

ADOPTED

FEB 18 1992

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 31A-138

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE IV, DISTRICTS, DIVISION 4, LIMITED RESIDENTIAL DISTRICT, R-1, BY AMENDING SECTION 20-149, STATEMENT OF INTENT; SECTION 20-152, AREA REQUIREMENTS; SECTION 20-153, SETBACK REQUIREMENTS; SECTION 20-156, HEIGHT LIMITS; DIVISION 5, LIMITED RESIDENTIAL DISTRICT, R-2, BY AMENDING SECTION 20-169, STATEMENT OF INTENT; SECTION 20-170, PERMITTED USES; SECTION 20-171, USES PERMITTED BY SPECIAL USE PERMIT ONLY; AND SECTION 20-172, AREA REQUIREMENTS; BY RENUMBERING AND AMENDING SECTION 20-173, SETBACK REQUIREMENTS; SECTION 20-174, MINIMUM LOT WIDTH; SECTION 20-177, HEIGHT LIMITS; SECTION 20-178, SPECIAL PROVISIONS FOR CORNER LOTS; SECTION 20-179, SIGN REGULATIONS; BY RENUMBERING SECTION 20-175, YARD REGULATIONS; AND SECTION 20-176, SPECIAL PROVISIONS FOR TWO-FAMILY DWELLINGS; BY DELETING DIVISION 6, GENERAL RESIDENTIAL DISTRICT, R-3, BY DELETING SECTIONS 20-190 THROUGH 20-210; BY AMENDING THE ZONING MAP BY REZONING AND REDESIGNATING THE R-3 ZONING DISTRICT TO THE R-2 ZONING DISTRICT; TO ALLOW THESE DISTRICTS TO MORE CLOSELY CONFORM WITH THE ADOPTED COMPREHENSIVE PLAN IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF JAMES CITY COUNTY BY ENSURING THAT AN ADEQUATE SUPPLY OF DECENT, SAFE AND SANITARY HOUSING EXISTS FOR COUNTY CITIZENS AND MAINTAINING AND IMPROVING THE HIGH LEVEL OF ENVIRONMENTAL QUALITY IN THE COUNTY.

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 20-149, Statement of intent; Section 20-152, Area requirements; Section 20-153, Setback requirements; Section 20-156, Height limits; Section 20-169, Statement of intent; Section 20-170, Permitted uses; Section 20-171, Uses permitted by special use permit only; and Section 20-172, Area requirements; by adding new Section 20-173, Overall density within major subdivisions; and Section 20-174, Open space within major subdivisions; by renumbering and amending Section 20-175, Setback requirements; Section 20-176, Minimum lot width; Section 20-179, Height limits; Section 20-180, Special provisions for corner lots; Section 20-181, Sign regulations; by renumbering Section 20-177, Yard regulations; Section 20-178, Special provisions for two-family dwellings; by deleting Sections 20-190 through 20-210; and by amending the Zoning Map by rezoning and redesignating the R-3 Zoning District to the R-2 Zoning District; to allow these districts to more closely conform with the adopted Comprehensive Plan in order and to protect the public health, safety and welfare of the residents of James City County by ensuring that an adequate supply of decent, safe and sanitary housing exists for County citizens and maintaining and improving the high level of environmental quality in the County.

ARTICLE IV. DISTRICTS

DIVISION 4. LIMITED RESIDENTIAL DISTRICT, R-1

Section 20-149. Statement of Intent.

The Limited Residential District, R-1, is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development ~~appears~~ *is* likely to occur. The regulations for this District are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life, ~~and~~ *to prohibit all activities of a commercial nature and to implement the policies and designations of the Comprehensive Plan applicable to low density residential areas.* To these ends, development is limited to low density *residential*, and generally permitted uses are limited to single-family dwellings, plus certain additional community-oriented uses that serve the residents of this District.

Section 20-152. Area Requirements.

(e) These minimum sizes shall not apply to lots of less than 15,000 square feet recorded or legally in existence prior to April 8, 1985, ~~the date of adoption of this section.~~ ~~Such lots of less than 15,000 square feet used for residential purposes shall be limited to one single family residential use.~~

Section 20-153. Setback Requirements.

Structures shall be located a minimum of ~~35~~ *thirty-five* feet from any street right-of-way which is ~~50~~ *fifty* feet or greater in width. If the street right-of-way is less than ~~50~~ *fifty* feet in width, structures shall be located a minimum of ~~60~~ *sixty* feet from the center line of the street. This shall be known as the "setback line," ~~except provided that the following shall apply: all subdivisions platted and recorded prior to March 1, 1969, with building setback lines shown on their recorded plat, shall be allowed to adhere to these established setback lines.~~

~~(a) Where 40% or more of frontage on one side of a street within the 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 a front yard greater than that of one of two existing buildings on immediately adjoining lots 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, shall be allowed to adhere to these established setback lines.~~

Section 20-156. Height Limits.

