

ORDINANCE NUMBER 2018-



**AN ORDINANCE AMENDING SECTION 74-10 CHAPTER 74 OF THE CITY CODE,
SUBDIVISION ORDINANCE, OF WAYNESBORO, VIRGINIA**

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 74, "Subdivision," of the City Code of Waynesboro, Virginia, to read as follows:

Sec. 74-10. Waiver or variance of subdivision regulations by council.

Any requirements of this chapter may be waived or varied by the city council, in whole or in part, upon a determination that:

- (1) A waiver or variation of any provision of this chapter best satisfies the overall purposes set forth in section 74-2 hereof; or
- (2) An applicant has shown that the requirement being waived or varied would cause a substantial injustice or hardship.

Any variance or waiver thus authorized shall be entered into the minutes of the city council along with a statement of the reason upon which the waiver or variance was granted.

INTRODUCED: ON JUNE 11, 2018 BY COUNCILMAN JEFF FREEMAN

ADOPTED:

EFFECTIVE:

CLERK

BRUCE ALLEN, MAYOR

ORDINANCE NUMBER 2018-



AN ORDINANCE AMENDING SECTION 74-9, 74-39, 74-46, AND 74-71, CHAPTER 74 OF THE CITY CODE, SUBDIVISION ORDINANCE, OF WAYNESBORO, VIRGINIA

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 74, "Subdivision," of the City Code of Waynesboro, Virginia, to read as follows:

Sec. 74-9. Definitions.

Phased subdivision. A preliminary plat is approved for the entire property, and for which two or more final plats, individually pertaining to less than the entire property, are submitted sequentially for review and approval.

Sec. 74-39. - Public Improvement Plan procedures.

f. Phased subdivisions. Public improvement plans for phased subdivisions shall designate which public improvements will be constructed as part of each phase. At the request of the applicant and for good cause shown, the subdivision agent may approve changes to the phasing of public improvements, provided that any such change shall not materially delay the completion of road or utility connections or the construction of major public improvements that serve prior-constructed phases of the subdivision.

Sec. 74-46. – Standards for Major Subdivision preliminary plats.

(18) For phased subdivisions, the preliminary plat shall show a phasing plan designating the order and scope of each phase of the project and designating which public improvements will be constructed as part of each phase.

Sec. 74-71. – Design standards for new streets and alleys.

(u) For phased subdivisions, street and utility capacity and connectivity for each phase shall provide an acceptable level of service to the initial phase(s) of the subdivision. The city engineer or his designee may require a traffic impact analysis for one or more phases.

INTRODUCED: ON JUNE 11, 2018 BY COUNCILMAN JEFF FREEMAN

ADOPTED:

EFFECTIVE:

CLERK

BRUCE ALLEN, MAYOR

ORDINANCE NUMBER 2018-



AN ORDINANCE AMENDING SECTION 2.4 OF CHAPTER 98 OF THE CITY CODE, ZONING ORDINANCE, OF WAYNESBORO, VIRGINIA

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 98, "Zoning," of the City Code of Waynesboro, Virginia, to read as follows:

§2.4. Use Table

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	C-B	L-I	H-I	USE STANDARD
PUBLIC AND CIVIC USES (SEE ERROR! REFERENCE SOURCE NOT)														
Educational facilities (See §10.28 C)	Schools, elementary or secondary	P	P	P	P	P	P	P	P	P	P			§4.37
	Military academies				P	P	P			P	P			

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 BRUCE ALLEN, MAYOR

ORDINANCE NUMBER 2018-



AN ORDINANCE AMENDING SECTION 1.13.5 OF CHAPTER 98 OF THE CITY CODE, ZONING ORDINANCE, OF WAYNESBORO, VIRGINIA

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 98, "Zoning," of the City Code of Waynesboro, Virginia, to read as follows:

§1.13.5. Required Yards (Setbacks)

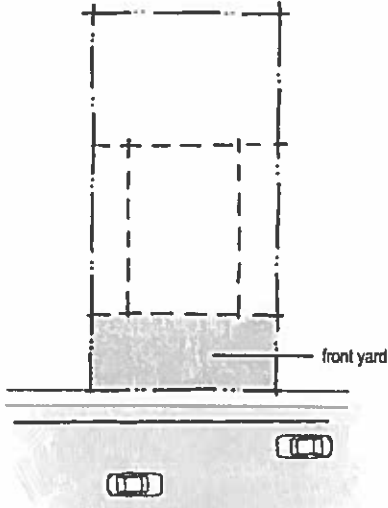
A. General

- 1. There are four types of required yards – front, side (street), side (interior) and rear yards.
- 2. Every part of every required yard shall be open and unobstructed above the general ground level of the graded lot upward to the sky except as provided or as otherwise permitted in Error! Reference source not found..
- 3. No part of a required yard shall be included as a part of a yard similarly required for another structure or use.

