

ORDINANCE NO. 31A-48

AN ORDINANCE TO AMEND CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY BY AMENDING THE FOLLOWING DIVISIONS OF ARTICLE IV, DISTRICTS: DIVISION 2, AGRICULTURAL, GENERAL, DISTRICT A-1.

BE IT ORDAINED by the Board of Supervisors of James City County that Chapter 20, Zoning, of the Code of the County of James City be and the same is, hereby, amended by amending Article IV, Districts: Division 2, Agricultural, General District A-1.

CHAPTER 20

ZONING

Article IV. Districts

Division 2. Agricultural, General, District A-1.

Section 20-30. Area requirements.

Lots served by public water distribution and sewage disposal systems shall have a minimum area of seventeen thousand five hundred square feet.

Lots served by a public water distribution system or a public sewage disposal system but not both shall have a minimum area of twenty thousand square feet.

Lots served by individual water distribution and sewage disposal systems shall have a minimum area of twenty thousand square feet.

These minimum sizes shall not apply to lots recorded or legally in existence prior to January 10, 1977, the date of adoption of this article.

Section 20-32. Minimum frontage.

Lots of up to forty-three thousand five hundred and sixty square feet shall have a minimum width at the setback line of one hundred feet.

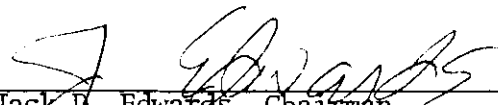
Lots of more than forty-three thousand five hundred and sixty square feet shall have a minimum width at the setback line of one hundred and fifty feet.

Section 20-34.2. Automotive service stations.

The following special requirements shall apply to automotive service stations:


- (1) Minimum lot area shall be twenty thousand square feet.
- (2) Minimum lot width shall be two hundred feet or one hundred fifty feet where self-service gasoline pumps are subordinate to general retail uses and no repair is conducted.
- (3) No gasoline island shall be located closer than fifteen feet to any adjoining road right-of-way.
- (4) The width of curb openings shall not exceed thirty-five feet and where two or more curb openings are proposed, they shall be no closer than twenty-five feet apart.
- (5) Curb openings shall be no closer than ten feet from an adjoining property line and no closer than twenty-five feet to a street intersection.
- (6) Two off-street parking spaces shall be provided for each service bay plus a total of three spaces for employee parking.

This ordinance shall be in full force and effect from the date of its adoption.



Jack D. Edwards, Chairman
Board of Supervisors

ATTEST:



James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, on this 15th day of November, 1978.