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M E M O R A N D U M

TO: Planning Commission

CC: Ted Wilmot, County Attorney
Ron Peaks, Zoning Administrator

FROM: Anne Ducey-Ortiz, AICP, Planning Director

DATE: April 29, 2009

SUBJECT: Proposed Zoning Ordinance Amendment – Accessory Building Height

As you recall at the April meeting, Mr. Winebarger raised a concern during Commissioners' Comments regarding the height of accessory structures in residential districts. No action was taken by the Planning Commission at the meeting. Subsequently, Mr. Winebarger indicated to me during a phone conversation that he was working with Mr. Wilmot on a Code Amendment and wanted to discuss it at the May 7, 2009 meeting. I suggested he contact the chair and request that it be placed on the agenda, since the Commission had not asked staff to take any action on the item at the meeting. Mr. Winebarger indicated that he would contact Mr. Bazzani.

Unfortunately, I did not receive any further direction until I received the attached memo from Mr. Wilmot after the agenda was completed and the packets sent out. We try to send the packets out by the Tuesday before the meeting in order to give the Commission adequate time to prepare for the month's meeting. As you can see, the agenda for May is very full and our staff worked diligently to make sure all the items already on the agenda were addressed.

In order to address this issue on May 7th, the Commission may amend the agenda at the beginning of the meeting to include this item under new business for discussion and further action.

If you have any questions, please feel free to contact me.



COPY

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MEMORANDUM

TO: Anne Ducey-Ortiz, Director of Planning
Ron Peaks, Director of Codes Compliance

cc: Mike Winebarger, Planning Commission Member

FROM: *W* Ted Wilmot, County Attorney

DATE: April 27, 2009

RE: Proposed Zoning Ordinance Amendment –
Accessory Building Height

Planning Commissioner Winebarger has proposed that the County's zoning ordinance be amended with reference to the maximum permissible height of accessory buildings. Attached please find a chart with information taken from the present zoning ordinance provisions regarding the maximum permissible height of accessory buildings, with the proposed changes indicated in red.

Please review the proposed amendments, and let me and the other recipients of this memo know whether you foresee anything problematic with consideration and approval of the amended maximum height provisions proposed. I understand that Mr. Winebarger has requested that this matter be placed on the Planning Commission's agenda for the meeting of Thursday, May 7, 2009.

Thank you for your assistance in this matter. Please contact me if you have any questions.

ZONING DISTRICT	Maximum Height of Principal Buildings		Minimum Yard Dimensions				Accessory Buildings		
	Stories	Feet	Front	One Side	Sum Sides	Rear	Max. Height	Side Lot Lines	Rear Lot Lines
C-1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C-2	2.5	35	75	25 or 50	50 or 100	100	20 35	5	5
RC-1	2.5	35	75	25 or 50	50 or 100	100	20 35	5	5
RC-2	2.5	35	75	25 or 50	50 or 100	100	20 35	5	5
SC-1	2.5	35	50 or 75	20 or 30	40 or 60	50 or 100	20 35	5	5
SF-1	2.5	35	35	15	30	30	20 ----- 35	5 --or-- 15	5 ----- 30
HC-1	2.5	35	25 or 50	15 or 25	30 or 50	50 or 100	20 35	5	5
MH-1	2.5	35	50	20	40	20	20 35	n/a	n/a