

ADOPTED

MAY 4 1992

ORDINANCE NO. 31A-139

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE IV, DISTRICTS, DIVISION 5, GENERAL RESIDENTIAL DISTRICT, R-2, BY AMENDING SECTION 20-173, OVERALL DENSITY WITHIN MAJOR SUBDIVISIONS; TO ALLOW THIS DISTRICT TO MORE CLOSELY CONFORM WITH THE ADOPTED COMPREHENSIVE PLAN IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF JAMES CITY COUNTY BY ENSURING THAT AN ADEQUATE SUPPLY OF DECENT, SAFE AND SANITARY HOUSING EXISTS FOR COUNTY CITIZENS AND TO MAINTAIN AND IMPROVE THE HIGH LEVEL OF ENVIRONMENTAL QUALITY IN THE COUNTY.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Zoning, is hereby amended and reordained by amending Section 20-173, Overall Density within Major Subdivisions; to allow this district to more closely conform with the adopted Comprehensive Plan in order and to protect the public health, safety and welfare of the residents of James City County by ensuring that an adequate supply of decent, safe and sanitary housing exists for County citizens and to maintain and improve the high level of environmental quality in the County.

Article IV. DISTRICTS.

DIVISION 5. GENERAL RESIDENTIAL DISTRICT, R-2.

Section 20-173. Overall Density within Major Subdivisions.

All major subdivisions shall have a maximum gross density of 2 units per acre. *For the purposes of this Section, the term "Major Subdivision" shall be defined as a division of a tract of land into six or more lots.*

Any contiguous property owned by the same subdivider, or deemed by the Development Review Committee as a logical part of a contiguous subdivision cannot be subdivided into greater than 5 lots without meeting the density requirements of a major subdivision.



Jack D. Edwards
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
DEPUE	AYE
TAYLOR	AYE
SISK	AYE
KNUDSON	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia,
this 4th day of May, 1992.

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