

## ORDINANCE

### AN ORDINANCE TO AMEND CHAPTER 22 OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF A NEW SUBSECTION 22-11-5 AND 22-12-5 TO REDUCE THE MINIMUM BUILDING SETBACKS FOR PROPERTIES IN INDUSTRIAL SUBDIVISIONS

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Sections 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, by the amendment of Sections 22-11-5 and 22-12-5, as follows:

#### Sec. 22-11-5. Setback regulations.

Buildings and accessory uses shall be located not less than one hundred feet (100') from any street right-of-way and all parking lots shall be located not less than fifty feet (50') from any street right of way except that:

(A) Buildings and accessory uses may be located less than one hundred feet (100'), ~~but not less than fifty feet (50')~~, from a street right-of-way, provided that said street:

- (i) is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;
- (ii) is a cul-de-sac or an interior road; and

(B) All *buildings, structures and* parking lots shall be located not less than twenty-five feet (25') from any street right of way.

The foregoing notwithstanding, the location of buildings and accessory uses shall at all times be located so as to provide safe and efficient access to, from and within the property, including sight distance, and turning, stacking and other traffic circulation features and facilities.

This shall be known as the "building setback line."

#### Sec. 22-12-5. Setback regulations.

Buildings shall be located not less than two hundred feet (200') from any street right-of-way. except that:

(A) Buildings and accessory uses may be located less than two hundred feet (200'), from a street right-of-way, provided that said street:

- (i) is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;
- (ii) is a cul-de-sac or an interior road; and

(B) All buildings, structures and parking lots shall be located not less than twenty-five feet (25') from any street right of way.

The foregoing notwithstanding, the location of buildings and accessory uses shall at all times be located so as to provide safe and efficient access to, from and within the property, including sight distance, and turning, stacking and other traffic circulation features and facilities.

This shall be known as the "setback line."