

ADOPTED

NOV 21 1994

BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIA

ORDINANCE NO. 31A-157

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, SPECIAL REGULATIONS, DIVISION 2. HIGHWAYS, STREETS, PARKING AND LOADING, SECTION 20-53, MINIMUM OFF-STREET PARKING; ARTICLE III, SITE PLAN, SECTION 20-147, CRITERIA FOR REVIEW, IN ORDER TO EXPEDITE THE SITE PLAN REVIEW PROCESS AND MORE CLOSELY CONFORM WITH THE ADOPTED COMPREHENSIVE PLAN.

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 20-53, Minimum off-street parking; and Section 20-147, Criteria for review, in order to expedite the site plan review process and more closely conform with the adopted comprehensive plan.

## CHAPTER 20. ZONING

### ARTICLE II. Special Regulations

Section 20-53. Minimum off-street parking.

(e) Minimum off-street parking requirements:

(4) ~~Planning commission determination.~~ *Planning Director Determination.* Where the required number of parking spaces is not set forth for a particular use in the preceding subsections, where the applicant

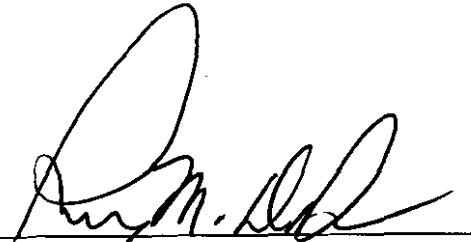
is uncertain as to final use or size of the structure or where there is no similar general type of use listed, the ~~planning commission~~ *Director of Planning* shall determine the number of spaces to be provided.

### ARTICLE III. SITE PLAN

Section 20-147. Criteria for review.

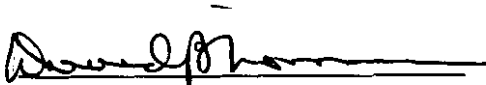
(a) Upon application and review, the development review committee (DRC) and the commission, or the commission's designee(s) shall consider site plans if any of the following conditions are present:

- (1) The site plan proposes a single building or group of buildings which contain a total floor area that exceeds ~~15,000~~ 30,000 square feet;
- (2) The site plan proposes two entrances on the same road, ~~involves a disturbance of slopes greater than 15 percent,~~ or proposes a fast food restaurant, ~~convenience store,~~ or a shopping center; *or*
- ~~(3) The site plan proposes an addition to an existing use which would contain a floor area greater than 75 percent of the total floor area of the existing use; or~~
- (43) There are unresolved problems between the applicant, adjacent property owners or any departmental reviewing agency.



Perry M. DePue  
Chairman, Board of Supervisors

ATTEST:



David B. Norman  
Clerk to the Board

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

Adopted by the Board of Supervisors of James City County, Virginia, this 21st day of  
November, 1994.