

**AN ORDINANCE TO AMEND AND REORDAIN Chapter 34 - MANUFACTURED HOMES AND TRAILERS
SECTION 34-1 OF THE CODE OF THE TOWN OF MOUNT JACKSON.**

NOW, THEREFORE, BE IT ORDAINED BY THE Mayor and Town Council of the Town of Mount Jackson that the Town Code be amended as follows:

Section 34-1: Definitions

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

Manufactured: Manufactured housing is a type of prefabricated housing that is largely assembled in factories and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet in size with a permanent chassis to assure the initial and continued transportability of the home." The requirement to have a wheeled chassis permanently attached differentiates "manufactured" from other prefabricated homes, such as modular homes.

Modular: A modular building is a prefabricated building that consists of repeated sections called modules. Installation of the prefabricated sections is completed on site. A modular home, unlike its manufactured counterpart, does not ship fully assembled, nor is it built on a chassis. The home arrives at the job site in multiple pieces, and a crane operator sets each piece in its place on the foundation. Once it is completed, a prefabricated modular home looks indistinguishable from a stick-built home.

Tiny: A tiny home must have square footage between 120 and 400 sqft, on land that is at least 320 square feet in area. The minimum height of the habitable rooms must be 6'8" and must have one room with both a window and a closet. Tiny homes categorized as permanent structures must adhere to the Virginia Residential Code. Tiny homes may be registered as accessory dwelling units (ADUs) but they require connections to water, electricity, and sewage systems. Tiny homes on wheels (THOW) may be registered as recreational vehicles and may not be simultaneously utilized as accessory dwellings.

All tiny and modular home permit applications are eligible for Special Use Permits (SUPs) within A-1, R-1, R-2, R-3, B-2 and TND-C zones. Inquire with the Town Office for current housing regulations.

(Code 1975, § 16A-1, Code 2000, §34-1)

This ordinance shall take effect March 12, 2024.

IINTRODUCED at a meeting of the Mayor and Town Council on February 13, 2024.

PASSED by the Council of the Town of Mount Jackson, Virginia, on the 12th day of March 2024.

Barbara Riggelman, Town Clerk

Donald "Donnie" I. Pifer, Mayor

UNDERLINED TEXT = New wording

~~Strikethrough wording~~ = Deleted text