

ORDINANCE # _____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 17, ZONING ORDINANCE, ARTICLE 3, GENERAL PROVISIONS, SECTIONS 17-4.2.2 and 17-4.7.2.1, PERMITTED USES AND STRUCTURES,

WHEREAS, Sections 17-4.2.2 and 17-4.7.2.1 of the Urbanna Town Code contains a comprehensive listing of uses permitted by the Zoning Ordinance of the Town of Urbanna, Virginia; and

WHEREAS, the Urbanna Planning Commission, in accordance with applicable law, has recommended this amendment to Sections 17-4.2.2 and 17-4.7.2.1, Permitted Uses and Structures in the R-1 and B-2 Districts, which would add use "Short Term Rental" use in the R-1 Low Density Residential District and the B-2 Special Waterfront Mixed Use District by right; and

WHEREAS, the Council of the Town of Urbanna, after public notice and hearing as required by law, desires to amend Sections 17-4.2.2 and 17-4.7.2.1 Permitted Uses and Structures in the R-1 and B-2 Districts, which would add use "Short Term Rental" use in the R-1 Single- Family Dwelling District and the B-2 Special Waterfront District by right; and

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

1. That Chapter 17, Zoning Ordinance, of the Code of the Town of Urbanna, Virginia, Article 3. General Provisions, Sections 17-4.2.2 and 17-4.7.2.1, Permitted Uses and Structures by District, be, and the same hereby is, amended and re-ordained by adding use "Short Term Rental" to allow such use in the R-1 Single Family Dwelling District and B-2 Special Waterfront Mixed Use District by right.
2. The rest and remainder of Sections 17-4.2.2 and 17-4.7.2.1 shall not be affected by this amendment, shall remain effective as adopted, shall be deemed incorporated into this ordinance by reference as if fully set forth herein and shall be deemed re-ordained hereby.

Section 17-4.2. Low Density Residential District (R-1).

Section 17-4.2.2. Permitted Uses and Structures.

A building or land shall be used only for the following purposes:

- (1) Detached single-family dwellings.

(2) For parcels greater than five (5) acres, general agriculture, farming and forestry, including raising of crops, truck gardens, field crops, orchards or nurseries for growing or propagation and harvesting of plants, turf, trees and shrubs and other general agricultural uses; provided that temporary open air stands shall not exceed 200 square feet in area for seasonal sales of products raised on the premises and provided that no retail or wholesale business office or store shall be permanently maintained on the premises.

(3) Livestock and animals; the raising of large animals, such as pigs, cows, horses, sheep, or goats, on a farm of ten acres or more, or the raising for sale of birds, bees, fish, rabbits, or other small animals on a lot of five acres or more shall be permitted.

(4) Facilities, structures and right-of-ways necessary for rendering public utility service, including poles, wires, transformers, telephone booths and the like for electrical power distribution or communication service, and underground pipelines or conduits for electrical, gas, sewer, or water service.

(5) Public parks, parkways, playgrounds, and athletic fields; public and private forests, wildlife preserves and conservation areas. Public and private facilities requiring night illumination or associated buildings and facilities require a special use permit.

(6) Yard sale or garage sale for disposal of used household items as defined in Article 13 of this chapter, and provided such sales comply with the regulations therein. Signs associated with the sale shall comply with the district regulations and shall not be attached to trees, utility poles, or street name poles.

(7) Accessory buildings and uses, including but not limited to accessory private garages, storage buildings and workshops, farm buildings and structures, servants or caretakers quarters, guest houses, swimming pools, tennis courts and similar recreation facilities.

(8) Boat houses, covered docks and piers which have an absolute total height equal to or less than twenty (20) feet above mean high water.

(9) **Short-term Rental**

Section 17-4.7.

Special Waterfront Mixed Use (B-2)

Section 17-4.7.2.

Permitted Uses and Structures.

A building or land shall be used only for the following purposes:

- (1) Marinas, docks, and small-scale associated buildings and uses related to water activities, including but not limited to fuel sales, emergency assistance, short term repair of small boats, and receiving and shipping of seafood and small grains.
- (2) Stores for the sale of retail and wholesale seafood.
- (3) **Short-term Rental**