

AUG 13 1979

ORDINANCE NO. 31A-57

BOARD OF SUPERVISOR
JAMES CITY COUNTY

AN ORDINANCE TO AMEND CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF VIRGINIA JAMES CITY BY AMENDING THE FOLLOWING DIVISION OF ARTICLE IV, DISTRICTS: DIVISION 6, RESIDENTIAL, GENERAL, DISTRICT R-3, SECTION 20-59, PERMITTED USES, AND SECTION 20-59.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY.

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 the following division of Article IV, Districts: Division 6, Residential, General, District R-3, Section 20-59, Permitted Uses, and Section 20-59.1, Uses permitted by a Special Use Permit only, to read as follows:

CHAPTER 20

ZONING

Article IV. Districts.

Division 6, Residential, General, District R-3

Section 20-59. Permitted uses.

In the residential, general, district R-3, structures to be erected or land to be used, shall be for one or more of the following uses:

- Single-family dwellings.
- Two-family dwellings.
- Three-family dwellings.
- Tourist homes.
- Schools, libraries and fire stations.
- Churches.
- Rest homes.
- Parks, playgrounds, golf courses and other community recreational facilities.

- Home occupations as defined.

- Off-street parking as required by this chapter.

Accessory buildings permitted as defined; however, garages or other accessory structures, such as carports, porches or stoops, attached to the main building, shall be considered part of the main building. No accessory building may be closer than five feet to any side or rear property line.

Section 20-59.1. Uses permitted by Special Use Permit only.

In the R-3, General Residential District, structures to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

Four-family dwellings.
General hospitals and nursing homes.
Professional, business and governmental offices.
Temporary offices.
Lodges, civic clubs, fraternal organizations and service clubs.
Cemeteries and memorial gardens.
Day care and child care centers.
An accessory apartment.

Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.

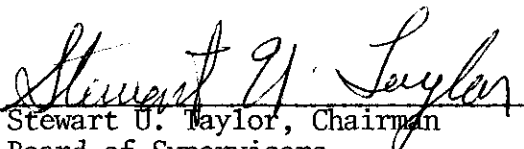
Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a special use permit.

Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a special use permit.

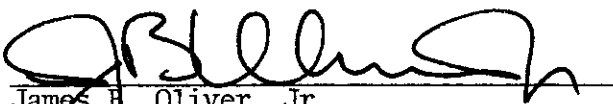
Public or private electrical generation facilities, electrical substations with a capacity of 5000 volt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way, and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a special use permit.

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


Stewart U. Taylor, Chairman
Board of Supervisors

ATTEST:


James H. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, on the thirteenth day of August, 1979.