



CITY OF BUENA VISTA PLANNING COMMISSION

AGENDA

3/10/2026 | 7:00 PM

Council Chambers – 2039 Sycamore Avenue

ADG #1: CALL TO ORDER

ADG #2: PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

ADG #3: REVIEW AND ADOPTION OF MINUTES

ADG #4: OLD BUSINESS

1. Zoning Text Amendment – Accessory Dwelling Unit discussion

ADG #5: NEW BUSINESS

2. Conditional Use Permit – Campground at Rockbridge Creative Institute (RCI), 801 Meridian Parkway

ADG #8: REPORT OF SECRETARY

1. More General Assembly updates
 - a. HB 655 – Localities can no longer prohibit manufactured homes where site-built homes are permitted. Currently, manufactured homes are not permitted in most zones in Buena Vista. If this is adopted, they would be allowed anywhere.
 - b. HB 888 – Sets limits on what off-street parking can be required by zoning codes. Essentially, we could require no more than 0.5 parking spaces per unit in multifamily/mixed use buildings, and no more than 1 parking space per unit for single- and two-family dwellings.
2. The Weldon Cooper center at UVA, which does demographics for the state, released 2025 population estimates. Buena Vista was estimated at 6,751, which is up about 100 from the 2020 census.

ADJOURNMENT

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2028

Harold Kidd, 6/30/2026

Kathy Janiczek, 8/31/2029

Marolyn Cash, 6/30/2028

Sarah Henson, 9/30/2027

Melvin Henson, 9/30/2027

Bryson Adams, 12/31/2028

Timothy Petrie, 12/31/2028

Jason Tyree, Ex Officio member

Staff

Tom Roberts, Director of Community Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

(540) 261-8607 | troberts@bvcity.org | buenvistava.org/planning

Meetings

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2nd Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.



CITY OF BUENA VISTA PLANNING COMMISSION

REGULAR MEETING MINUTES

2/10/2026 | 7:00 PM

Council Chambers – 2039 Sycamore Avenue

Members Present

Thomas Roberts, Staff Secretary

Dennis Hawes, Chair

Bryson Adams

Marolyn Cash

Melvin Henson

Timothy Petrie

Members Absent

Sarah Henson

Kathy Janiczek

Harold Kidd

Jason Tyree, City Manager ex officio

CALL TO ORDER

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

REVIEW AND ADOPTION OF THE MINUTES

For minutes of 1/13/2026 meeting:

Corrections: none

Motion to approve: Mr. Henson 1st, Mrs. Cash 2nd, all yes

Abstentions: Mr. Petrie

OLD BUSINESS

None

NEW BUSINESS

Zoning Text Amendment – Accessory Dwelling Unit discussion

Mr. Hawes began by quickly defining an ADU and then stated that he is concerned about people using ADU regulations as an end-run around limitations on duplexes. Having noted that, he jumped straight to the specific policy questions in the staff report, beginning with whether there should be a minimum lot size. There was discussion back and forth, agreeing that a large threshold such as an acre would be prohibitively limiting. Mr. Hawes suggested a lot coverage

maximum. Mr. Adams questioned what the purpose of allowing ADUs, which would influence how the lot requirements would set. Mr. Roberts stressed that if the minimum lot size is set above one lot (6,250 sf) many properties would be excluded. Mr. Hawes brought up ADUs that are larger than the primary house, and there was agreement that was undesirable, and Mr. Roberts added that if it were larger than the house it would cease to be “accessory.” The commission agree to set a maximum lot coverage of 60%.

Minimum and maximum unit size was discussed. There was agreement there should be a max size of perhaps half of the primary dwelling, but then Mr. Hawes brought up basement units that were the same size as the primary dwelling because the footprint is the same. Mr. Hawes stated that he thinks 300 sq ft would be a good minimum size, and that the max should be 50% of the primary unit.

As a sidebar, Mr. Adams asked whether building codes would apply to ADUs like primary units, citing a basement that had ceilings just below the minimum that would allow occupancy. Mr. Roberts responded that yes, ADUs must follow the same codes as primary units. Mr. Roberts also discussed differences between an ADU and a duplex and the existing provision for “soft ADUs” within primary dwellings as long as the occupancy does not exceed the definition of a “family.” He emphasized that the goal is to have safe housing that is up to code.

