

ADOPTED

AUG 13 2019

Board of Supervisors
James City County, VA

ORDINANCE NO: 31A-345

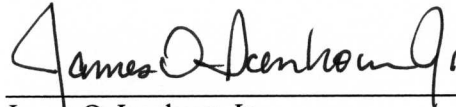
AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, SPECIAL REGULATIONS, DIVISION 5, MANUFACTURED HOMES AND TEMPORARY STRUCTURES, SECTION 24-111, TEMPORARY OFFICES.

BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article II, Special Regulations, Division 5, Manufactured Homes and Temporary Structures, Section 24-111, Temporary offices.

Sec. 24-111. Temporary offices.

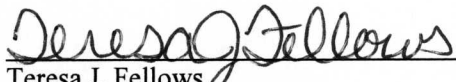
Trailers and portable buildings may be used as temporary offices in any zoning district by issuance of a certificate of occupancy by the zoning administrator, subject to the following conditions:

- (1) The location of a temporary building or structure shall be necessary for use as a business office during the construction of any commercial structure or structures or for the sale or rental of on-site property by a developer.
 - (2) The location of a temporary building or structure shall be necessary for use in conjunction with a temporary special event such as a golf tournament or music festival.
 - (3) The temporary building or structure shall not be used for residential purposes.
 - (4) A minimum area of 5,000 square feet shall be provided for each structure.
 - (5) The structure shall not be placed closer than 15 feet to any lot line.
 - (6) The sanitary facilities shall conform to county and state health regulations.
 - (7) The electrical connections shall meet the requirements of the Uniform Statewide Building Code.
 - (8) *If the director of planning finds that it is not practical for the application to meet the undergrounding requirements of section 24-200(c), then such requirements shall not apply to the temporary office provided that all other provisions of this section are met. If the director of planning finds that it is practicable to place new utilities underground, an applicant may request waiver from the planning commission in accordance with section 24-200(c).*
- (8)(9) The temporary office shall be used for a period not to exceed one year; provided, that:
- a. The one-year time period may be extended by written request to the zoning administrator showing reasonable cause; and
 - b. The temporary office *and any aboveground utilities and associated equipment* shall be removed from the site within 60 days after the completion of construction.



James O. Icenhour, Jr.
Chairman, Board of Supervisors

ATTEST:



Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of August, 2019.

Ord19-02TempOffices-ord