

ORDINANCE-3857

AN ORDINANCE TO AMEND CITY CODE CHAPTER
19 PERTAINING TO MOBILE HOMES

CHAPTER AMENDED: 19

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VIRGINIA BEACH,
VIRGINIA:

That Chapter 19 of the Code of the City of Virginia Beach, Virginia, is hereby
amended and reordained to read as follows:

CHAPTER 19 MOBILE HOMES

ARTICLE I. IN GENERAL

Sec. 19-1. Definitions.

For the purposes of this chapter, the following words and phrases shall have the
meanings respectively ascribed to them by this section:

Freestanding mobile home: A mobile home that is not located in a mobile home
park.

Mobile home: Any vehicle designed, maintained and offered or used for living or
sleeping purposes which is equipped or intended to be equipped with wheels or other
devices for the purpose of transporting the unit.

Sec. 19-2. Violations of chapter.

Unless otherwise specifically provided, a violation of any provision of this chapter
shall constitute a Class 1 misdemeanor.

Secs. 19-3—19-15. Reserved.

ARTICLE II. FREESTANDING MOBILE HOMES

Sec. 19-16. Enforcement of article.

This article shall be enforced by the director of planning ~~public works~~ or his
designee.

Sec. 19-17. Permit required.

44 It shall be unlawful for any person to maintain, operate, occupy or use a
45 freestanding mobile home, unless such person shall have obtained a permit therefor from
46 the department of planning ~~public works~~.
47

48 **Sec. 19-18. Temporary use.**
49

50 A permit for a temporary freestanding mobile home, to be used exclusively for
51 office quarters while the construction of the principal building is being planned and
52 completed or as temporary office quarters for firms engaged in highway construction,
53 building construction and trucking operations may be issued by the department of
54 planning ~~public works~~ for a period not to exceed one calendar year, provided all
55 requirements of the city zoning regulations are otherwise complied with. Such permit may
56 be renewed for additional twelve-month periods.
57

58 **Sec. 19-19. Location in agricultural districts.**
59

60 (a) A permit to allow one (1) freestanding mobile home may be approved by the
61 department of ~~public works~~ planning in any area zoned agricultural district, provided
62 the following conditions are complied with:
63

64 (1) The mobile home is located to the rear or side and on the same lot or parcel with
65 a principal residential building and all dimensional requirements for two (2)
66 dwellings are complied with and the required yards or open space of the principal
67 dwelling are not encroached upon.
68

69 (2) The mobile home is not located within four hundred (400) feet of any other
70 residence existing on an adjacent parcel at the time application is made to locate
71 the mobile home.
72

73 (3) The immediately adjoining property owners and those directly across the fronting
74 street shall be notified by the department of ~~public works~~ planning of the receipt
75 of an application to place a mobile home. Such notice shall be mailed at least
76 fifteen (15) days prior to the issuance of a permit by the department of ~~public~~
77 ~~works—planning~~. The address to which such notice shall be sent by the
78 department of planning shall be that as shown on the tax records of the city.
79

80 (4) The department of planning ~~public works~~ shall not issue a permit to locate a
81 freestanding mobile home until the method of sewage disposal for such mobile
82 home is approved by the department of public health.
83

84 (5) A freestanding mobile home authorized under the terms of this section shall not
85 be occupied by anyone not a member of the immediate family resident in the
86 principal dwelling on the lot or parcel and such mobile home shall not be
87 occupied by more than one (1) family. For the purpose of this section, a member
88 of the immediate family is defined as any person who is a natural or legally
89 adopted child, grandchild or spouse or parent of the owner.
90

91 (6) The department of planning shall, upon written receipt of an objection from
92 persons set forth in (3) above to the placement of a freestanding mobile home,
93 refer the application to the city council for approval or disapproval. If no objection
94 is received by the department of planning ~~public works~~, it shall be authorized to
95 issue the freestanding mobile home permit at the expiration of the notification
96 period.
97

98 (b) Notwithstanding the provisions of subsection (a) hereof, the city council may, by
99 resolution, allow the continuation of an existing freestanding mobile home if the
100 circumstances under which the original approval took place change, provided the
101 council finds the mobile home to be compatible with surrounding land use. In the
102 resolution permitting such continuation, the city council may attach conditions and
103 safeguards to its approval as it deems necessary to assure such compatibility.
104

105 (c) A temporary special permit may be issued by the department of planning ~~public works~~
106 for a period not to exceed nine (9) months in a case where a single-family dwelling
107 has been destroyed or damaged by fire or other disaster to an extent which makes
108 such dwelling uninhabitable and only where such dwelling is to be rebuilt or repaired.

Adopted by the Council of the City of Virginia Beach, Virginia, on the 16th day of
June, 2026.