Mr. Adams also raised the question of separate electric metering. Several members of the commission felt that separate metering and separate water and sewer taps for ADUs are not necessary, and requested that staff contact Dominion about their policies to see whether they would require a second meter or not.

Mr. Petrie asked how staff would determine whether an ADU was being built or not, and what constituted that use. Mr. Roberts responded that if additional space is added to a home that includes a bathroom, and kitchen, and separate entrance, and separate electric service, etc. that could make it a separate unit from a building code perspective, this would be considered a separate unit. It does not matter whether the occupants are related or unrelated. There are situations when the use of a space is initially permitted but changes and is no longer permitted, such as a soft ADU with a family member that then is rented out to multiple unrelated persons.

Mrs. Cash asked about enforcement, and Mr. Roberts responded that it is largely complaint based. Also when property owners propose construction he talks to them about what is and is not allowed. Ultimately, there is the possibility that some owners abuse the soft ADU provision in order to save money, and create quasi-ADUs that are not permitted and have occupancy violations, but these are a liability to owners because they might be caught. It is better to build it correctly with the correct permitting.

Mr. Roberts opined that most people pursuing ADUs will be applying for detached ADUs, and those considering attached ADUs will opt for soft ADUs. Also, many of the detached ADUs will be conversions of existing buildings.

The next question was whether there should be a cap by room type such as bedrooms and bathrooms. The Commission quickly agreed that there shouldn't be a cap, but later Mr. Adams brought up issues with this related to short term rentals.

Next was whether there could be multiple ADUs on a single lot with a single primary dwelling, and the Commission agreed no.

This was followed by whether ADUs should be permitted or prohibited in certain zoning districts. Mr. Roberts clarified that the Mixed Use and Mixed Business zones already functionally allow ADUs because a lot can have multiple single family dwellings. He added that his recommendation was to allow ADUs anywhere dwellings are allowed, and the Commission agreed.

The Commission agreed that there should be owner occupancy requirements for either the main house or the ADU, in order to prevent out of town landlords proliferating. Mr. Roberts pointed out that this would greatly limit SVU-related ADU investment because most SVU-related owners are not owner-occupants. However, he pointed out the enforcement of this will be difficult because it will be hard to know when a property changes hands and is no longer owner-occupied. Mr. Adams opined that the owner occupancy requirement will protect them from the duplex problem, but will not become an enforcement issue for five or ten years.

The Commission supported allowing use of ADUs for short term rental units. Mr. Adams opined that if ADUs can be an STR, then there should be a cap on the number of bedrooms in order to prevent overcrowding of STR ADUs, which could easily be advertised for 4 or 6 or 8 occupants. He recommended a cap of one bedroom. Mr. Roberts stated that he agreed with this because ADUs will already be limited to two occupants.

Mr. Roberts spent a few minutes explaining his question about whether there should be tiers of ADUs to which different regulations applied, mentioning California's "junior" ADUs, then asking whether ADUs should be by-right or require a review process such as conditional use permitting. Mr. Hawes noted that if they required a CUP, then the PC would have to determine by what criteria they should be judged. Mr. Roberts stated that he recommends allowing by-right and building limitations and parameters into the code. There would still be a zoning permit required and building code review.

Mr. Henson asked whether an exterior entrance would be required for basement ADUs, and Mr. Roberts replied that yes, it would and he believes that is a building code requirement.

Mr. Roberts also brought up the practice of local governments providing pre-approved ADU plans. This is mainly a benefit if ADUs would otherwise require a discretionary review process, and pre-approved plans can offer a streamlined option. Mr. Hawes stated that he does not think these plans are necessary for Buena Vista and he does not want to limit creativity.

The Commission discussed whether setbacks should be different from other accessory buildings, and after going back and forth and talking about some scenarios, Mr. Hawes proposed 5' side and rear setbacks. Mr. Roberts pointed out that currently, accessory buildings over one story must be set back ten feet. This brought up pre-existing accessory buildings that owners propose converting to ADUs, but which don't meet the new 5' minimum setback. The Commission agreed that such conversions would be permitted but the accessory building may not become more nonconforming, such as by adding a story.

The next item was utility connections. Mr. Roberts stated that he would like ADUs to be as independent as possible, but separate water and sewer taps would cost \$6,500 right off the bat, which is a large cost to add onto an ADU.

