

APR 09 2013

**Board of Supervisors
James City County, VA**

ORDINANCE NO. NO. 31A-289

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE V, DISTRICTS DIVISION 16, PUBLIC LAND DISTRICT, SECTION 24-535.4, SETBACK REQUIREMENTS, SECTION 24-535.6 YARD REQUIREMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Section 24-535.4, Setback requirements, Section 535.6, Yard requirements.

Chapter 24**ARTICLE V. DISTRICTS**

DIVISION 16. PUBLIC LAND DISTRICT, PL


Sec. 24-535.4. Setback requirements.

Structures shall be located a minimum of 35 feet from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located a minimum of 60 feet from the centerline of the street. This shall be known as the "setback line." All subdivisions platted and recorded prior to March 1, 1969, with building setback lines shown on their recorded plat, shall be allowed to adhere to these established setback lines. *In addition refer to division 4 section 24-98 for landscape area and construction zone requirements.*

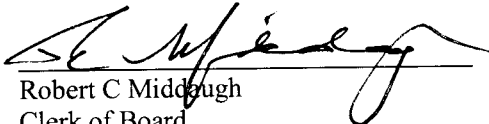
Sec. 24-535.6. Yard ~~regulations~~ requirements.

(a) *Side.* The minimum side yard for each main structure shall be 15 feet. The minimum side yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum side yard of 15 feet. *All landscape areas, in accordance with section 24-101 (c), shall contain any existing trees and/or supplemental plantings in conformance with section 24-96.*

(b) *Rear.* Each main structure shall have a rear yard of 35 feet or more. The minimum rear yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum rear yard of 15 feet. *All landscape areas, in accordance with section 24-101 (c), shall contain any existing trees and/or supplemental plantings in conformance with section 24-96.*


John J McGlennon
Chairman, Board of Supervisors

ATTEST:


Robert C Middaugh
Clerk of Board

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<u>X</u>	___	___
JONES	<u>X</u>	___	___
KENNEDY	<u>X</u>	___	___
ICENHOUR	<u>X</u>	___	___
BRADSHAW	<u>X</u>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of
April, 2013.

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