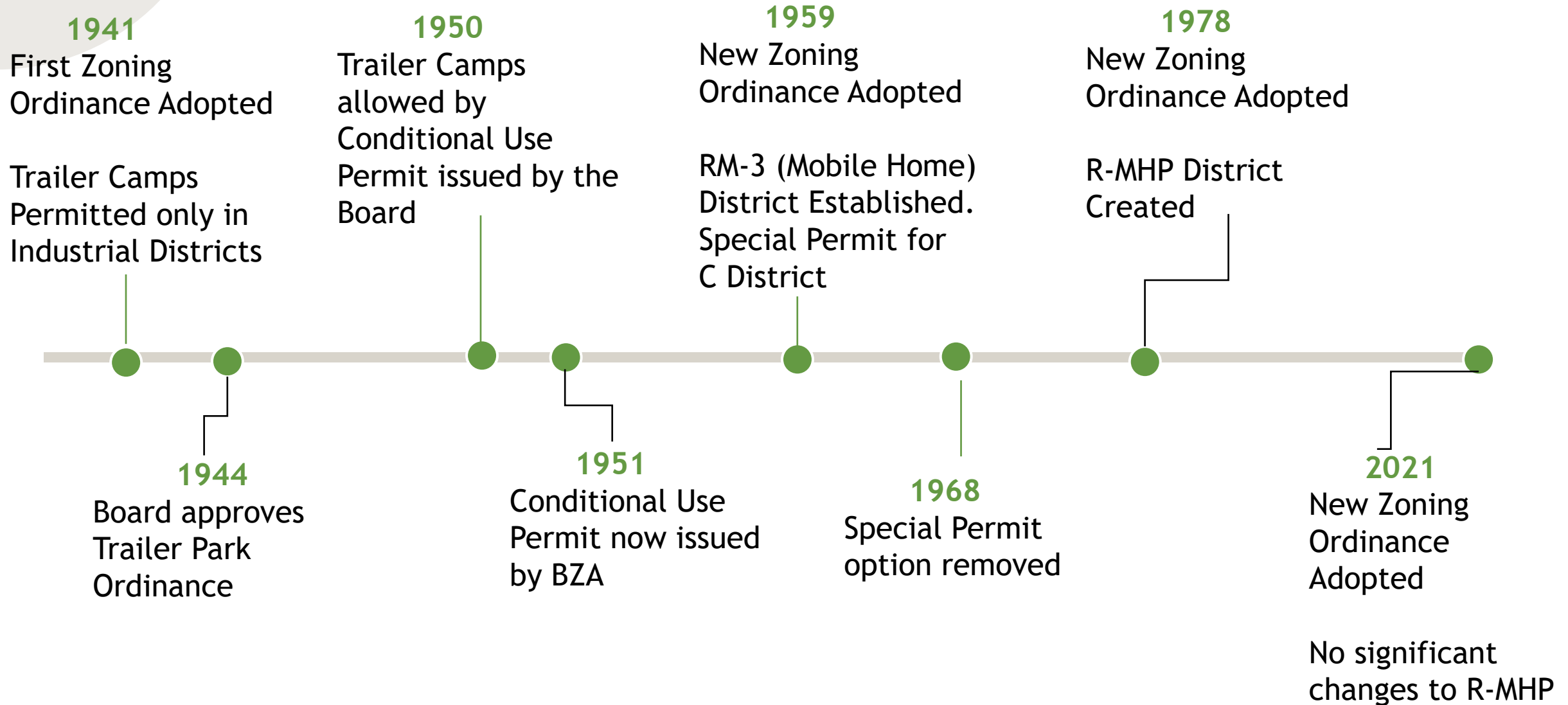
34.88 acres
Vacant
Zoned: R-MHP,
R-2, C-8

