

APR 3 1989

ORDINANCE NO. 31A-113

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I. IN GENERAL, SECTION 20-2. DEFINITIONS, ARTICLE IV. DISTRICTS, DIVISION 7, RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4, SECTION 20-222. PERMITTED DENSITY OVERALL; AND ARTICLE VIII. PLANNED UNIT DEVELOPMENT DISTRICTS, SECTION 20-476. DENSITY.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Zoning, is hereby amended and reordained by amending Section 20-2. Definitions, Section 20-222. Permitted density overall, and Section 20-476. Density.

Chapter 20. Zoning

Article I. In General

Section 20-2. Definitions.

DWELLING. Any structure which is designated for use for residential purposes, except hotels, motels, boarding houses, lodging houses, and tourist cabins.

SINGLE-FAMILY. A structure arranged or designated to be occupied by one family, the structure having only one dwelling unit.

TWO-FAMILY - A structure containing two dwelling units separated from one another by a solid wall or floor. For the purpose of this Chapter, the term "two-family dwelling" shall not apply to a single-family dwelling containing an accessory apartment.

MULTIPLE-FAMILY. A structure arranged or designated to be occupied by more than two families.

ARTICLE IV. DISTRICTS

DIVISION 7. RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4

Section 20-222. Permitted Density Overall.

The gross density of the total area of the planned residential community shall not exceed two dwelling units per acre.

ARTICLE VIII. PLANNED UNIT DEVELOPMENT DISTRICTS

Section 20-476. Density.

The gross density of the net developable area of the planned unit development shall not exceed the maximum density suggested by the Comprehensive Plan and in no case shall exceed four dwelling units per acre. The number of dwelling units which may be constructed in any area designation shall be determined by the number of net developable acres at the site and the use proposed. The net developable acres shall equal the total land area of the site minus stream beds, areas subject to flooding, marsh and areas with slopes exceeding a 25% gradient. The number of units which may be constructed are:

<u>Area Designation</u>	<u>Dwelling Type</u>	<u>Maximum Density (dwelling units per acre)</u>
A	Single family	4
B	Two-family, multi-family structures containing three or four dwelling units, or townhouses	9.6
C	Multi-family structures less than three stories and containing more than four dwelling units	12
D	Multi-family structures of three stories or more and containing more than four dwelling units	18

Thomas D. Mahone

Thomas D. Mahone, Chairman
Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
NORMENT	AYE
TAYLOR	AYE
EDWARDS	AYE
DEPUE	AYE
MAHONE	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this
day 3rd of April, 1989.

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