

ORDINANCE-3866

AN ORDINANCE TO AMEND SECTION 105
OF THE CITY ZONING ORDINANCE
PERTAINING TO NONCONFORMING
MOBILE HOMES

Section Amended: § 105

WHEREAS, the public necessity, convenience, general welfare and good zoning practice so require;

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

That Section 105 of the City Zoning Ordinance is hereby amended and reordained to read as follows:

Sec. 105. Nonconformity.

....

(g) Location of uses and structures on lots not meeting minimum requirements. Any conforming principal or accessory use, conditional use or conforming structure housing such use may be enlarged, extended, constructed, located, or moved on any lot created prior to the effective date of this ordinance regardless of the size or dimensions of such lot, provided that other requirements of this ordinance are met. However, in the case of any lot created or rezoned upon petition on behalf of the property owner on or after the above date, only those uses and structures shall be located on the lot for which the lot meets the minimum lot requirements in the applicable zoning district except as provided in section 221 herein. Any lot not meeting the applicable size or dimension requirements due to governmental action taken on or after the effective date of this ordinance shall have the same rights of development as before said governmental action took place.

(h) Nonconforming Mobile Homes. A land owner or home owner may place a mobile home that meets the current HUD manufactured housing code upon any open lot in a valid nonconforming mobile or manufactured home park regardless of whether a valid nonconforming manufactured home is currently located on such lot. In such mobile or manufactured home park, a single-section home may replace a single-section home and a multi-section home may replace a multi-section home.

A valid nonconforming mobile home not located in a mobile or manufacture home park may be replaced with a newer manufactured home, either single- or multi-section, that meets the current HUD manufactured housing code regardless of

45 whether such mobile home has been occupied during the preceding two-year
46 period. Any such replacement home shall retain the valid nonconforming status
47 of the prior home.

Adopted by the Council of the City of Virginia Beach, Virginia, on the 7th day of
July, 2026.