

MEMORANDUM

DATE: November 12, 2002
TO: The Board of Supervisors
FROM: Christy H. Parrish, Zoning Officer
SUBJECT: Case No. ZO-02-02. Zoning Ordinance Amendment - Manufactured Home Replacement

On April 8, 2002, the Virginia General Assembly amended Section 15.2-2307, Vested rights not impaired; nonconforming uses of the Code of Virginia. This amendment permits the replacement of a valid nonconforming manufactured home with a comparable one that meets HUD standards. Due to this State Code change, localities can no longer require any further legislative approvals of such homes.

Currently, the James City County Zoning Ordinance requires the issuance of a special use permit by the Board of Supervisors for the replacement of a nonconforming manufactured home. The amendment as proposed would eliminate references to requiring a special use permit and the language would mirror that of the Code of Virginia.

On October 7, 2002, the Planning Commission voted 7-0 to approve the ordinance amendment. Staff recommends approval of this amendment to ensure the consistency between the James City County Zoning Ordinance and the Code of Virginia.

Christy H. Parrish

CONCUR:

O. Marvin Sowers, Jr.

CP/gs
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Attachments:

1. Planning Commission Minutes
2. Revised Nonconformities Ordinance