

**ORDINANCE 24-1700-1135**

**CITY OF MANASSAS PARK**

Motion: Councilmember Carrera      Second: Councilmember Hampton

Date: February 6, 2024

**AN ORDINANCE  
TO AMEND SUBSECTIONS (B) AND (C) OF SECTION 31-32, ACCESSORY USES AND  
STRUCTURES, OF CHAPTER ARTICLE VI, SUPPLEMENTARY REGULATIONS, OF  
CHAPTER 31, ZONING, OF THE CODE OF THE CITY OF MANASSAS PARK, VIRGINIA,  
TO ALLOW FOR TWO VEHICLES ASSOCIATED WITH A HOME OCCUPATION TO BE  
PARKED AT THE PREMISES**

BE IT ORDAINED by the Governing Body of the City of Manassas Park, Virginia, that:

1. Section 31-32, Accessory uses and structures, of Article VI, Supplementary Regulations, of Chapter 31, Zoning, of the Code of the City of Manassas Park, Virginia, is hereby amended to read as follows:

**“Sec. 31-32. - Accessory uses and structures.**

\* \* \* \* \*

**(b) *Permitted vehicles:***

- (1) Unless stored in a completely enclosed structure, no more than two (2) permitted vehicles (as defined in section 24-51(e)), which includes the with a home occupation, shall be allowed as an accessory use to any residential dwelling. Any such permitted vehicles must be parked off-street either on a driveway or other designated parking area, in accordance with [section 31-27](#) and subject to the limitations of [section 31-27](#) (b).
- (2) No permitted vehicle shall be used for living, cooking, sleeping or other occupancy when parked or stored within any zoning district, unless permitted as a temporary use pursuant to [section 31-56](#).

**(c) *Home occupations:*** In any residential district, a home occupation is permitted, provided that the occupation complies with all of the following conditions:

- (1) No more than one (1) person other than members of the family shall be engaged in such occupations, except that any number of nonfamily/nonresident employees may be permitted if they work off-premises and do not park at the premises.
- (2) The home occupation shall be in its entirety within the single unit dwelling or in an accessory building which is normally associated with a residential use.
- (3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding two (2) square feet, nonilluminated.
- (4) There shall be no outdoor display of goods or outside storage of equipment or materials used in the home occupation.
- (5) Only those articles produced on the premises may be sold from the home occupation.
- (6) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot.
- (7) Any need for parking generated by the conduct of such occupation shall be met off the street and other than in a required front yard.
- (8) There shall be no more than two (2) commercial vehicles associated with the home occupation parked at the premises at any time, unless authorized as a special exception by the board of zoning appeals. Parking for the home occupation vehicles shall be off-street.

(9) A home occupation permit must be obtained from the zoning administrator in accordance with the procedural requirements as established by the governing body. The charge for a home occupation permit shall be in the amount established by the fee schedule. An approved permit shall be made available on request by the zoning administrator. The building inspector shall review all home occupation applications to ensure compliance with all applicable building codes.

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2. All sections of the Code of the City of Manassas Park, Virginia that are inconsistent with and/or in conflict with this Ordinance are hereby repealed.
3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.
4. This Ordinance shall be effective upon its adoption.

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Jeanette Rishell, Mayor

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Lana A Conner, City Clerk

Ayes: Carrera, Hampton, Amaya, Moore, Mensing, Rishell

Nays: Javed

Abstain: None

Absent: None