

APR 09 2013

Board of Supervisors
James City County, VA

ORDINANCE NO. 31A-290

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 17, ECONOMIC OPPORTUNITY DISTRICT, SECTION 24-536.8, SETBACK AND BUFFER 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 24-536.8 Setback and buffer requirements.


Chapter 24**ARTICLE V. DISTRICTS**

Division 17. Economic Opportunity, EO

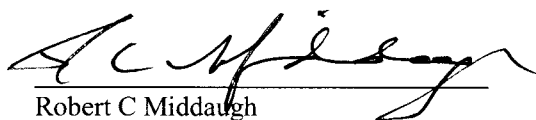
Sec. 24-536.8. Setback and buffer requirements.

- (a) *Location of structures.* Structures shall be located 25 feet or more from any external existing or planned public road right-of-way, or any internal arterial road right-of-way, which is 50 feet or greater in width. Where the external existing or planned public road right-of-way, or the internal arterial road right of- way, is less than 50 feet in width, structures shall be located 45 feet or more from the centerline of the external existing or planned or internal arterial public road. Structures shall be located a minimum of 50 feet or more from any community character corridor. *In addition, refer to division 4, Landscaping section 24-98 for landscape area and construction zone requirements.*
- (b) *Required buffers from economic opportunity districts.* A buffer of 25 feet shall be maintained from the perimeter of an economic opportunity district. The buffer in an economic opportunity district shall be increased to 100 feet where adjoining property is designated low-density residential or rural lands on the Comprehensive Plan. In addition, the buffer shall also be increased to 100 feet where an economic opportunity district adjoins property in a community character area, except where those properties are included in the economic opportunity master plan.

The buffer shall be left in its natural undisturbed state and/or planted with additional or new landscape trees, ~~and shrubs and other vegetative cover~~ such that the setback serves to minimize the visual intrusion and other negative impacts of new development or redevelopment on adjacent development.


John J McGlennon
Chairman, Board of Supervisors

ATTEST:


Robert C Middaugh
Clerk of Board

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<input checked="" type="checkbox"/>	___	___
JONES	<input checked="" type="checkbox"/>	___	___
KENNEDY	<input checked="" type="checkbox"/>	___	___
ICENHOUR	<input checked="" type="checkbox"/>	___	___
BRADSHAW	<input checked="" type="checkbox"/>	___	___

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

Chp24EconOpp_ord