

ADOPTED

MAR 09 2021

ORDINANCE NO. 31A-352

Board of Supervisors
James City County, VA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE V, DISTRICTS, DIVISION 14, PLANNED UNIT DEVELOPMENT DISTRICTS, PUD, SECTION 24-493(B), USE LIST; AND BY ADDING SECTION 24-497, PERFORMANCE STANDARDS FOR CONTRACTOR OFFICES, SHOPS, AND WAREHOUSES IN PUD-C DISTRICT.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article V, Districts, Division 14, Planned Unit Development Districts, PUD, Section 24-493(b), Use list and by adding Section 24-497, Performance standards for contractor offices, shops, and warehouses in PUD-C district.

Chapter 24

ARTICLE V. DISTRICTS

DIVISION 14. PLANNED UNIT DEVELOPMENT DISTRICTS, PUD

Sec. 24-493. Use list.

(b) In the planned unit development district, commercial (PUD-C), all structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential Uses	Apartments	P	
	Group homes or residential facilities for eight or fewer adults	P	
	Group homes or residential facilities for nine or more adults		SUP
	Home occupations, as defined	P	
	Independent living facilities	P	
	Multifamily dwellings	P	

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Commercial Uses	Commercial Uses	Commercial uses: Same as subsection (a) above	
	Assisted living facilities	P	
	Continuing care retirement facilities	P	
	<i>Contractor offices, shops, and warehouses in accordance with section 24-497</i>	P	
	<i>Contractor offices, shops, and warehouses not in accordance with section 24-497</i>		SUP
	Skilled nursing facilities (nursing home)	P	
	Golf courses	P	
	Theme parks	P	
	Mobile food vending vehicles in accordance with section 24-49	P	
Civic Uses	Civic uses as listed in (a) above		
Utility Uses	Utility uses as listed in (a) above		
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter		SUP
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter	P	
	Water facilities (public) and sewer facilities (public), 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, the following are permitted generally and shall not require a special use permit		SUP
	a. Private connections to existing mains, that are intended to serve an individual customer and are accessory to existing or proposed development, with no additional connections to be made to the line		
	b. Distribution lines and local facilities within a development; including pump stations		

Industrial Uses	Manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals, where all activities are conducted in a fully enclosed building, with no dust, noise or odor effects	P	
	Manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals		SUP
	Printing and publishing	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62	P	
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted in a fully enclosed building, with no dust, noise, odor or other objectionable effect	P	
	Research, design and development facilities or laboratories.	P	
	Wholesale and warehousing, with storage in a fully enclosed building	P	

Sec. 24-497. Performance standards for contractor offices, shops, and warehouses in the PUD-C district.

Contractor offices, shops, and warehouses uses specified in section 24-493(b) shall be located in areas designated on a master plan as light industrial and shall meet the following performance standards:

- a) *All materials and equipment shall be stored in a fully enclosed building;*
- b) *All operations shall be conducted so that the effects of noise, dust, light or odor shall not extend beyond the limits of the area designated on a master plan as light industrial; and*
- c) *Oversized vehicles shall be parked behind a building or fully screened with landscaping from adjacent roadways.*

Contractor offices, shops, and warehouses uses that do not meet the above performance standards must obtain a special use permit from the board of supervisors in accordance with section 24-9 of this chapter.


 Michael J. Hipple
 Chairman, Board of Supervisors

ATTEST:


 Teresa J. Fellows
 Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of March, 2021.