

MANUFACTURED HOMES – FAQs

What is a manufactured home (MH)? *A structure subject to federal regulation, which is transportable in one or more sections; is eight body feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. (Article 1)*

1. *It is a dwelling designed for transportation, after fabrication, on streets and highways on its own wheels, or on a flatbed or other trailer, and arriving at site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operation, location on permanent foundations, connections to utilities and the like.*
2. *Its design and type shall be clearly identified by the manufacturer by visible identifiable seal or plate of a permanent nature as a manufactured home. Use of such a unit for other than living purposes does not alter its classification as a mobile home.*
3. *Its requirements for transit from site to site shall be in accordance with the Motor Vehicle Code of Virginia (1950 as amended).*
4. *This definition shall not apply to travel trailers used for recreational camping purposes.*

Can a MH be considered an accessory building or a guest house? **NO.** *Contained in the County's definition of a MH is the provision that a MH "...is designed to be used as a single-family dwelling..." An accessory building – such as a guest house, art studio or garage – has a subordinate or secondary use that is incidental to the primary structure/use. In most cases, a single-family dwelling (or similarly, a two-family or multi-family dwelling) would be a primary structure/use. Therefore, a MH may not be used, nor modified to be used, as an accessory building or guest house.*

Can I place a MH on the same lot as an abandoned single-family home?

YES, IN ZONING DISTRICTS THAT ALLOW MHs. *The placement of an individual MH may be permitted on the same lot as an abandoned single-family dwelling for a period of time not to exceed three (3) years. In order for the single-family dwelling to be considered abandoned, it may not be inhabited and it shall be maintained in appearance. The style, size, configuration and approval method must comply with your current zoning district allowances. (Article 13-15)*

Can I replace an existing, non-conforming MH? **YES.** *The County allows MHs that pre-exist the adoption or revision of the applicable ordinance to continue to be used "as-is" OR be replaced "like with like". That is, the replacement MH must be of similar size, configuration, constructed on or after June 15, 1976 and cannot be more non-conforming. (Article 12-1)*

Can I place an older model MH on a property? **MAYBE.** *MHs constructed after June 15, 1976, which are now built according to the Federal Manufactured Home Construction and Safety Standards, are allowed in Lancaster County, Virginia. All MHs – old, new or refurbished – must also meet the appropriate MH building, foundation and safety requirements established by the Lancaster County Building Code and the Virginia Uniform Statewide Building Code.*

Are attached MHs (i.e. duplex MHs) allowed in the County? **YES, IN ZONING DISTRICTS THAT ALLOW MHs AND TWO-FAMILY DWELLINGS.** *Attached MHs are two (2) or more single-family MHs that are structurally independent of one another and attached by a fire separation wall. They must meet the appropriate building, foundation and safety code requirements established by the Lancaster County Building Code and the Virginia Uniform Statewide Building Code. No more than two (2) attached MHs are allowed that are on one (1) contiguous foundation AND under one (1) roof structure.*

Is a special exception transferrable? **YES.** *A special exception is transferrable to a new owner AND can be applied to a replacement MH. A special exception runs with the land, unless revoked by the Board of Supervisors or vacated by the property owner. The current or future property owner may then replace the MH so long as the structure is not more non-conforming.*



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What zoning districts allow individual MHs (i.e. only one (1) manufactured home per lot)?

ZONING DISTRICT	MH ALLOWED <u>OUTSIDE</u> OF WATERFRONT OVERLAY DISTRICT	MH ALLOWED <u>INSIDE</u> OF WATERFRONT OVERLAY DISTRICT
District A-1, Agricultural, Limited ¹	One (1) Individual MH, on a permanent foundation <u>by right</u> (single-family dwellings only)	One (1) Individual MH, on a permanent foundation - located <u>in non-tidal areas (i.e. not on property taxed as waterfront)</u> , with a <u>special exception</u> (single-family dwellings only)
District A-2, Agricultural, General ¹	Individual MHs, on a permanent foundation <u>by right</u> (single-family & two-family dwellings permitted)	One (1) Individual MH, on a permanent foundation – located <u>in non-tidal areas (i.e. not on property taxed as waterfront)</u> , with a <u>special exception</u> (single-family dwellings only)
District R-1, Residential, General ¹	<p>Individual MHs with a permanent masonry foundation, undercarriage removed, a roof pitch of 3:12 or greater, a minimum of 24 feet in width, and declared as real property <u>by right</u> (single-family & two-family dwellings permitted)</p> <p>OR</p> <p>Individual MHs not meeting all the above criteria, with a <u>special exception</u> (single-family & two-family dwellings permitted)</p>	<p>One (1) individual MH with a permanent masonry foundation, undercarriage removed, a roof pitch of 3:12 or greater, a minimum of 24 feet in width, and declared as real property – located <u>in non-tidal areas (i.e. not on property taxed as waterfront)</u>, with a <u>special exception</u> (single-family dwellings only)</p> <p>OR</p> <p>One (1) Individual MH not meeting all the above criteria – located <u>in non-tidal areas (i.e. not on property taxed as waterfront)</u>, with a <u>special exception</u> (single-family dwellings only)</p>

¹ No MHs are allowed within the RV-1, Rural Village Overlay District. (Article 21)

What if my property is located in a special flood hazard area (Floodplain Overlay District)? All MHs placed, or substantially improved, on individual lots or parcels, must meet all the requirements for new construction, including the elevation and anchoring requirements as provided in Part I, Article 23 – Floodplain Overlay District; however, within the specific Floodway District of Flood Zone AE, the placement of MHs (mobile homes) is prohibited, except in an existing MH (mobile home) park or subdivision. A replacement MH may be placed on a lot in an existing MH park or subdivision provided the anchoring, elevation, and encroachment standards are met. (Article 23)

What is a MH park or subdivision. Any area designed to accommodate **two (2) or more individual MHs** intended for residential use is considered a manufactured home park or subdivision and is subject to separate zoning requirements under the Lancaster County Zoning Ordinance. (Article 1)

Where can a MH park or subdivision be located?*

1. In the Agricultural, General, District A-2 only, with a special exception.
2. At least 800 feet from tidal waters and/or wetlands.
3. With direct access to an existing Virginia secondary highway.
4. Not within 1,000 feet of an existing or planned Virginia primary highway.
5. Shall contain a minimum of 20 and maximum of 50 acres. The minimum width of the park shall not be less than 550 feet. The ratio of width to depth shall not exceed one (1) to five (5).
6. Maximum density shall not exceed a total of three (3) MHs per gross acre.

*For more details and specifications for MH parks/subdivisions please see Article 20 – Manufactured Home Parks, of the Land Development Code of Lancaster, VA.