Buildings may be erected up to two stories and shall not exceed ~~35~~ *thirty-five* feet in height from grade, ~~except provided~~ that:

(b) A public or semipublic building such as a school, church, or library, ~~or general hospital~~ may be erected to a height of ~~60~~ *sixty* feet from grade; provided, that the required front, side and rear yards shall be increased one foot for each foot in height over ~~35~~ *thirty-five* feet.

DIVISION 5. ~~LIMITED~~ GENERAL RESIDENTIAL DISTRICT, R-2.

Section 20-169. Statement of Intent.

The ~~Limited~~ General Residential District, R-2, is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development ~~appears~~ is likely to occur. The regulations for this District are designed to stabilize and protect the essential characteristics of the District, to promote and encourage a suitable environment for family life, *to promote and encourage the clustering of residential developments to maximize shared and purposeful open space, to protect the natural environment and to promote a sense of community,* ~~and~~ to prohibit activities of a commercial nature *and to implement the policies and designations of the Comprehensive Plan applicable to low density residential areas.* To these ends, development is limited to low-density residential, and permitted uses are limited to dwellings designed to be occupied by one

family or two families more than one family under certain conditions plus certain additional community-oriented uses, that serve the residents of the District.

Section 20-170. Permitted Uses.

In the Limited General Residential District, R-2, structures to be erected or land to be used, shall be for the following uses:

~~Single family dwellings.~~

~~Accessory apartments in accord with Section 20-92.~~

~~Schools, libraries and fire stations.~~

~~Houses of worship.~~

~~Community recreation facilities including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts and other similar recreation facilities.~~

~~Retail shops associated with community recreation facilities.~~

~~Golf courses, country clubs.~~

~~Off street parking as required by this Chapter.~~

~~Accessory buildings or structures as defined.~~

~~Home occupations.~~

~~Water impoundments of less than 50 acres and with dam heights of less than 25 feet.~~

~~Residential cluster development in accordance with Article IX of this Chapter.~~

Accessory apartments in accord with Section 20-92.

Accessory buildings or structures as defined.

Community recreation facilities including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts and other similar recreation facilities.

Four-family dwellings contained within a residential cluster development in accordance with Article IX of this chapter.

Golf courses, country clubs.

Home occupations.

Houses of worship.

Off-street parking as required by this Chapter.

Residential cluster development in accordance with Article IX of this Chapter.

Retail shops associated with community recreation facilities.

Schools, libraries and fire stations.

Single-family dwellings.

Three-family dwellings contained within a residential cluster development in accordance with Article IX of this chapter.

Two-family dwellings contained within a residential cluster development in accordance with Article IX of this chapter.

Water impoundments of less than fifty acres and with dam heights of less than twenty-five feet.

Section 20-171. Uses Permitted by Special Use Permit Only.

In the ~~Limited General~~ Residential District, R-2, buildings to be erected or land to be used for the following or similar uses shall be permitted only after issuance of a Special Use Permit by the Board of Supervisors:

~~Two-family dwellings.~~

~~Day-care or child-care centers.~~

~~Home-care facilities.~~

~~Cemeteries and memorial gardens.~~

~~New or expansion of water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.~~

~~Rental of rooms to a maximum of three rooms.~~

~~Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, 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, and distribution lines and local facilities within a subdivision or development, are permitted generally and shall not require 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. However, extensions or 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 shall not require a Special Use Permit.~~

~~Public or private electrical generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.~~

~~Railroad facilities including tracks, bridges, switching yards and stations. However, 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 shall not require a Special Use Permit.~~

~~Publicly owned solid waste container sites.~~

~~Telephone exchanges and telephone switching stations.~~

Cemeteries and memorial gardens.

Day care or child care centers.

Home care facilities.

New or expansion of water impoundments for public or private use of fifty acres or more and a dam height of twenty-five feet or more.

Public or private electrical generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more, and electrical transmission lines capable of transmitting sixty-nine kilovolts or more.

Publicly owned solid waste container sites.

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. However, extensions or 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 shall not require a Special Use Permit.

Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, 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, and distribution lines and local facilities within a subdivision or development, are permitted generally and shall not require a Special Use Permit.

Railroad facilities including tracks, bridges, switching yards and stations. However, 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 shall not require a Special Use Permit.

Rental of rooms to a maximum of three rooms.

Telephone exchanges and telephone switching stations.