The next question was about trash service. Mr. Roberts noted that he anticipates City Council members to point out that if ADUs did not have to pay a water meter fee or a trash fee, they would be "freeloaders". Mr. Hawes suggested a surcharge on the primary residence trash fee. Following that suggestion, Mr. Roberts said that the primary residence could have a surcharge or the ADU could be separately billed a trash-only fee. He pointed out that ADUs would have separate addresses.

The next item was parking, and Mr. Hawes quickly stated that yes, one off-street parking should be required. Mr. Roberts did note that many locations across the country do not require parking but that he supports this in Buena Vista.

The next question was whether ADUs should be allowed to be sold separately, and the Commission agreed no. There was discussion of a hypothetical ADU build on a vacant lot, which could potentially be sold separately later if it met minimum square footage requirements and frontage requirements. Mr. Petrie asked about curb & gutter requirements in that scenario and Mr. Roberts stated that in general he did not think the City should require curb & gutter for new ADUs.

Speaking to the discussion in the staff report of financing issues, Mr. Hawes stated that in his experience, landlords need to be financially solvent enough to pay the mortgage without receiving rent from an ADU. Mr. Petrie added that he believes ADUs are an important option to allow families to take care of elderly relatives.

Mr. Roberts then added that there is a bill in Virginia General Assembly that would pre-empt local regulations of ADUs. It is possible that Planning Commission could do all the work of

preparing an ordinance only to have it superseded in July. While this bill has been kicked around for several years, with the Democrat in the administration it is more likely to get passed.

Secretary's Report

Mr. Roberts also reported on an alarming bill in General Assembly that would prohibit localities from regulating off-street parking at all, regardless of the type of development. He believes that this is a one-size-fits-all answer to problems in Northern Virginia that is not good for smaller places.

Mr. Hawes brought up the SVU dormitory, and Mr. Roberts relayed that SVU is planning to make meaningful changes to the layout and design of the building, so it will come back to Planning Commission for review potentially as early as March.

Adjournment

8:27 PM

Approval by Chairman:

Signature

Date



STAFF REPORT

TYPE: Zoning Text Amendment

PROJECT: Section 702 Accessory Dwelling Units

DATE: 3/4/2026

SYNOPSIS

Adopt regulations addressing accessory dwelling units (ADUs).

ANALYSIS

Proposed Policies

Staff have drafted text based on the discussion at the last Commission meeting, as well as on an ADU bill that is currently in the Virginia General Assembly this year. SB 531 would pre-empt local zoning regulations by allowing ADUs anywhere that allows single-family dwellings. However, it allows localities to place various regulations on the ADUs, and the parameters in this bill align pretty well with the Commission's discussion and the direction we were already going. This bill has passed both the House and the Senate and staff believe it is likely to be signed by the Governor, so staff recommend that the draft text align with this bill to avoid having to amend ordinance later.

Key policy points of draft text:

- Minimum lot size for house with ADU of 6,250 sf (one lot).
 - PC requested maximum lot coverage of 60%, but SB 531 prohibits dimensional requirements that are more stringent for primary dwelling or accessory buildings. BV does not have lot coverage maximums in most districts and staff do not recommend introducing them.
- Max square footage of ADU is 50% of the main house, minimum size is 320 sf (this will align with existing minimum sq ft for "efficiency" apartments in Mixed Use zone)
- Max of 2 people living in ADU
- Max of one bedroom in ADU
- Owner occupancy of either main house or ADU required
- Same setbacks for ADUs as other accessory buildings
 - PC requested side & rear setbacks of 5 feet but as noted above SB 531 prohibits dimensional regulations that are stricter than those for other accessory buildings
- One off-street parking space required for ADU

Trash pickup was discussed at the last meeting, and staff learned that there is already an established protocol for charging property owners for additional trash pickups when there are multiple dwelling units on a property. It is not uncommon for a property with two apartments to have a single bill but two trash pickup fees. This is how ADUs would be handled. This process can be done through existing department policies and does not need to be addressed in the zoning text.

Draft Text

Definitions

302.XX *Accessory dwelling unit*, or *ADU*, a complete independent dwelling unit, with kitchen and bath, designed, arranged, used, or intended for occupancy by not more than two persons for living purposes and having a separate entrance and address, that is either (a) contained within the principal structure of a single-family dwelling (an “attached ADU”) or (b) in a separate, fully detached structure from the principal structure (a “detached ADU”).

