

Ordinance ORD2013-09

AN ORDINANCE to amend The Code of the Town of Ashland, Chapter 21 “Zoning,” Article XXV “Supplemental Regulations,” Sec. 21-268. “Mechanical units” to establish an exception to the requirement that all roof mounted mechanical equipment shall be screened from view from a public street or other public place.

WHEREAS, the Town Council has held a public hearing on the 19th day of November 2013, 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 21-268. “Mechanical units” shall be amended to read, as follows:

Chapter 21. Article XXV Supplemental Regulations.
Sec. 21-268. Mechanical units.

(1) Ground and roof mounted mechanical equipment shall be screened from view from a public street or other public place, from adjacent lots in a residential district, and from an adjacent lot containing a residential use, by one or more of the following:

- (a) An element of the building;
- (b) A separate, permanently installed screen or solid structure harmonizing with the building in material, color, size and shape that does not extend more than twelve (12) inches above the height of such equipment; or
- (c) A landscape buffer.

(2) Roof mounted equipment penthouses and mechanical equipment shall be set back from the front wall of the building one (1) foot for each one (1) foot of height above the roof level.

(3) This section shall not apply to heat pumps and air conditioning units for single-family dwellings when the equipment is located in side or rear yards.

(4) Article XVIII, nonconforming uses and features, section 21-193 shall govern the status of existing equipment that is nonconforming.

(11-16-04; 4-30-12)

Town Council may grant an exception to the requirement that roof mounted mechanical equipment shall be screened from view from a public street or other public place, per Section 21-268 of Town Code, if the property is industrially zoned and not located adjacent to one of the following roadways:

- Route 1/Washington Highway
- Hill Carter Parkway
- Route 54/England Street
- Maple Street
- Ashcake Road
- Interstate 95

A petition for any exception shall be submitted in writing to the zoning administrator. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

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:

Advertised:

Planning Commission:

Herald Progress:

Town Council:

Herald Progress:

Public Hearing:

Planning Commission: October 8, 2013

Town Council: November 19, 2013

Adopted:

November 19, 2013

Effective:

November 19, 2013