# **SEAL**

The Orange County Planning Commission will hold a public hearing at 7:15 p.m. on **Thursday, October 3<sup>rd</sup>, 2013**, in the Meeting Room of the Gordon Building, located at 112 West Main Street, Orange, Virginia. The purpose of the public hearing is to receive comments on and consider for recommendation to the Board of Supervisors the following items:

# A PROPOSED AMENDMENT TO DIVISION 2 OF THE ORANGE COUNTY SUBDIVISION ORDINANCE:

Sec. 54-167. – Construction Standards.

The Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as "public street requirements") are hereby adopted by reference. Private Streets shall be constructed as follows:

- 1. Any road created to serve one (1) or two (2) lots may be privately constructed and maintained.
- 2. Any road created to serve three (3) or more between three and up to seven lots shall be privately constructed and maintained to meet the public, provided the following minimum street construction standards requirements as referenced are met:
  - 1) The minimum width of pavement shall be sixteen (16) feet and the minimum vertical clearance shall be fourteen (14) feet;
  - 2) The grade shall not exceed ten (10) percent;
  - 3) The road surface may be either paved or gravel. Gravel roads shall consist of a minimum of six (6) inches of compacted aggregate;
  - 4) The roadway shall provide adequate drainage so as not to promote standing water;
  - 5) All culverts shall be constructed to VDOT standards.
- 3. Any existing private road where property or properties are divided such that the road serves three (3) or more lots must be improved to meet the <u>public private</u> street requirements as referenced.
- 4. Any road created to serve three (3) or more lots within a family subdivision may be privately maintained but shall be constructed to meet the <u>public private</u> street requirements as referenced.

# PROPOSED AMENDMENTS TO ARTICLES 1 AND 4 OF THE ORANGE COUNTY ZONING ORDINANCE:

#### ACCESSORY APARTMENTS

Sec. 70-1. Definitions. <u>Accessory Apartment</u> means an accessory residential use of less than 600 square feet or 25% of the floor area of the principal residential structure, whichever is less, contained within a private garage, an accessory structure (such as a cottage or carriage house), or within the principal residential structure. The accessory apartment shall be served by a water supply and sewage disposal system approved by the Virginia Department of Health. There shall be no more than one such apartment per lot of record.

Sec. 70-302. Permitted uses. (Agricultural district)

(10) Accessory Apartment

Sec. 70-332. Permitted uses. (Limited Residential district)

(6) Accessory Apartment

# OFFICES/OFFICE BUILDINGS

Sec. 70-1. Definitions. <u>Office means an establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.</u>

Office Building means a structure containing multiple office uses.

Sec. 70-482. Permitted uses. (General Commercial)

(3) <u>Office/Office Building.</u>

Sec. 70-512. Permitted Uses. (Limited Industrial)

(4) Offices/Office Building.

Sec. 70-542. Permitted Uses. (General Industrial)

(7) Office/Office Building.

# **VOCATIONAL TRAINING FACILITIES**

Sec. 70-1. Definitions. *Vocational Training Facility* means a school providing education and/or training for a specific occupation, business, trade, or profession. Offices and classroom facilities are by right, where permitted. Other facilities are permitted with a Special Use permit. This classification excludes establishments providing training for a use that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be included in this definition. Privately operated and/or owned military-oriented training facilities or uses of a similar private military-style training (paramilitary) nature are not permitted in any zoning district.

Sec. 70-482. Permitted uses. (General Commercial)

(4) Vocational Training Facility.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(5) Vocational Training Facility.

Sec. 70-542. Permitted Uses. (General Industrial)

(8) Vocational Training Facility.

All interested persons are invited to attend and speak at the public hearing and/or to submit written comments by 5:00 p.m., October 2<sup>nd</sup>, 2013. Copies of the amendments are available for examination in the Orange County Department of Planning & Zoning, located at 128 West Main Street in Orange, Virginia 22960, and may be reviewed from 8:00 a.m. to 5:00 p.m., Monday through Friday. Any person who has questions or who desires to review the described materials may contact the Orange County Department of Planning & Zoning at (540) 672-4347.

Gregg Zody, AICP Secretary, Orange County Planning Commission

Please run in the **Thursday, September 19<sup>th</sup>, 2013** and **Thursday, September 26<sup>th</sup>, 2013** editions of the Orange County Review, and send the bill, clip sheets, and affidavits to the Orange County Board of Supervisors, P.O. Box 111, Orange, Virginia 22960.