

Ordinance ORD2012-02

AN ORDINANCE to amend The Code of the Town of Ashland, Chapter 21, "Zoning", Article V, "Residential, Limited District R-2", Sec. 21-40, "Use regulations."

The purpose of this ordinance is to add limited office use as an accessory to use by a college or university, with a conditional use permit, as a permitted use.

WHEREAS, the Town Council has held a public hearing on the 6th day of March 2012, 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 21-40 "Use regulations" shall be amended to read, as follows:

Sec. 21-40. Use regulations.

The following uses and structures shall be permitted in the Residential District R-2:

- (a) Single-family dwellings, detached.
- (b) Reserved
- (c) Churches and other places of worship. Not-for-profit accessory uses such as day care centers, schools, bingo establishments and community centers, with a conditional use permit.
- (d) Accessory uses and structures as defined in article I.
- (e) Off-street parking in accordance with article XIX.
- (f) Signs in accordance with article XX.
- (g) Major utilities such as plant expansions, tanks, pump stations, or other buildings require a conditional use permit. See article XXII of this chapter for underground utility requirements.
- (h) Parks and playgrounds, with a conditional use permit.
- (i) Public schools and private schools having substantially the same curriculum as public schools, with a conditional use permit.
- (j) Accessory apartments, in accordance with article XXV of this chapter, and with a conditional use permit to be reviewed every five (5) years to assure compliance with the original conditions.
- (k) Home occupations.
- (l) Community centers as defined in article I, with a conditional use permit.
- (m) Bed and breakfast, with a conditional use permit and in accordance with article XXV, Various Regulations.
- (n) Adult day care services, when accessory to a church or community center, with a conditional use permit.
- (o) Limited office use as an accessory to use by a college or university, with a conditional use permit.

BE IT FURTHER ORDAINED by the Town Council that the amendments herein of the Code of the Town of Ashland shall be effective immediately upon adoption.

Introduced: January 17, 2012

Advertised: Planning Commission:
Herald Progress: January 19, 2012 & January 26, 2012
Town Council:
Herald Progress: February 23, 2012 & March 1, 2012

Public Hearing: Planning Commission: February 8, 2012
Town Council: March 6, 2012

Adopted: March 6, 2012
Effective: March 6, 2012