

ADOPTED

MAY 1 1995

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 31A-161

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE V, DISTRICTS, DIVISION 14, PLANNED UNIT DEVELOPMENT DISTRICTS, SECTION 20-497, REQUIREMENTS FOR IMPROVEMENTS AND DESIGN.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20 is hereby amended and reordained by amending Section 20-497, Requirements for improvement and design.

Chapter 20. Zoning

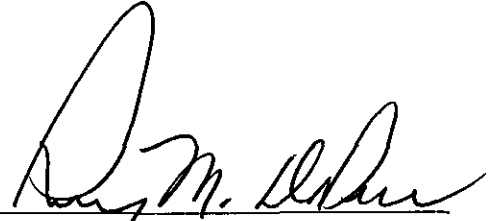
Division 14, Planned Unit Development Districts

Section 20-497. Requirements for improvements and design

- (a) Water and sewer. *Except as set forth herein, All structures and uses within a Planned Unit Development District shall be served by public water and public sewage systems. Extensions and expansions of public utilities to serve the development shall be governed by the regulations and policies governing service of the appropriate public agency. Non-residential structures and uses may be permitted to temporarily operate on individual well and septic systems provided the following conditions are met:*

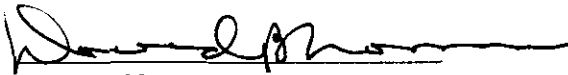
- (1) *The structure or use shall not be within the minimum connection distance for public utilities as determined by the James City Service Authority;*
- (2) *Individual wells shall be approved by the Health Department and the Director of Code Compliance prior to preliminary site plan approval;*
- (3) *Individual septic tank systems shall be approved by the Health Department prior to preliminary site plan approval;*
- (4) *The structure or use shall connect to public utilities within thirty days of the date that such facilities are constructed within the minimum connection distance for public utilities as determined by the James City Service Authority;*
- (5) *Extensions and/or expansions of public water and/or sewer to serve the structure or use are being planned or constructed by the developer or the appropriate public agency. Such extensions and/or expansions shall be within the minimum connection distance for public utilities as determined by the James City Service Authority. If such extensions and/or expansions are being planned and constructed by the developer, their construction shall be guaranteed by surety, letter of credit, cash escrow or other form of guaranty approved by the County Attorney;*
- (6) *The Fire Marshal of James City County shall determine that there is adequate fire protection for the proposed structure or use; and*

(7) *The foregoing notwithstanding, the structure or use shall connect to public utilities within three years from the date of final site plan approval.*



Perry M. DePue
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

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

Adopted by the Board of Supervisors of James City County, Virginia, this 1st day of May, 1995.