

ORDINANCE NO. 31A-19

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING ORDINANCE, OF THE CODE OF THE COUNTY OF JAMES CITY, ARTICLE 8A, BUSINESS TOURIST ENTRY DISTRICT B-2, BY AMENDING AND REORDAINING SECTION 8A-2, SETBACK REGULATIONS AND ADDING A NEW SECTION, SECTION 8A-12, DEDICATION OF LAND FOR ACCESS ROADS.

BE IT ORDAINED by the Board of Supervisors of James City County that Chapter 20, Zoning Ordinance, of the Code of the County of James City County, Article 8A, Business Tourist Entry District B-2, be and the same is, hereby, amended by amending and reordaining Section 8A-2, Setback Regulations and adding a new section, Section 8A-12, Dedication of Land for Access Roads, as follows:

CHAPTER 20

ZONING ORDINANCE

Article 8A. Business Tourist
Entry District B-2

Section 8A-2. SETBACK REGULATIONS

8A-2-1. Buildings shall be located seventy-five (75) feet or more from the back of the highway curb closest to such buildings, or, if no such curb exists, from the top of the outer slope of the drainage way. From the point thus established there shall be dedicated to the County fifty-five (55) feet for purposes of right-of-way for construction of an access road; such dedication to be in accordance with the provisions of Article 8A, Section 12 hereof. Such access road shall be constructed by the developer in accordance with Section 8A-2-2. All land area within the seventy-five (75) foot setback, except for the access road and approved sidewalks and entry drives, shall be landscaped with grass, trees, or shrubs or evergreen ground cover and maintained in good condition.

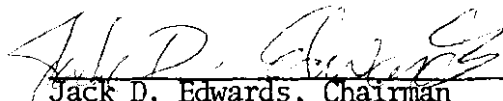
8A-2-2. Illustration 1 on the following page is the minimum design of a cross section of the front part of property in this district showing the access road to be constructed by the developer within the fifty-five (55) foot right-of-way in accordance with the applicable standards of the Virginia Department of Highways.

Section 8A-12. DEDICATION OF LAND FOR ACCESS ROADS

Prior to the issuance of approval of a final site plan under this ordinance, or at such later date as shall be agreed upon by the Administrator in writing, all land designated in such final site plan as access roads, or for other public use, shall be dedicated to James City County by a deed in form approved by the Administrator and executed, acknowledged and delivered by or on behalf of all persons having any interest in said land.

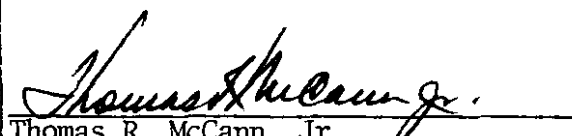
Recordation of such deed of dedication shall constitute acceptance by James City County of the dedication of such land.

This ordinance shall be in full force and effect from the day of its adoption.



Jack D. Edwards, Chairman
Board of Supervisors
James City County, Virginia

ATTEST:



Thomas R. McCann, Jr.
County Administrator

Adopted by the Board of Supervisors on March 25, 1974.