Regulations

702.00 Accessory Dwelling Units

702.01 Purpose. The intent of this section is to regulate the construction and occupancy of accessory dwelling units (ADUs). ADUs shall be clearly secondary and accessory to the primary dwelling unit as to location, height, square footage, floor area ratio, and building coverage, and in keeping with the character of a single family neighborhood. The ADU must be integrated into or be compatible with the primary structure using features such as roof lines, exterior materials, window patterning or exterior color.

702.02 Accessory dwelling units generally

702.02-1 A single accessory dwelling unit, both attached and detached, shall be considered a customary accessory use in all zones where single-family dwellings are permitted. A zoning permit must be obtained prior to construction or use of an accessory dwelling unit.

702.02-2 Use and occupancy of each dwelling unit must comply with all applicable building, property maintenance, and rental inspection code regulations including inspection requirements, as applicable.

702.02-3 A primary dwelling unit may have no more than one accessory dwelling unit.

702.02-4 Accessory dwelling units are subject to the dimensional regulations applicable to other accessory buildings within the same zoning district.

702.02-5 No accessory dwelling unit may be established or built on a non-conforming lot. To establish or build an accessory dwelling unit, its lot must meet the minimum lot size, if any, within the applicable zone.

702.02-6 At least one off-street parking space must be dedicated to the accessory dwelling unit.

702.02-7 Attached ADUs may be no larger than 50% of the square footage of the primary dwelling unit. Detached ADUs may be no larger than 50% of the square footage of the primary building.

702.02-8 The minimum square footage of the ADU is 320.

702.02-8 An accessory dwelling unit may have no more than one bedroom.

702.03 Occupancy of accessory dwelling units

702.03-1 No more than two persons may occupy the ADU.

702.03-2 On a property with an accessory dwelling unit, the property owner must at all times be the permanent resident of either the primary or accessory dwelling.

Determination of residency shall be made by the Zoning Administrator. Occupancy of an accessory dwelling unit when neither the primary dwelling nor the accessory dwelling unit is the permanent residence of the property owner shall constitute a zoning violation.

26107523D

SENATE BILL NO. 531
 AMENDMENT IN THE NATURE OF A SUBSTITUTE
 (Proposed by the Senate Committee on Local Government
 on February 9, 2026)
 (Patron Prior to Substitute—Senator Srinivasan)

A *BILL* to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.3 as follows:

§ 15.2-2292.3. Development and use of accessory dwelling units.

A. As used in this section, "accessory dwelling unit" or "ADU" means an attached or detached dwelling unit on a residential dwelling lot that:

1. Provides complete independent living facilities for one or more individuals;
2. Is located on the same lot as a proposed or existing primary residence; and
3. Includes facilities for living, sleeping, eating, cooking, and sanitation.

B. Zoning ordinances for single-family residential zoning districts shall be deemed to include accessory dwelling units as a permitted accessory use, and no locality shall require compliance with any other requirements except as provided in this section.

C. Any person proposing an ADU shall first obtain an ADU permit from the locality, for which the locality may charge a fee of no more than \$500. Such fee shall be in addition to any other applicable fees, including inspection, site, or building permit fees, that may be required in connection with the ADU. A locality shall issue the permit if the applicant demonstrates that the ADU complies with the requirements of this section and the local codes and ordinances referenced herein.

D. Localities may require the following:

1. A lease term for the rental of an ADU of 30 consecutive days or longer;
2. Replacement of a primary dwelling's required parking if the construction of the ADU eliminates such parking;

3. Dedicated parking for the ADU;

4. Limits on floor area, lot coverage, and impervious area of an ADU of no less than (i) 350 square feet on lots less than 2,500 square feet and (ii) 500 square feet on lots 2,500 square feet or greater;

5. Compliance with (i) building codes, including the requirements of the Uniform Statewide Building Code (§ 36-97 et seq.), for an accessory dwelling unit if the ADU is attached or for a dwelling unit if the ADU is detached; (ii) water, sewer, septic, emergency access, flood zone, and stormwater requirements; (iii) historic and architectural districts and corridor protection restrictions; and (iv) Air Installations Compatible Use Zone restrictions;

6. Owner occupancy of the ADU or the primary dwelling, but not both, only at the time an application is submitted to construct or convert an accessory dwelling unit;

