

Ordinance 2007- 09

AN ORDINANCE to amend The Code of the Town of Ashland, Ch. 21 “Zoning,” Art. XXIII, “Landscaping,” Sec. 21-236, “Buffers, screening and location of certain outside facilities,” to amend the criteria for granting an exception to buffer requirements when property is adjacent to a mixed-use future land use plan designation.

WHEREAS, the Town Council has held a public hearing on the 20th day of March 2007, advertised as required by Virginia Code Section 15.2 – 2204.

NOW THEREFORE BE IT ORDAINED by the Council of the Town of Ashland, Virginia that Section 21-236, “Buffers, screening and location of certain outside facilities” shall be amended to read as follows:

Sec. 21-236. Buffers, screening and location of certain outside facilities.

(a) *Buffer and screening on lots adjoining property in RR-1 and residential districts.* Where a lot in any business, commercial, industrial or planned development district identified in the table below is adjoining property in an RR-1 or residential district, a continuous buffer not less than the width specified in such table shall be provided on the lot in the business, commercial, industrial or planned development district.

B-1 and B-4 districts: Fifteen (15) feet.

B-2 district: Twenty-five (25) feet.

M-1, PMH, PSC and POB districts: Fifty (50) feet.

(3) *Exception to buffer requirements.* The town council may, after receiving a recommendation from the planning commission, and after giving public notice and holding a public hearing as required by title 15.2 of the Code of Virginia, 1950, as amended, grant an exception to the buffer requirement in a specific case if the adjoining property is designated in the future land use plan for commercial, industrial, office-business use, or mixed use.

BE IT FURTHER ORDAINED by the Town Council that the amendments to Chapter 21, Zoning, Article XXIII. Landscaping, Section 21-236. Buffers, screening and location of certain outside facilities of the Code of the Town of Ashland shall be effective as of March 20, 2007.

Introduced: January 16, 2007

Advertised:

Planning Commission: Herald Progress: January 25, 2007 and February 1, 2007

Town Council: Herald Progress: March 1, 2007 and March 8, 2007

Public Hearing:

Planning Commission: February 14, 2007

Town Council: March 20, 2007

Adopted: March 20, 2007

Effective: March 20, 2007