

ORDINANCE NO. 718

ORDINANCE NO.718: AMENDS THE TOWN OF COLONIAL BEACH ZONING ORDINANCE, ARTICLE 7 RESORT COMMERCIAL (RC) DISTRICT BY AMENDING TABLE 7-4.1 REAR AND SIDE SETBACKS AND AMEND FLOOR AREA RATIO TO 2.0.

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

**ARTICLE 7
RESORT COMMERCIAL (RC) DISTRICT**

Statement of Intent

That portion of Colonial Beach referred to as the downtown beach front provides a resort area for tourists. Land use in this district shall orient itself to the development of an attractive, viable resort area. This district should be permitted where public utilities and transportation systems are adequate. Land uses which go against this concept or adversely affect the operation thereof shall be excluded from the district.

7-4 Bulk & Area Regulations

Table 7-4.1 Principal Structure Requirements

Zoning District – Resort Commercial: Bulk & Area Regulations for the Principle Structure

Minimum lot area	None
Maximum lot coverage w/out mitigation	36%
Front Setback minimum	5-feet from Road Right-of-way
Front Setback maximum	10-feet from Road Right-of-way
Rear Setback minimum	0 feet
One-side setback	0 feet unless adjacent Residential District then 10-feet
Sum of side setbacks (left & right)	0 feet unless adjacent to Residential District then 20-feet
Minimum street frontage	None
Minimum street frontage on cul-de-sac/curve	None
Minimum lot width at front setback	50-feet
Off-street parking	Refer to Zoning Ordinance Article 13, Parking
Floor area ratio (FAR)	2.0

Upon motion made by Dr. Self Sullivan and seconded by Mr. Cabrey, Ordinance No. 718, as amended, passed with a unanimous vote of council members present.

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

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, September 22, 2021 at the Colonial Beach Town Center, with a quorum of Council being present.

Heather Oliver, Town Clerk