7. That the ADU shall be no more than 500 feet from the primary dwelling;

8. No ADUs on a residential lot that has more than one dwelling unit; and

9. No ADUs sold separately or subdivided from the primary dwelling.

E. Localities shall not require the following:

1. Rear or side setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less;

2. Restrictions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear or side setbacks, lot size or coverage, or building frontage;

3. A restrictive covenant concerning an ADU on a lot or parcel zoned for residential use by a single-family dwelling;

4. Improvements to public streets as a condition of allowing an ADU, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the ADU; or

5. Consanguinity or affinity between the occupants of an ADU and the primary dwelling.

F. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

G. Nothing in this section shall apply to any existing permits for an ADU approved by the locality prior to July 1, 2027.

SENATE SUBSTITUTE

SB531S1

60 *H. Nothing in this section shall be construed to restrict a locality's passage prior to July 1, 2027, of an*
61 *ADU ordinance, or a subsequent amendment thereof, that substantially complies with the requirements of*
62 *this section.*

63 *I. Nothing in this section shall apply to a locality that adopted an ADU ordinance prior to January 1,*
64 *2026.*

65 **2. That the provisions of this act shall become effective on July 1, 2027.**



STAFF REPORT

TYPE: Conditional Use Permit
PROJECT: Campground at Rockbridge Creative Institute, 801 Meridian Parkway
DATE: 3/4/2026

SITE INFORMATION

Address/Tax Map:	801 Meridian Parkway, Tax Map 8-1---1
Zoning:	INST Institutional
Existing land use:	Vacant
Proposed land use:	Campground
Size:	Approx. 15-20 acre portion of Rockbridge Creative Institute property
Staff Recommendation:	Approve

Overview

Austin Rehl/Rockbridge Creative Institute (RCI) proposes a 20-site campground to be used by students, faculty, and visitors to the RCI and to Meridian Farmstead, the associated event venue.

Approval Required

In the INST zone, campgrounds require a conditional use permit (CUP). Staff will also review the site plan. In Virginia, any campground with more than two campsites must follow an extensive set of regulations from the Virginia Department of Health, and it must be inspected. The applicant has gone over this project with VDH and, to staff’s best understanding, the design of this campground meets VDH regulations.

Analysis

1. Layout
 - a. The campsites will be arranged on either side of an existing (private) access road that runs between Meridian Parkway (also private) and the water tower and cell phone tower at 3405 Woodbine Ave (City-owned). The water supply for the entire property runs along this access road and connects to the water tower.
 - b. Campsites will be rustic and the majority will be elevated wooden platforms for tents. Some may be spots for recreational vehicles (RVs) or campers.
 - c. A privy/shower structure will be located centrally on the west side of the access road. This will be designed to meet VDH standards, which include a maximum distance of 500’ to any campsite.
2. Vehicular Circulation and Parking
 - a. The access road will have a gravel (currently dirt). Parking for most sites will be parallel spots at the edge of the road. The road will not connect through to the water tower/cell tower access road down 34th Street; the only access to the site will be via Meridian Pkwy. At the end of the campground access road there will be a cul de sac turnaround that can accommodate emergency vehicles turning around.
3. Trash Collection - tbd

