

**Ordinance PL2011-06**

**AN ORDINANCE** to amend The Code of the Town of Ashland, Chapter 21, "Zoning", Article VI, "Residential, Medium District R-3", Sec. 21-50, "Setback regulations," and Sec. 21-52, "Yard regulations."

The purpose of this ordinance is to amend the setback and side yard regulations to allow for smaller setback and side yard regulations on lots within the R-3 zoning district.

**WHEREAS**, the Town Council has held a public hearing on the 18th day of October 2011, 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 21-50 "Setback regulations" and Section 21-52 "Yard regulations" shall be amended to read, as follows:

**Sec. 21-50. Setback regulations.**

The minimum setback shall be ~~thirty (30)~~ twenty-five (25) feet. See article XXV for supplemental yard regulations.  
(12-13-94, § 8; 6-23-98(2), § 1; 12-15-98, § 1)

**Sec. 21-52. Yard regulations.**

(a) *Side.* The minimum side yards for main buildings shall be ~~fifteen (15)~~ ten (10) feet. The minimum street side yard for all buildings and structures shall be twenty-five (25) feet.

(b) *Rear.* The minimum rear yard for main buildings shall be twenty-five (25) feet.

(c) *Accessory structures.* The minimum side and rear yards for accessory structures shall be five (5) feet.

See article XXV for supplemental yard regulations.  
(11-25-97(2), § 1; 6-23-98(2), § 1; 12-15-98, § 1)

**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: August 16, 2011

Advertised: Planning Commission:  
Herald Progress: August 25, 2011 & September 1, 2011  
Town Council:  
Herald Progress:

Public Hearing: Planning Commission: September 14, 2011  
Town Council: October 18, 2011

Adopted: October 18, 2011  
Effective: October 18, 2011