

**ORDINANCE NUMBER 23-O-087****AN ORDINANCE TO AMEND CHAPTER 31, UNIFIED DEVELOPMENT ORDINANCE OF THE CODE OF THE CITY OF SUFFOLK, ARTICLE 6, DESIGN AND IMPROVEMENT STANDARDS, SECTION 31-606(A)(6), VEHICULAR TRAFFIC AREAS; OTA2023-005**

WHEREAS, the City of Suffolk, Virginia has initiated the aforementioned amendments to Chapter 31, Unified Development Ordinance, for the purpose of updating and improving clarity and consistency due to a change in circumstances; and

WHEREAS, the specified amendments to the Unified Development Ordinance as shown in Exhibit "B" are in compliance with the 2035 Comprehensive Plan, as adopted; and

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A"; and

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

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

- Section 1. That Exhibit "B," "Amendments to Chapter 31, Unified Development Ordinance, Article 6, Design and Improvement Standards, Section 31-606(a)(6) Vehicular Traffic Areas of the Code of the City of Suffolk, Virginia" which is attached hereto, is hereby incorporated as part of this ordinance.
- Section 2. That Chapter 31, Unified Development Ordinance, Article 6, Design and Improvement Standards, Section 31-606(a)(6), Vehicular Traffic Areas of the Code of the City of Suffolk, Virginia, 1998, is hereby amended to read as referenced in Exhibit "B," attached.
- Section 3. All phrases, clauses, sentences, paragraphs, subsections, sections and chapters of the Code not amended hereby remain in full force and effect.

This ordinance shall be effective upon passage and shall not be published.

READ AND PASSED: JULY 19, 2023

TESTE:

  
Erika S. Dawley, MMC, City Clerk

RESOLUTION NO. 23-06-04

**CITY OF SUFFOLK PLANNING COMMISSION  
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION  
TO CITY COUNCIL RELATING TO  
OTA2023-005  
AN ORDINANCE TO AMEND CHAPTER 31, UNIFIED DEVELOPMENT ORDINANCE OF  
THE CODE OF THE CITY OF SUFFOLK, ARTICLE 6, DESIGN AND IMPROVEMENT  
STANDARDS, SECTION 31-606(A)(6), VEHICULAR TRAFFIC AREAS**

**WHEREAS**, the City of Suffolk, Virginia has initiated the aforementioned amendments to Chapter 31 of the Unified Development Ordinance for the purpose of updating and improving clarity and consistency due to a change in circumstances; and

**WHEREAS**, the specified amendments to the Unified Development Ordinance as shown in Exhibit "B" are in compliance with the 2035 Comprehensive Plan, as adopted; and

**WHEREAS**, the procedural requirements for the consideration of this request by the Planning Commission have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1.     Findings.

The Suffolk Planning Commission finds that the proposed ordinance amendments are reasonable and warranted.

Section 2.     Recommendation to City Council.

The Planning Commission recommends to the City Council of the City of Suffolk, Virginia that the proposed amendments be;

- X   a.     Adopted as submitted without modification.
- b.     Denied, and that Council not pass the proposed ordinance.
- c.     Adopted with the modifications set forth on the attached listing of specific recommendations, and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED: June 20, 2023

TESTE: 

**"Exhibit B"**

**"Amendments to Chapter 31, Unified Development Ordinance, Article 6, Design and  
Improvement Standards, Section 31-606(a)(6), Vehicular Traffic Areas of the Code of the  
City of Suffolk, Virginia"**

## ARTICLE 6 - DESIGN AND IMPROVEMENT STANDARD

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### SEC. 31-606. - Parking and Loading Standards

#### (a) Off-Street parking

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- (5) **Location.** The parking area shall be provided on the same parcel as the principal structure wherever practicable. In non-residential zoning districts, the parking may be up to two hundred (200) from the property, but shall be located within a zoning district which allows business, commercial or industrial parking. Parking spaces shall not be located in a front yard setback, or a side yard setback when adjacent to a residential zoning district.

Parking requirements for the CBD and VC districts established in this chapter shall apply unless the Director waives such requirements based on the general availability of adequate public parking to serve anticipated parking needs.

- (6) **Vehicular Traffic Areas.** Except in single family residential zones, all driveways and parking areas shall comply with the following requirements:

#### A. All parking and vehicular traffic surfaces are subject to the following:

- (i) All required parking and vehicular surfaces shall be graded for drainage and surfaced with concrete or bituminous pavement. The Director may permit gravel or similar surface to be used in overflow parking areas, low-traffic storage yards, the Agricultural (A) zoning district, agricultural uses, or as provided in (iii), and (iv) below, ~~if the applicant establishes~~ Aside from within the Agricultural (A) zoning district or for agricultural uses, applicants must demonstrate that dust in excess of the amount which would be generated by a paved surface area will not be generated. Overflow parking means parking in addition to the minimum required by this Ordinance which is designed not to be used more than ten times per year. A low-traffic yard means a storage area generating less than 30 ADT (average daily trips).
- (ii) All surfaces shall be maintained in sound condition and free of weeds, dust, trash and debris.
- (iii) A temporary parking lot shall be used only with an approved site plan. Temporary surface parking lots are parking area which serve as a transitional use of a property during development and shall not be used for more than 24 months from issuance of a temporary use permit. Temporary parking lots shall be subject to site plan review as required in Section 31-307 of this Ordinance. Temporary parking lots shall be hard surfaced or gravel and shall be graded for drainage and maintained in sound condition and free of weeds, dust, trash and debris. Temporary parking lots shall be subject to all landscaping and screening requirements.
- (iv) As permitted and in accordance with Section 31-412(f) of this Ordinance.

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