Two-family dwellings.

Section 20-172. Area Requirements.

(a) Lots served by public water and public sewage disposal systems shall have a minimum area of ~~12,000~~ 10,000 square feet.

(b) Lots served by a public sewage disposal system but not a public water distribution system shall have a minimum area of ~~15,000~~ 12,000 square feet.

(c) Lots served by a public water distribution system but not a public sewage disposal system shall have a minimum area of 20,000 square feet.

(d) Lots served by individual water and sewage disposal system shall have a minimum area of 30,000 square feet.

(e) These minimum sizes shall not apply to lots of less than 12,000 square feet recorded or legally in existence prior to April 8, 1985, . ~~the date of adoption of this section. Such lots of less than 12,000 square feet used for residential purposes shall be limited to one single family residential use.~~

Section 20-173. Overall Density within Major Subdivisions.

All major subdivisions shall have a maximum gross density of 2 units per acre.

Section 20-174. Open Space within Major Subdivisions.

(a) Within every subdivision consisting of fifty or more lots, there shall be planned and set aside permanently an amount of open space to be maintained exclusively for recreation or conservation and recreation purposes. The amount of such open space shall not be less than fifteen percent of the net developable area of the site;

(b) In addition, all nondevelopable area consisting of all stream beds, areas subject to flooding, marsh and areas with slopes exceeding twenty-five percent gradient, shall be maintained as open space;

(c) Before accepting the open space as meeting the requirements of paragraph (a) of this section, it shall be demonstrated that:

- 1. No land lying within a proposed or existing utility easement or drainage facility is counted toward the minimum open space requirement;*
- 2. The land is suitable for the recreational use intended, with adequate access; and*
- 3. No more than fifty percent of the required open space shall be used for active recreational uses; and*

(d) Evidence shall be given that satisfactory arrangements will be made for the perpetual preservation of designated open space areas to relieve the County of any obligation to maintain.

Section 20-173 5. Setback Requirements.

Structures shall be located a minimum of ~~35~~ *twenty-five* feet from any street right-of-way which is ~~50~~ *fifty* feet or greater in width. Where the street right-of-way is less than ~~50~~ *fifty* feet in width, structures shall be located a minimum of ~~60~~ *fifty* feet from the center line of the street. This shall be known as the "setback line"; ~~except, that the following shall apply:~~ *all subdivisions platted and recorded prior to March 1, 1969, with building setback lines shown on their recorded plat, shall be allowed to adhere to these established setback lines.*

~~(a) Where 40% or more of frontage on one side of a street within the 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 a front yard greater than that of one of two existing buildings on immediately adjoining lots 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, shall be allowed to adhere to these established setback lines.~~

Section 20-17A 6. Minimum Lot Width.

(a) Lots of less than 20,000 square feet shall have a minimum width at the setback line of ~~80~~ *seventy-five feet.*

(b) *Lots of 20,000 square feet to 43,560 square feet shall have a minimum width at the setback line of 100 feet.*

(c) *Lots of more than 43,560 square feet shall have a minimum width at the setback line of 150 feet.*

Section 20-17B 7. Yard Regulations.

(a) *Side. The minimum side yard for each main structure shall be ten feet. The minimum side yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum side yard of ten feet.*

(b) Rear. Each main structure shall have a minimum rear yard of ~~35~~ *thirty-five* feet. The minimum rear yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum rear yard of ten feet.

Section 20-176 8. Special Provisions for Two-Family Dwellings.

a) Lots intended for two-family dwellings shall be:

1. served by a public water system;
2. served by a public sewer system;
3. required to have a minimum lot size of 15,000 square feet;
and
4. required to meet all other requirements of this District.

b) In addition to the above requirements, ~~where~~ *when* each dwelling unit of a two-family dwelling is on an individual lot, each individual lot shall:

1. have a minimum lot size of 7,500 square feet;
2. have a minimum lot width of ~~40~~ *forty* feet; and
3. have no minimum side yard requirement on the common side lot line.

Section 20-177 9. Height Limits.

Buildings may be erected up to two stories and shall not exceed ~~35~~ *thirty-five* feet in height from grade, except that:

(a) The height limit for dwellings may be increased to ~~45~~ *forty-five* feet and to three stories, ; provided that there are two side yards for each permitted use each of which is a minimum of ~~15~~ *fifteen* feet plus one foot or more of side yard for each additional foot of building height over ~~35~~ *thirty-five* feet.

(b) A public or semipublic building such as a school, church, or library ~~or general hospital~~ may be erected to a height of ~~60~~ *sixty* feet from grade, provided the required front, side and rear yards shall be increased one foot for each foot in height over ~~35~~ *thirty-five* feet.

