

ADOPTED

MAY 4 1992

BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIA

ORDINANCE NO. 31A-140

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 5, GENERAL RESIDENTIAL DISTRICT, R-2, BY AMENDING SECTION 20-178. SPECIAL PROVISIONS FOR TWO-FAMILY DWELLINGS.

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 20-178. Special Provisions for Two-Family Dwellings; to allow the addition of a waiver provision from the public sewer connection requirement for two-family dwellings.

ARTICLE IV. DISTRICTS

DIVISION 5. GENERAL RESIDENTIAL DISTRICT, R-2.

Section 20-178. 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, 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 forty feet; and
3. have no minimum side yard requirement on the common side lot line.

c. *Upon application, the Board of Supervisors may grant a waiver from the public sewer connection requirement referenced above upon finding:*

1. *The development site is a single lot recorded or legally in existence prior to the date of adoption of this Section; and*
2. *The State Health Department has approved the location and adequacy of the proposed septic drainfields; and*
3. *The proposed two-family dwelling is located in the Primary Service Area and is in accord with the James City Service Authority Regulations Governing Utility Service.*



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 4th day of May, 1992.

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