Rezoned:
PDH-20

175 SFA
219 MF
60 ILF
12 acre
park

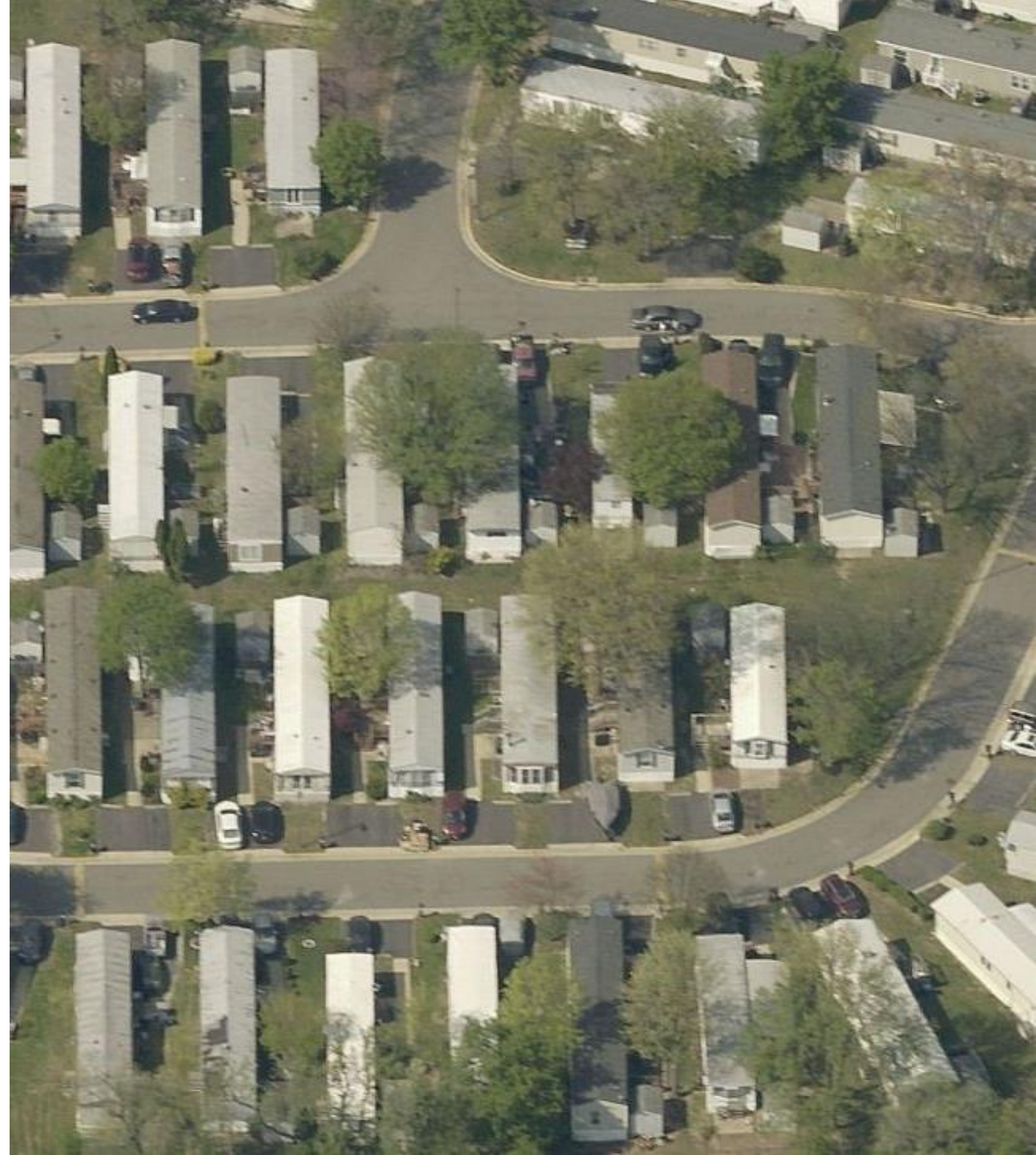


Manufactured Home Park Zoning Ordinance History



R-MHP RESIDENTIAL DISTRICT, MANUFACTURED HOME PARK

- Manufactured and Single-Family Homes Permitted
- Min. District: 15 Acres
- Max Density: 6 du/ac
- Min. Lot Size: 4,000 sf
- Min. Open Space: 20%
- Lots not permitted in floodplain



Manufactured Housing Communities and Existing Zoning

Park Name	Location	Zoning District
ENGLESIDE MOBILE HOME PARK	Mt Vernon District	C-8 (Highway Commercial)
RAYS MOBILE COLONY	Mt Vernon District	C-8 (Highway Commercial)
WOODLEY HILLS M.H.P.	Mt Vernon District	PDH-20 (Planned Residential - 20 du/ac)
PENN DAW TERR MOBILE HOME PARK	Mt Vernon District	C-8 (Highway Commercial)
HARMONY PLACE MOBILE HOME PARK	Lee District	C-8 (Highway Commercial)
AUDUBON ESTATES MHP	Lee District	R-MHP (Residential - Mobile Home Park)
WAPLES MOBILE HOME	Braddock District	R-MHP (Residential - Mobile Home Park)
DULLES MEADOWS MHP	Sully District	I-3 Light Intensity Industrial

Nonconforming Uses

A building or use, lawfully existing on the effective date of this Ordinance or prior ordinances, that does not conform with the regulations of the zoning district in which it is located...

