

ORDINANCE #97-14

AN ORDINANCE to amend Article VI. Residential, Medium District (R-3), Section 21-48. Use Regulations, of Chapter 21, Zoning of the **Code of the Town of Ashland, Virginia** to delete single-family dwellings, attached as a permitted use and to require a conditional use permit for two family dwellings; ie., duplexes. Sections 21-49 Area Regulations and Section 21-52 Yard Regulations were also modified to remove references to single family dwellings, attached.

NOW THEREFORE BE IT ORDAINED by the Council of the Town of Ashland, Virginia that:

- 1) Section 21-48. Use Regulations of Article VI. Residential, Medium District, of Chapter 21, Zoning of the *Code of the Town of Ashland, Virginia* is amended as set forth below:
 - ✓ Section 21-48 (b) ~~Single-family dwellings, attached, with a conditional use permit.~~
Reserved.
 - ✓ Section 21-48 (c) Two-family dwellings; ie., duplex **with a conditional use permit**
- 2) Section 21-49 Area Regulations. of Article VI. Residential, Medium District, of Chapter 21, Zoning of the *Code of the Town of Ashland, Virginia* is amended as set forth below:

The minimum lot area permitted for any main structure shall be eight thousand (8,000) square feet, ~~except for single-family dwellings, attached which shall be six thousand (6,000) square feet per unit; and two-family dwellings which shall be ten thousand (10,000) square feet.~~
- 3) Section 21-52. Yard Regulations. of Article VI. Residential, Medium District, of Chapter 21, Zoning of the *Code of the Town of Ashland, Virginia* is amended as set forth below:
 - ✓ (a) *Side*. The minimum width of each side yard for a main structure shall be fifteen (15) feet, ~~except that side yards are not required between attached single family dwellings.~~
- 4) All sections of the **Code of the Town of Ashland, Virginia**, Ordinances, or parts of Ordinances inconsistent with and/or in conflict with this Ordinance are hereby repealed.
- 5) The provisions of this Ordinance shall be in force immediately upon adoption.
- 6) It is hereby declared to be the intention of the Town Council of Ashland, Virginia that the clauses, phrases, sentences paragraphs and sections of the Ordinance are severable, and, if any clause, phrase, sentence, paragraph, or section of this Ordinance hereby adopted shall be declared unconstitutional or otherwise invalid by a valid judgement of decree by a Court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining clauses, phrases, sentences, paragraphs and sections of this ordinance hereby adopted.

Introduced: May 1997

Advised:

Planning Commission: Tuesday, September 2, 1997 and Monday, September 8, 1997
and September 29 and October 6, 1997

Town Council: Mondays, November 10 and 17, 1997

Public Hearing:

Planning Commission: September 20, 1997 and October 15, 1997

Town Council: November 25, 1997

Adopted: November 25, 1997

Effective: November 25, 1997