(c) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, home television antennas and home radio aerials may be erected to a total height of ~~60~~ *sixty* feet from grade.

(d) No accessory building which is within ten feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height, ; provided ~~however,~~ *that* the height of an accessory building may exceed the height of the main building if the grade of the lot is such that the elevation of the main building exceeds the elevation of the accessory building. The elevation of the main building and the

accessory building shall be measured from the level of the curb or the established curb grade opposite the middle of the main building. In no case shall an accessory building be more than ~~35~~ *thirty-five* feet in height.

Section 20-~~178~~ 80. Special Provisions for Corner Lots.

(a) ~~For corner lots,~~ The front of the lot shall be the shorter of the two sides fronting on streets ;

(b) No structures shall be located closer than ~~35~~ *twenty-five* feet to the side street ; *and*

(c) Each ~~corner~~ lot shall have a minimum width at the setback line of 100 feet.

Section 20-~~179~~ 81. Sign Regulations.

To assure an appearance and condition which is consistent with the purpose of the ~~Limited~~ *General* Residential District, R-2, outdoor signs on the properties within the District shall comply with the regulations for exterior signs in Article VII of this Chapter.

Section 20-~~180~~ 2- Section 20-189. Reserved

~~DIVISION 6. GENERAL RESIDENTIAL DISTRICT, R-3~~

~~Section 20-190. Statement of Intent.~~

~~The General Residential District, R-3, is composed of certain quiet, low density residential uses plus certain open areas where similar development appears likely to occur. The regulations for this District are designed to stabilize and protect the essential characteristics of the District, to promote and encourage a suitable environment for family life and to limit activities of a commercial nature. To these ends, development is limited to low density, and permitted uses are limited to dwellings designed to house up to three families, plus certain public and semipublic, institutional and other related uses.~~

~~Section 20-191. Permitted Uses:~~

~~In the General Residential District, R-3, structures to be erected or land to be used, shall be for the following uses:~~

~~Single family dwellings.~~

~~Accessory apartments in accord with Section 20-92.~~

~~Two family dwellings.~~

~~Three family dwellings.~~

~~Schools, libraries and fire stations.~~

~~Houses of worship.~~

~~Community recreation facilities, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts, and other similar recreation facilities.~~

~~Retail shops associated with community recreation facilities.~~

~~Golf courses, country clubs.~~

~~Home occupations.~~

~~Off street parking as required by this Chapter.~~

~~Accessory buildings or structures as defined.~~

~~Water impoundments of less than 50 acres and with a dam height of less than 25 feet.~~

~~Residential cluster development in accordance with Article IX of this Chapter.~~

~~Section 20-192. Uses Permitted by Special Use Permit Only.~~

~~In the General Residential District, R-3, structures to be erected or land to be used for 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.~~

~~Home care facilities.~~

~~Hospitals, nursing homes, sanitoria, and rest homes.~~

~~Professional, business and governmental offices.~~

~~Tourist-homes.~~

~~Lodges, civic clubs, fraternal organizations and service clubs.~~

~~Cemeteries and memorial gardens.~~

~~Day care and child care centers.~~

~~Rental of rooms to a maximum of three rooms.~~

~~New or expansion of 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, wells and associated equipment such as pumps to be owned
and operated by political jurisdictions. However, 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, and distribution lines and local facilities within a
subdivision or development, are permitted generally and shall not require 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 other gases, liquids or solids. However, private
extensions or 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 shall not
require a Special Use Permit.~~

~~Public or private electrical generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.~~

~~Railroad facilities including tracks, bridges, switching yards and stations. However, 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 shall not require a Special Use Permit.~~

~~Telephone exchanges and telephone switching stations.~~

~~Publicly owned solid waste container sites.~~

~~Section 20-193. Area Requirements.~~

~~(a) Lots served by public water and public sewage disposal systems shall have a minimum lot area of 10,000 square feet.~~

~~(b) Lots served by a public sewage disposal system but not a public water distribution system shall have a minimum area of 12,000 square feet.~~

~~(c) Lots served by a public water distribution system but not a public sewage distribution system shall have a minimum area of 20,000 square feet.~~

~~(d) Lots served by individual water and sewage disposal systems shall have a minimum lot area of 30,000 square feet.~~

~~These minimum sizes shall not apply to lots of less than 10,000 square feet recorded or legally in existence prior to April 8, 1985, the date of adoption of the Section. Such lots of less than 10,000 square feet used for residential purposes shall be limited to one single family residential use.~~