- Manufactured homes are not permitted in Industrial (Meadows of Chantilly) or Commercial Districts (Penn Daw, Harmony Place, Rays and Engleside)
- Can remain but cannot increase density
- Code of Virginia requires replacement of nonconforming manufactured homes (however, must be elevated above 100-year flood level)
- Decks and additions have been permitted if meet R-MHP setbacks



Meadows of Chantilly

500 Units
81.62 acres
6.12 du/ac
Zoned: I-3
Planned: Industrial



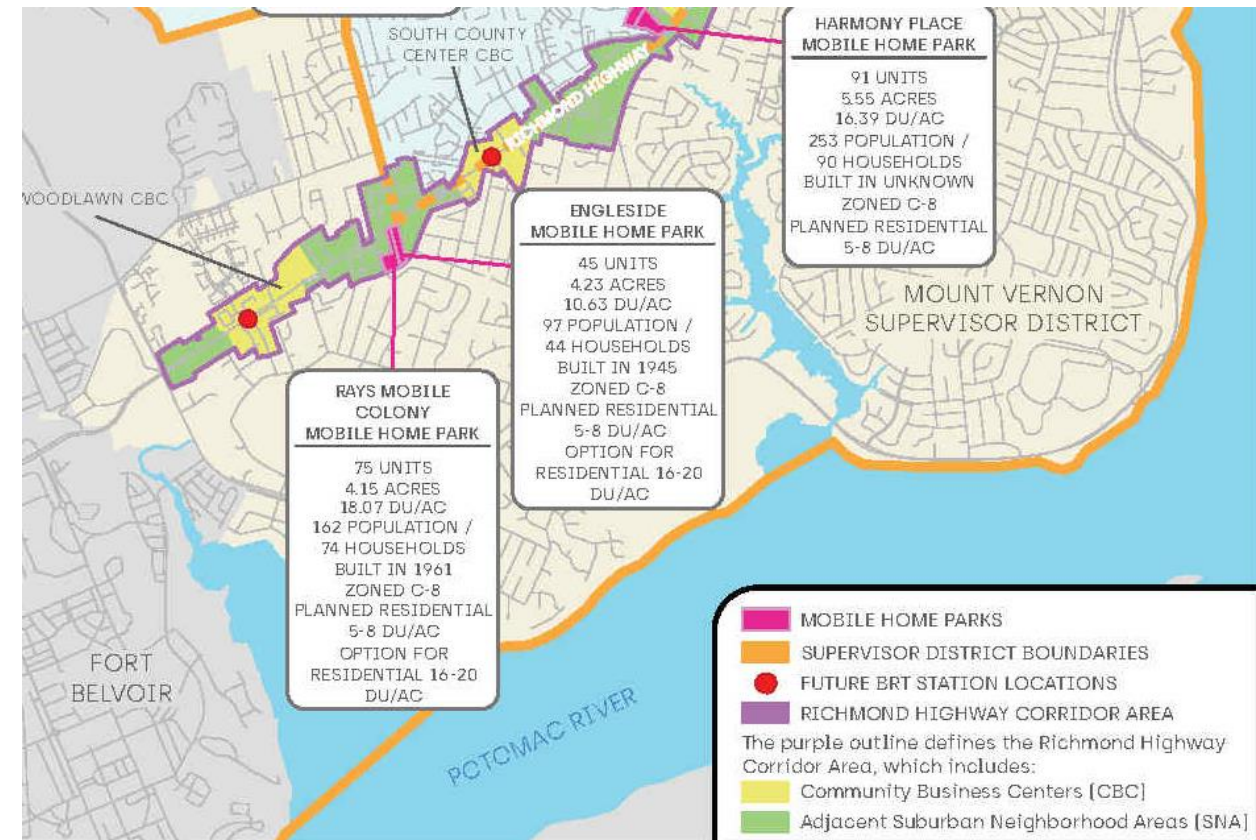
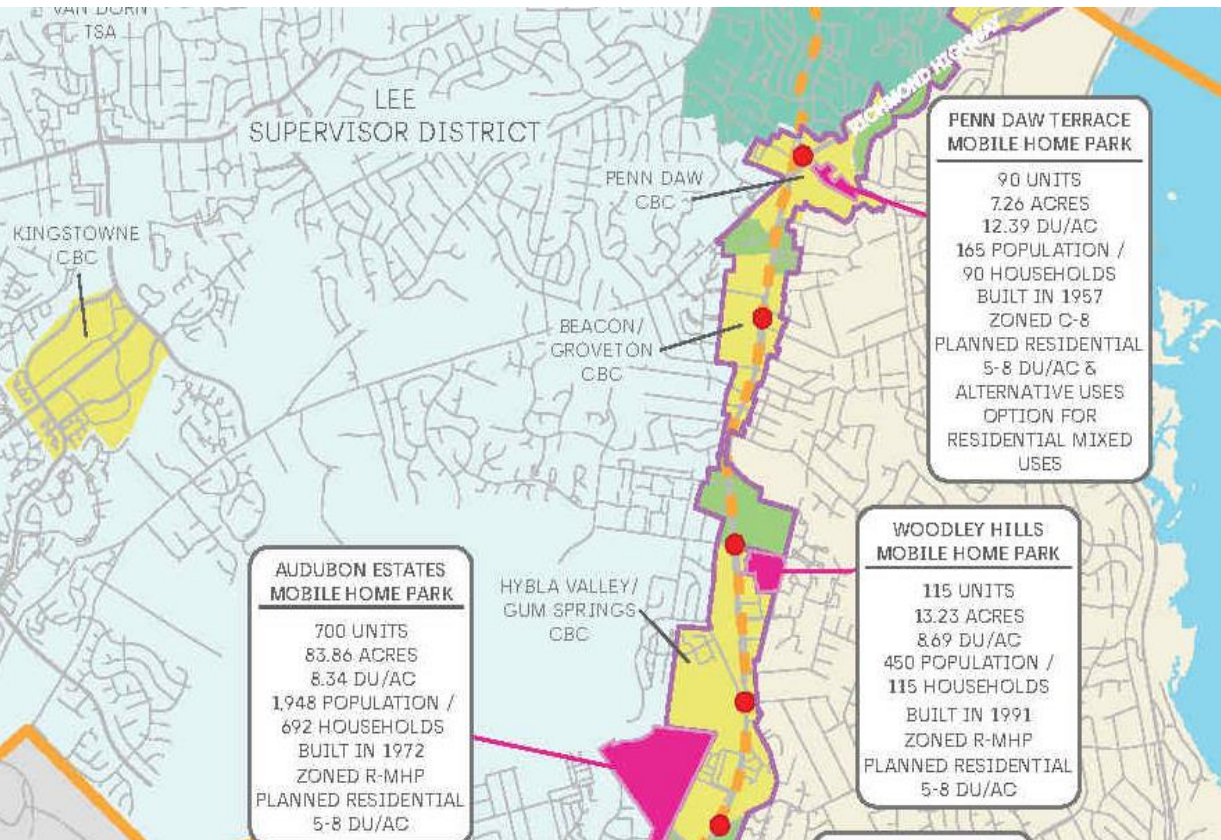
Waples Mill

