

ORDINANCE NO. 711

ORDINANCE NO. 711: AMENDS THE TOWN OF COLONIAL BEACH ZONING ORDINANCE, ARTICLE 9 COMMERCIAL RESIDENTIAL (CR) DISTRICT BY AMENDING TABLE 9-4.1 MINIMUM LOT AREA TO BE 750 SQUARE FEET AND AMEND FLOOR AREA RATIO TO 1.5.

BE IT ORDAINED by the Colonial Beach Town Council that the Colonial Beach Zoning Ordinance shall be amended as follows:

**ARTICLE 9
COMMERCIAL-RESIDENTIAL (CR) DISTRICT**

Statement of Intent

The purpose of this district is to provide for a transitional mixture of uses. Although commercial uses are emphasized, mixed commercial and residential uses may be continued, developed, and redeveloped. Residential and commercial ventures may be allowed in the same structure. The Floor Area Ratio (FAR) in this district is 0.75.

9-4 Bulk & Area Regulations

Table 9-4.1 Principal Structure Requirements

Minimum lot area	1,500 square feet
Maximum lot coverage w/out mitigation	36%
Front setback	5-feet from Road right-of-way
Rear Setback	15-feet
One-side setback	5-feet
Sum of side setbacks	10-feet
Minimum street frontage	10-feet
Minimum lot width at front setback	10-feet
Maximum height	35-feet above final finished grade
Floor Area Ratio (FAR)	1.5

Upon motion made by Ms. Self Sullivan and seconded by Mr. Cabrey, Ordinance No. 711, as amended, was adopted with a unanimous vote of council members present.

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
<i>Schick</i>	X		<i>Moncure</i>	X	
<i>Cabrey</i>	X		<i>Roberson</i>	X	
<i>Duggan</i>	X		<i>Self Sullivan</i>	X	

THIS IS TO CERTIFY THIS IS A TRUE COPY OF AN ORIGINAL ORDINANCE, adopted by the Town Council at a Meeting of Council held Wednesday February 17, 2021 at the Colonial Beach Town Center, with a quorum of Council being present.

Heather Oliver

Heather Oliver, Town Clerk