~~Section 20-194. Setback Requirements.~~

~~Structures shall be located a minimum of 35 feet from any street right of way which is 50 feet or greater in width. If the street right of way is less than 50 feet in width, structures shall be located a minimum of 60 feet from the center line of street. This shall be known as the "setback line", except that the following shall apply:~~

~~(a) Where 40% or more of frontage on one side of a street within the 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 a front yard greater than that of one of two existing buildings on immediately adjoining lots 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, shall be allowed to adhere to these established setback lines.~~

~~Section 20-195. Minimum Lot Width.~~

~~(a) Lots of less than 20,000 square feet shall have a minimum width at the setback line of 75 feet.~~

~~(b) Lots of 20,000 square feet to 43,560 square feet shall have a minimum width at the setback line of 100 feet.~~

~~(c) Lots of 43,560 square feet or more, shall have a minimum lot width at the setback line of 150 feet.~~

~~Section 20-196. Yard Regulations.~~

~~(a) Side. The minimum side yard for each main structure shall be ten feet. The minimum side yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum side yard of ten feet.~~

~~(b) Rear. Each main structure shall have a minimum rear yard of 25 feet. The minimum rear yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum rear yard of ten feet.~~

~~Section 20 197. Special Regulations and Area Requirements for Two, Three,
and Four Family Dwellings.~~

~~Lots intended for two, three, or four family dwellings shall be served by a public water system and a public sewer system. Each lot shall meet the requirements of this District. The minimum lot size for a two family dwelling on one lot shall be 12,000 square feet, for a three family dwelling on one lot shall be 18,000 square feet and for a four family dwelling on one lot shall be 22,000 square feet. The minimum lot size for two, three, and four family dwellings where each dwelling unit is on an individual lot shall be as follows:~~

~~(a) The minimum lot area for each unit of a two family dwelling shall be 6,000 square feet. The combined lot areas shall total a minimum of 12,000 square feet.~~

~~(b) The minimum lot area for each unit of a three family or four family dwelling where the units are constructed in a row shall be as follows:~~

~~The minimum lot area for exterior units shall be 6,000 square feet. The minimum lot area for interior units shall be 3,000 square feet.~~

~~(c) The minimum lot area for each unit of a three family or four family dwelling where the units are not constructed in a row shall be 5,000 square feet.~~

~~(d) The combined lot areas for a three family dwelling shall total a minimum of 18,000 square feet, and the combined lot areas for a four family dwelling shall total a minimum of 22,000 square feet.~~

~~(e) The minimum lot width shall be 50 feet; provided, however, the minimum lot width may be reduced to 20 feet for interior unit lots where the units are constructed in a row.~~

~~Section 20-198. Height Limits.~~

~~Buildings may be erected up to two stories and shall not exceed 35 feet in height from grade, except that:~~

~~(a) The height limit for dwellings may be increased to 45 feet and to three stories, provided that there are two side yards for each permitted use, each of which is a minimum of ten feet, plus one foot or more of side yard for each additional foot of building height over 35 feet.~~

~~(b) A public or semipublic building such as a school, church, library or hospital may be erected to a height of 60 feet from grade, provided that the required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.~~

~~(c) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, home television antennae and home radio aerials may be erected to a total height of 60 feet from grade.~~

~~(d) No accessory building which is within ten feet of any property lot line shall be more than one story high. All accessory buildings shall be less than the main building in height; provided, however, the height of an accessory building may exceed the height of the main building if the grade of the lot is such that the elevation of the main building exceeds the elevation of the accessory building. The elevation of the main building and accessory building shall be measured from the level of the curb or the established curb grade opposite the middle of the main building. In no case shall an accessory building be more than 35 feet in height.~~

~~Section 20-199. Special Provisions for Corner Lots.~~

~~(a) For corner lots, the front of the lot shall be the shorter of the two sides fronting on streets.~~

~~(b) No structures shall be located closer than 35 feet to the side street.~~


~~(c) Corner lots shall have a minimum width at the setback line of 100 feet.~~

~~Section 20-200. Sign Regulations.~~

~~To assure an appearance and condition which is consistent with the purposes of the General Residential District, R-3, outdoor signs on the properties within the District shall comply with the regulations for exterior signs in Article VII of this Chapter.~~

~~Section 20-201. Section 20-210. Reserved~~

This Ordinance amends and reordains the Official Zoning Map of James City County, existing on February 3, 1992, to rename the R-2 district from "Limited Residential District" to "General Residential District" and to rezone and redesignate the R-3, General Residential, District to the R-2, General Residential, District.



Jack D. Edwards
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
DEPUE	AYE
TAYLOR	AYE
SISK	AYE
KNUDSON	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia,
this 18th day of February, 1992.

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