

Ordinance 2007-06

AN ORDINANCE to amend The Code of the Town of Ashland, Ch. 21 “Zoning,” Art. XVIII, Nonconforming Uses and Features, Sec. 21-197.9, “Nonconforming Lots,” to add provisions to allow subdivision or reconfiguration of lot boundaries on parcels containing a building which is nonconforming due to setback, height, or yard regulations, so long as the intensity of any nonconforming feature is not increased.

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 21-197.9, “Nonconforming lots” shall be amended to read as follows:

ARTICLE XVII. NONCONFORMING USES AND FEATURES

Sec. 21-197.9. Nonconforming lots.

- (a) A lot which is nonconforming due to lot area, width or other dimensional requirement of this chapter may be used or developed if all other applicable provisions of this chapter are met.

- (b) A lot which contains a nonconforming building, where such nonconformity relates to building setback, height, or yard regulations, shall not be construed to be a nonconforming lot, and may be subdivided or reconfigured as long as the intensity of the nonconforming feature is not increased, and all other applicable provisions of this chapter are met.

BE IT FURTHER ORDAINED by the Town Council that the amendments to Chapter 21, Zoning, Article XVII. Nonconforming uses and features, Section 21-197.9. Nonconforming lots 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