4. Utilities

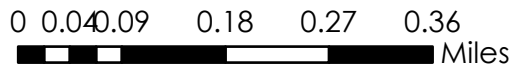
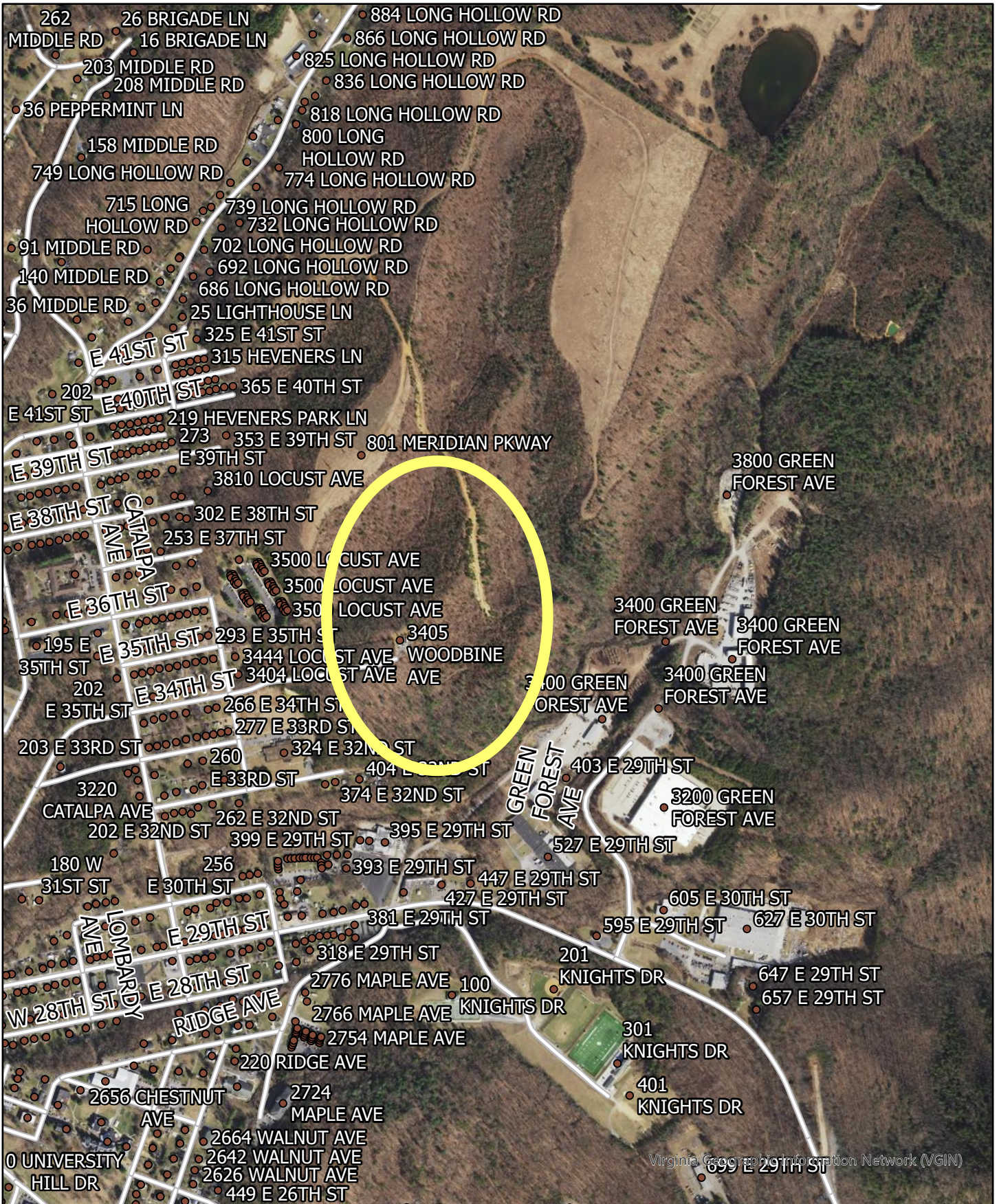
- a. A water spigot will be provided at the bathroom facility structure, tapping into the existing water line.
 - b. The bathroom facility will use a sewage holding tank that will be dumped as needed, in accordance with VDH regulations of holding tanks. Although there is public sewer to the large house on the property, running sewer to the location of the campground would be prohibitively expensive for the nature of the development, and is not required per VDH. Sewage disposal for RVs and campers will not be provided on site, but guests will be directed to Glen Maury Park. There is currently a \$10 fee for non-residents to use the dump station at GMP, which would apply to these guests.
 - c. Electric service will be added to select sites but not all. A new private electric line will be trenched along the access road.
5. Storm Water Management – the new land disturbance for this project will be minimal because the access road is existing and the sites will have small footprints.