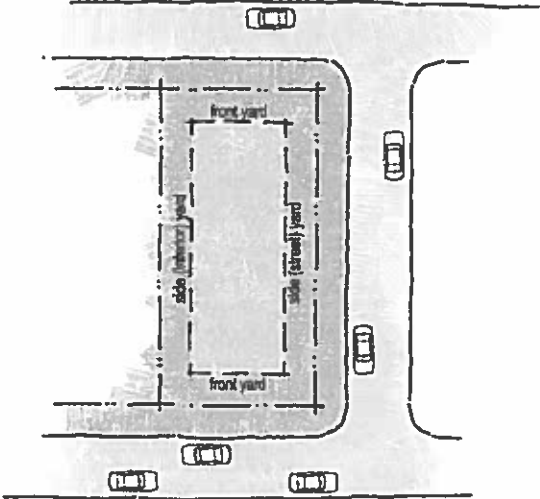
B. Front Yards

1. Measurement

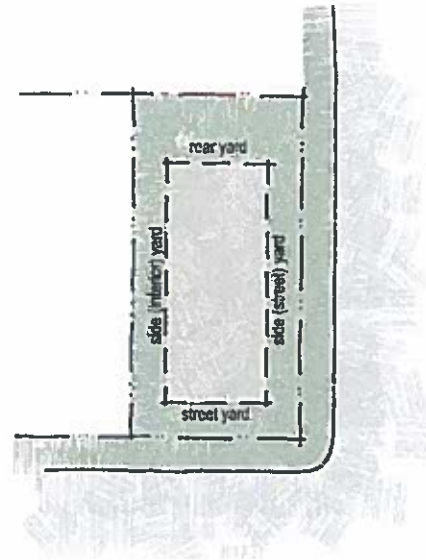
- (a) Front yards are measured from the front property line to the closest point of the building or structure.



- (b) Through lots must have a required front yard on both opposing sides of the lot. For purpose of this provision, the front property line is the property line abutting the street.



- (c) On corner lots, the front property line is the property line that is parallel to the alley that serves the lot. When no alley exists, the Zoning Administrator is authorized to establish the front property line and the street side property line based on the neighborhood lot pattern.
- (d) All single-family homes and duplexes must have a primary façade and entrance parallel to the street from which the front setback is marked.



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AN ORDINANCE AMENDING SECTION 2.4 AND SECTION 10.2.10 OF CHAPTER 98 OF THE CITY CODE, ZONING ORDINANCE, OF WAYNESBORO, VIRGINIA

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 98, "Zoning," of the City Code of Waynesboro, Virginia, to read as follows:

§2.4. Use Table

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	C-B	L-I	H-I	USE STANDARD
VEHICLE SALES AND SERVICE (See §10.2.9.H)	BODY SHOPS AND UPHOLSTERY SHOPS											P	P	
	FUEL STATIONS, INCLUDING FULL-SERVICE, MINI-SERVICE AND SELF-SERVICE								C	P	C	P	P	\$4.4.10
	TOWING SERVICES											P	P	
	VEHICLE SERVICE, FULL											P	P	\$4.4.10
	VEHICLE SERVICES, LIMITED								C	P	C	P	P	\$4.4.10
	VEHICLE SALES, RENTAL, OR LEASING FACILITIES								C	P	C	P	P	

§10.2.10. Industrial Use Categories

E. Heavy Industrial

Characteristics: Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.		
Principal Uses	Accessory Uses	Uses not Included
Animal concentrations, including commercial feed lots, pig farms and similar uses Animal processing, packing, treating and storage Abattoirs and slaughter houses Concrete batching and asphalt mixing Drink bottling Feed and fertilizer mills Fuel oil distributors Heavy equipment sales and rental Retail sales of farm equipment and machinery and earth moving and heavy construction equipment Milk processing plant Processing of food and related products Production or fabrication of metals or metal products including enameling and galvanizing Production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products	Cafeterias Drainage structures Offices Parking Product repair Repackaging of goods Warehouses	Animal waste processing (See Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (See Vehicle Sales and Service) Stores selling, leasing, or renting consumer, home and business goods (See Retail Sales and Service)

Railroads and appurtenances, right-of-way and tracks Sawmills Sheet metal shops Woodworking, including cabinet makers and furniture manufacturing		
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BRUCE ALLEN, MAYOR

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AN ORDINANCE AMENDING SECTION 2.4, SECTION 10.2.8, AND SECTION 10.3 OF CHAPTER 98 OF THE CITY CODE, ZONING ORDINANCE, OF WAYNESBORO, VIRGINIA

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 98, "Zoning," of the City Code of Waynesboro, Virginia, to read as follows:

§2.4. Use Table

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	C-B	L-1	H-1	USE STANDARDS
UTILITIES, MAJOR (SEE §10.2.8.J)	ELECTRIC SUBSTATIONS	C	C	C	C	C	C	C	C	C	C	C	C	
	TELECOMMUNICATIONS TOWERS AND FACILITIES	C	C	C	C	C	C	C	C	C	C	C	C	§43.8
	UTILITY OFFICES, SHOPS OR YARDS					C	C					C	C	§43.9
	WATER/WASTEWATER TREATMENT PLANTS											C	C	
	SOLAR FARMS	C	C	C	C	C	C	C	C	C	C	P	P	

§10.2.8. Public and Civic Use Categories

J. Utilities

Characteristics: Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility).		
Principal Uses	Accessory Uses	Uses not included
Minor Utilities: Lift stations Stormwater retention and detention facilities Telephone exchanges Water and wastewater pump stations Major Utilities: Electrical generating plants and substations Electrical transmission facilities Stormwater pumping station Television and radio broadcasting transmitters Wastewater treatment plants Water treatment plants Water towers, tanks, or standpipes Telecommunications tower and facilities Solar farms	Control, monitoring, data or transmission equipment Parking Cell antennae Storage Security measures, such as fences	Maintenance yards and buildings (See Light Industrial Service) Utility offices (See Office) TV and radio studios (See Office) Reservoir (See Parks and Open Areas) Solar panels accessory to another use and producing power that is primarily consumed on site

§10.3. GENERAL TERMS DEFINED

SOLAR FARM: A utility-scale photovoltaic installation generating electricity for off-site use. Solar panels that are auxiliary to another use and which generate power primarily for use on-site are not considered solar farms and are allowed in all zoning districts

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