

ADOPTED

JUN 28 2016

ORDINANCE NO. 31A-302

Board of Supervisors
James City County, VA

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 14, PLANNED UNIT DEVELOPMENT DISTRICTS, PUD, SECTION 24-493, USE LIST.

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 Article V, Districts; Division 14, Planned Unit Development District, PUD, Section 24-493, Use list.

Chapter 24

ARTICLE V. DISTRICTS


DIVISION 14. PLANNED UNIT DEVELOPMENT DISTRICTS, PUD

Sec. 24-493. Use list.

(b) In the planned unit development district, commercial (PUD-C), all structures to be erected or land to be used shall be for one or more of the following uses:

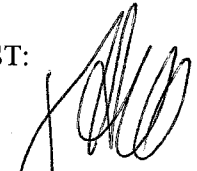
<i>Use Category</i>	<i>Use List</i>	<i>Permitted Uses</i>	<i>Specially Permitted Uses</i>
Residential Uses	Apartments	P	
	Group homes or residential facilities for eight or fewer adults.	P	
	Group homes or residential facilities for nine or more adults.		SUP
	Home occupations, as defined.	P	
	Independent living facilities.	P	
	Multi-family dwellings.	P	
Commercial Uses	Commercial uses: Same as subsection (a) above.		
	Assisted living facilities.	P	
	Continuing care retirement facilities.	P	
	Skilled nursing facilities (nursing home).	P	
	Golf courses.	P	
	Theme parks.	P	
Civic Uses	Civic uses as listed in (a) above.		
Utility Uses	Utility uses as listed in (a) above.		
	Camouflaged wireless communication facilities that comply with division 6, Wireless Communication Facilities, only in areas with a designation other than residential on a board adopted master plan.	P	

	Tower mounted wireless communication facilities in accordance with division 6, Wireless Communications Facilities.		SUP
	Water facilities (public) and sewer facilities (public), including but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit.		SUP
	a. Private connections to existing mains, that are intended to serve an individual customer and are accessory to existing or proposed development, with no additional connections to be made to the line.		
	b. Distribution lines and local facilities within a development; including pump stations.		
Industrial Uses	<i>Manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals, where all activities are conducted in a fully enclosed building, with no dust, noise or odor effects.</i>	P	
	<i>Manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals.</i>		SUP
	Printing and publishing.	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62.	P	
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted in a fully enclosed building, with no dust, noise, odor or other objectionable effect.	P	
	Research, design and development facilities or laboratories.	P	
	Wholesale and warehousing, with storage in a fully enclosed building.	P	



Michael J. Hipple
Chairman, Board of Directors

ATTEST:



Bryan J. Hill
Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<u>✓</u>	_____	_____
LARSON	<u>✓</u>	_____	_____
ONIZUK	<u>✓</u>	_____	_____
SADLER	<u>✓</u>	_____	_____
HIPPLE	<u>✓</u>	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of June, 2016.

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