

**ORDINANCE NUMBER 2023-39**



**AN ORDINANCE AMENDING CHAPTER 98, ARTICLE 2,  
GENERAL ZONING DISTRICTS, SECTION 98-2.6.4,  
OF THE CITY CODE OF THE CITY OF WAYNESBORO, VIRGINIA**

**WHEREAS**, Daniel Cyrus, representing Thomas Builders of Virginia, agent for Waynesboro Senior Living, LLC, submitted an application to initiate a zoning text amendment to amend City Code Section 98-2.6.4. Residential Area and Dimensional Standards (in nonresidential districts);

**WHEREAS**, a duly-noticed public hearing was held by the Planning Commission on July 18, 2023, with the Planning Commission voting thereafter to recommend approval of the application;

**WHEREAS**, a duly-noticed public hearing was held by the City Council on September 11, 2023; and

**WHEREAS**, it appears that the proposed rezoning is consistent with good zoning practice, is justified by the public necessity, convenience, and general welfare, and is in accord with the Comprehensive Plan of the City;

**NOW, THEREFORE BE IT ORDAINED** by the Council of the City of Waynesboro, Virginia, that:

1. Chapter 98, Article 2, General Zoning Districts, Section 98-2.6.4, Residential Area and Dimensional Standards (in nonresidential districts), of the City Code of the City of Waynesboro, Virginia is amended and readopted as follows:

**Sec. 98-2.6.4. Residential area and dimensional standards (in nonresidential districts).**

As set forth in the Use Table (See also Sec. 98-2.4), certain residential uses are permitted in nonresidential districts.

- A. Area and dimensional standards for single-family detached, two-family houses, corner lot duplexes and multiplexes shall be the same as in the RG-5 district. (See also Sec. 98-2.5)
- B. Area and dimensional standards for townhouses and multifamily building uses are established through the Conditional Use Permit review process (See also Sec. 98-7.6); however, in the H-B and C-B districts no townhouse or multifamily building shall be established on a parcel less than 20,000 square feet in area.

~~C. Except in the C-B district, multifamily building parcels and upper-story residential units in nonresidential districts shall not exceed a density of 8 units per acre.~~

**D.C.** Upper-story residential is permitted on the upper floors of a nonresidential building and shall comply with all area and dimensional standards of the principal building.

2. The City Manager is hereby authorized to take all actions reasonably necessary, including executing such documents as are reasonably necessary, to effectuate and carry out the purposes of this Ordinance.

3. This Ordinance shall take effect immediately upon adoption by the City Council.

### **CERTIFICATE**

The undersigned Mayor and Clerk of the City Council of City of Waynesboro, Virginia hereby certify that the foregoing constitutes a true and correct copy of an ordinance entitled An Ordinance Amending Chapter 98, Article 2, General Zoning Districts, Section 98-2.6.4, of the City Code of the City of Waynesboro, Virginia, adopted by the City Council at a meeting held on September 11, 2023.

Introduced: ON AUGUST 28, 2023 BY COUNCIL MEMBER TERRY SHORT, JR.

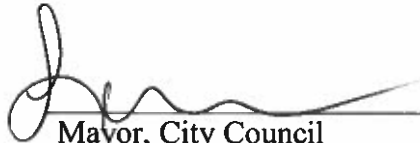
Adopted: ON SEPTEMBER 11, 2023

Effective: SEPTEMBER 11, 2023

[SEAL]

ATTEST:

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Clerk, City Council  
City of Waynesboro, Virginia

  
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Mayor, City Council  
City of Waynesboro, Virginia