152 units
24.9 acres
6.1 du/ac

Zoned: R-MHP

Planned:
Residential
1-2 du/ac

Richmond Highway Corridor



Penn Daw

90 Units
7.26 acres
12.39 du/ac

Zoned: C-8

Planned: Residential
5-8 du/ac, Option
Mixed Use





Woodley Hills

115 Units
13.23 Acres
8.69 du/ac

Zoned: R-MHP

Planned: Residential
5-8 du/ac



Harmony Place

68 Units (+23 RVs)

5.55 Acres

16.39 du/ac

Zoned: C-8

Planned: Residential

5-8 du/ac



Audubon

700 Units
83.86 acres
8.34 du/ac

Zoned: R-MHP

Planned: Residential
5-8 du/ac



Rays

75 Units
4.15 acres
18.07 du/ac

Zoned: C-8

Planned: Residential
5-8
Option, Residential
16-20



Engleside

44 Units
4.23 acres
10.4 du/ac

Zoned: C-8

Planned: Residential
5-8
Option, Residential
16-20

Engleside Trailer Park (Deferred)

SSPA 2021-IV-1MV



****Deferred pending
Manufactured Housing Task
Force review of county
manufactured housing
policy****

Engleside Trailer Park (Deferred)

SSPA 2021-IV-1MV

Board Authorization (Deferred Plan Amendment)

Revise adopted plan option to increase the planned density from 16-20 du/ac to 20-30 du/ac, and adjust the neighborhood retail and/or office use.

Richmond Highway

Forest Place

****Deferred pending
Manufactured Housing Task
Force review of county
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