Analysis and Recommendation

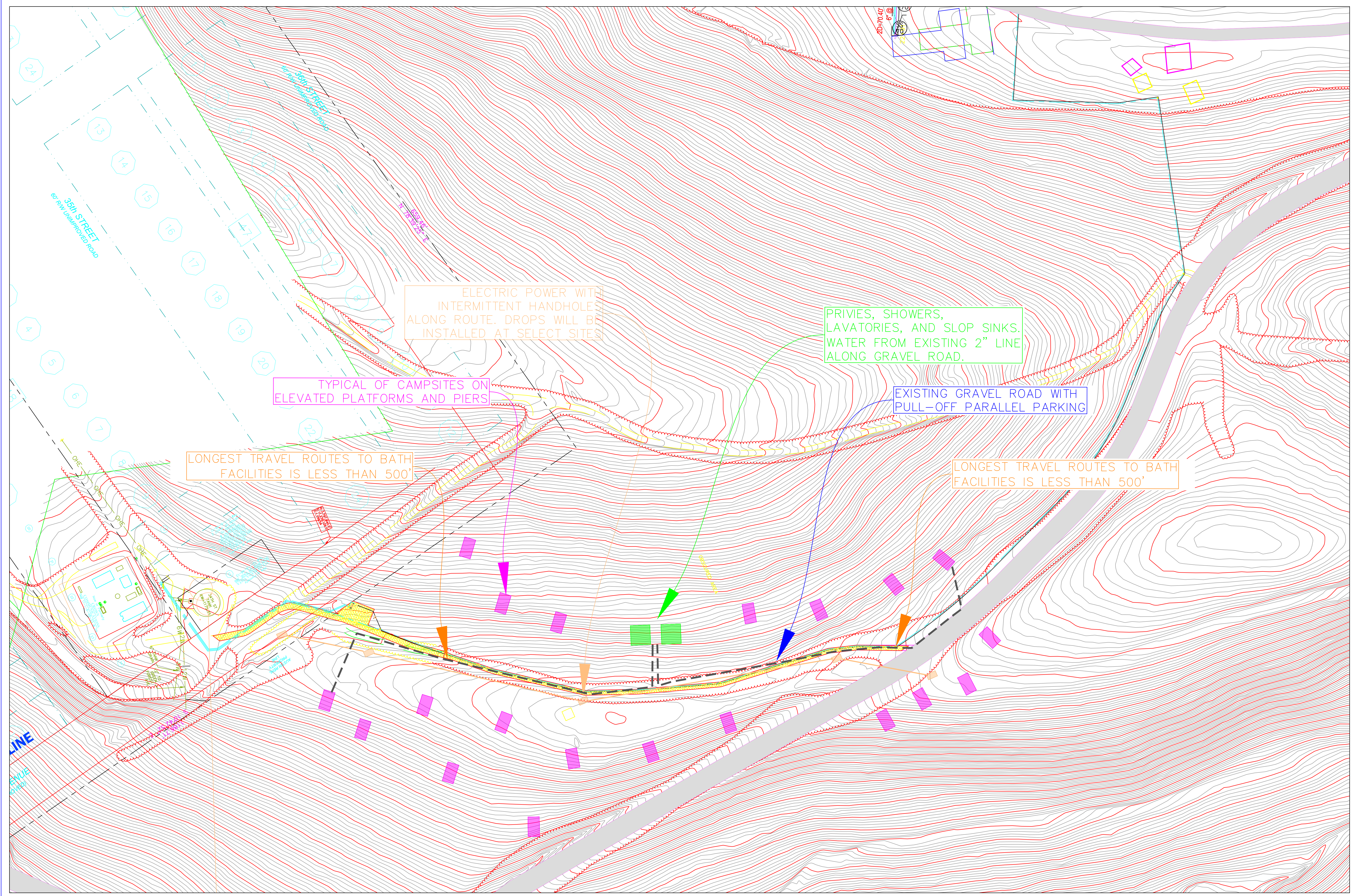
The campground is intended to provide short-term on-site accommodations for students and faculty at RCI workshops or events. Additionally, the campground will provide short-term accommodations for guests renting out the house as an event venue, which provides revenue to support the school and continued development. Construction of the platforms and bathroom building is expected to be done fully or in part by students as part of their training. The campground is not intended to be marketed generally to the public or to compete with Glen Maury Park.

The site will be private and well screen. It is about 700 feet from the nearest residence, Treemont Apartments, and that distance is spanned by a hill and thick woods. Impact on surrounding properties will be very minimal.

Staff believe that this use will not be disruptive to other properties, will not create safety or environmental hazards, and will facilitate the use and growth of the RCI.

