

Ordinance PL2004-12

AN ORDINANCE to amend Chapter 21, of the Code of the Town of Ashland, Article XXV Supplemental Regulations, Section 21-268 Mechanical Units. The amendment amends Section 21-268 – 21-299 Reserved in order to create a new Section number 21-268 for Mechanical Units.

WHEREAS the Town Council has held a public hearing on the 24th day of August, 2004, advertised as required by Virginia Code Section 15.2 – 2204; and

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

Section 21-268 shall read as follows:

Section 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:
 - I. An element of the building;
 - II. 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
 - III. A landscape buffer
2. Roof mounted equipment penthouses and mechanical equipment shall be set back from the front wall of the building one foot for each one 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.

BE IT FURTHER ORDAINED by the Town Council that the amendment to Chapter 21, Article XXV, Section 21-268 of the Code of the Town of Ashland shall be effective as of August 24, 2004.

Introduced:	July 2004
Advertised:	
Planning Commission:	Herald Progress: July 8, 2004 and July 15, 2004 Herald Progress: August 26, 2004 and September 2, 2004
Town Council:	Herald Progress: November 4, 2004 and November 11, 2004

Public Hearing:	
Planning Commission:	September 8, 2004 and October 13, 2004
Town Council:	November 16, 2004

Adopted:

Effective: