

AMENDMENTS TO THE ZONING ORDINANCE
ORDINANCE NO. 31A-2

ADOPTED
Oct 13, 1969
Board of Supervisors
James City County
Virginia

An addition to:

Sections - 2-3, 3-3, 4-3, 5-3, 6-3.

Setback Regulations:

After the sentence "This shall be known as the setback line,"
except that in subdivision:

- (a) Where 40% or more of frontage on one side of street within same block is improved with buildings, no building shall project beyond the average front yard so established.
- (b) No building shall be required to have front yard greater than that of one of two existing buildings on immediate adjoining lot on each side, whichever is the farthest removed from the street.
- (c) All subdivisions platted and recorded prior to March 1, 1969, with building setback lines shown on their recorded plat will be allowed to adhere to these established setback lines.

Article 15 - Section 15-1

ORDINANCE NO. 31A-3

Adopted
Oct 13, 1969

(Replace this section with the following:)

The Board of Supervisors may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established; any such amendments may be initiated by resolution of the Board of Supervisors or by motion of the Planning Commission or by petition of any property owner addressed to the Board of Supervisors. Petitions for change or amendment shall be on forms and filed with a certified check of \$50.00, payable to the Treasurer of James City County and in any manner prescribed by the Planning Commission. These changes may be made; provided ----

Public Hearing
10-13-69
RDV
10-7-69

1. For the purpose of assuring a good arrangement and appearance and insuring harmony with the Comprehensive Plan, site plans for the following major uses, not a part of a RPC Residential Planned Community District, or subject to separate procedures, shall be subject to review by the Planning Commission:
 - (a) Multiple-family dwellings containing more than 4 dwelling units or forming a part of a multiple-family development of two or more buildings.
 - (b) Town houses.
 - (c) Churches, temples, and synagogues.
 - (d) Docks, wharves, piers, bulkheads and the like and any over-water structures except private over-water piers and boat houses accessory to a single-family dwelling.
 - (e) Hotels, motels, or motor lodges.
 - (f) Business buildings, commercial buildings, or industrial buildings.

2. Five copies of a preliminary site plan for the above uses shall be submitted to the Administrator who shall review the plans for compliance with these regulations and the requirements for preliminary site plans and shall transmit said plans to the planning commission with his comments for review at the next regular meeting of the Planning Commission if the plans are submitted 10 days prior to said meeting.

3. The Planning Commission shall examine the proposed development with respect to the traffic and circulation patterns, internal and external, relation to major thoroughfares, utilities, drainage, and community facilities, existing or proposed, surrounding development, existing or future, the preservation of trees or historic sites, provision for open space, and in general with the objective of insuring a durable, harmonious, and appropriate use of the land in accord with the objectives of the Comprehensive Plan. No public hearing shall be required and the plans shall be returned to the applicant within 10 days following the meeting as approved, approved subject to conditions, or disapproved. If specified conditions are met in revised plans, the Administrator may approve issuance of building permits accordingly, if, in his opinion, such changes do not substantially affect the original approval or conditions attached thereto.

4. Nothing in this section shall be interpreted to permit a grant of a variance or exception to the regulations of this Ordinance or to abridge the procedures or requirements of the laws and ordinances governing the subdivision of land.

12-12.1 Requirements of Preliminary Site Plans.

The preliminary site plans shall be clearly drawn to a scale as specified below and shall show the following:

1. The proposed title of the project and the name of the engineer, architect, designer, or landscape architect, and the developer.
2. The northpoint, scale, and date. The scale of the site plan shall be as follows:
 - (a) for projects containing more than 200 acres, not more than 200 feet to one inch.
 - (b) for projects containing 50 acres to 200 acres, not more than 100 feet to one inch.
 - (c) for projects containing more than 10 acres but less than 50 acres, not more than 50 feet to one inch.
 - (d) for projects containing 10 acres or less, not more than 20 feet to one inch.

2A *TOPOGRAPHY OF THE PROJECT AREA WITH CONTOUR INTERVALS OF TWO FEET OR LESS.*

3. Existing zoning and zoning district boundaries.
4. The boundaries of the property involved, county or municipal boundaries, the general location of all existing easements, and property lines, existing streets, buildings, or waterways, and other existing physical features in or adjoining the project.
5. The approximate location and sizes of sanitary and storm sewers, water mains, culverts, and other underground structures in or near the project.
6. Proposed changes in zoning, if any.
7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances and exits, loading areas, (including numbers of parking and loading spaces), outdoor lighting systems, and garbage disposal facilities.
8. The general location of proposed lots, setback lines, and easements, and proposed reservations for parks, parkways, playgrounds, school sites, and open spaces.

9. Location with respect to each other and to lot lines and approximate height of all proposed buildings and structures, accessory and main, or major excavations. The locations should be drawn to scale but full dimensioning is not required on the preliminary plan.
10. Preliminary plans and elevations of the several dwelling types and other buildings, as may be necessary.
11. General location height, and material of all fences, walls, screen planting, and landscaping.
12. Proposed location and character of non-residential uses, commercial or industrial uses, accessory or main.
13. General location, character, size and height and orientation of proposed signs.
14. A tabulation of total number of acres in the project gross or net as required in the district regulations, and the percentage thereof proposed to be devoted to the several dwelling types, commercial uses, other non-residential uses, off-street parking, streets, parks, schools, and other reservations.
15. A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre, gross or net as required by district regulations.

The Planning Commission may establish additional requirements for preliminary site plans, and in special cases, may waive a particular requirement if, in its opinion, the inclusion of that requirement is not essential to a proper decision on the project..

12-12-2. Requirements for Final Plats.

The final plat shall comply with all laws, regulations and ordinances governing the approval of subdivisions and in addition shall show the following:

1. All of the features required on the preliminary site plan with sufficiently accurate dimensions and construction specifications to support the issuance of construction permits.

12-12-3. Amendments and Additions to Site Plans.

The procedure for amendment of the boundaries of an approved RPC Residential Planned Community District shall be the same as for a new application, except that minor amendments of an approved site plan and conditions attached to an approved RPC District, conditional use, or site plan, may be approved by the Planning Commission at a regular meeting after written reports by the

Administrator and the staff of the Planning Commission and without a public hearing, provided such change or amendment:

1. Does not alter a recorded plat,
2. Does not conflict with the specific requirements of this Ordinance,
3. Does not change the general character or content of an approved development plan or use,
4. Applies to an approved condition originating with the Planning Commission and not the Board of Supervisors,
5. Has no appreciable effect on adjoining or surrounding property,
6. Does not result in any substantial change of major external access points,
7. Does not increase the approved number of dwelling units or height of buildings, and,
8. Does not decrease the minimum specified yards and open spaces or minimum or maximum specified parking and loading spaces.