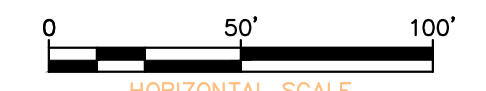


Campground - Project Location



1228 RCI TOWERHILL CAMPSITES

THIS SHEET IS FOR CONCEPTUAL CAMPSITES ONLY



Civil Consulting Group, P.C.
 ENGINEERING DESIGN & ANALYSIS
 3688 Country Club Road 24175
 Troutville, VA 24175
 Voice 540-992-2242
 Fax 540-992-3463

Issued	FEBRUARY 2026
Designed	HAY
Drawn	HAY

Date	Revisions

ROCKBRIDGE CREATIVE INSTITUTE
 TOWER HILL CAMPSITES
 TOWER HILL CAMPSITES
 CONCEPT
 BUENA VISTA, VIRGINIA

Horizontal Scale	AS SHOWN
Vertical Scale	AS SHOWN
Commission Number	1228A
Sheet Number	TH-1



Meridian Pkwy at left, new campground access road at right, looking south



Campsite area, looking north



Access road, looking north

26108020D

HOUSE BILL NO. 655

AMENDMENT IN THE NATURE OF A SUBSTITUTE
(Proposed by the Senate Committee on Local Government
on March 2, 2026)

(Patrons Prior to Substitute—Delegates Maldonado, Cole, N.T. [HB 418], and Helmer [HB 801])

A BILL to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

§ 15.2-2290. Uniform regulations for manufactured housing.

A. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.

B. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as~~ but not limited to those described in § 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing is allowed, the placement of ~~manufactured houses~~ homes shall be permitted for manufactured homes that are ~~on a permanent foundation~~ (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to ~~site-built single family dwellings within the same or equivalent zoning district~~. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.

~~B.~~ C. Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural zoning district or other districts identified in subsection A of this section incorporating such standards~~. The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).

~~C.~~ D. Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.

SENATE SUBSTITUTE

HB655S1

3/2/26 13:23

26108920D

HOUSE BILL NO. 888

AMENDMENT IN THE NATURE OF A SUBSTITUTE
(Proposed by the Senate Committee on Local Government
on March 2, 2026)

(Patrons Prior to Substitute—Delegates Shin and Simonds [HB 262])

A BILL to amend and reenact § 15.2-2279 of the Code of Virginia and to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-street parking requirements in certain areas.

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2279 of the Code of Virginia is amended and reenacted and that the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:

§ 15.2-2209.4. Minimum off-street parking requirements; designated areas; administrative reductions.

A. As used in this section:

"Designated area" means any parcel (i) located within one-half mile of the entrance to a mass transit or public transportation station or facility; (ii) located within an approved small area plan and designated therein as a revitalization area or other designated district established for the purpose of facilitating residential or mixed-use development; (iii) located within a zoning district classification that permits residential, multifamily, or mixed-use development and authorizes a floor area ratio of 1.0 or greater, or an equivalent density based on units per acre, either by-right or by rezoning, special exception, special use permit, conditional use permit, or other discretionary approval; or (iv) that is the subject of an application for rezoning, special exception, special use permit, conditional use permit, site plan, or subdivision plat, that, if approved, would include affordable dwelling units in accordance with an ordinance adopted pursuant to § 15.2-2304, 15.2-2305, or 15.2-2305.1.

"Mass transit or public transportation" means passenger transportation by rubber-tired, rail, or other surface conveyance providing shared-ride service to the general public on a regular and continuing basis.

"Mass transit or public transportation" does not include school buses, charter or sight-seeing services, a vehicular ferry service that serves as a link in the highway network, or a human service agency or other client-restricted transportation.

B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area in amounts exceeding the following:

1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development; and

2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

C. No locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking requirements for residential, multifamily, or mixed-use development located within a designated area in excess of the limitations set forth in subsection B.

D. Any locality with a population greater than 20,000 shall, by ordinance, provide for an administrative reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. The ordinance shall include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the administrative reduction authorized by this subsection.

§ 15.2-2279. Ordinances regulating the building of houses and establishing setback lines.

Any locality may by ordinance regulate the building of houses in the locality including the adoption of ~~off-street parking requirements~~, minimum setbacks and side yards and the establishment of minimum lot sizes.

Any locality may by ordinance require that no building be constructed within thirty-five feet of any street or roadway and may provide for exceptions to such requirement whenever a large portion of existing buildings along a section of street or roadway is within thirty-five feet of such street or roadway. The provisions of such an ordinance shall not apply within the limits of any town which has enacted a zoning ordinance or has adopted an ordinance establishing minimum setbacks.

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