

TOWN OF IRVINGTON
ORDINANCE AMENDING SUBDIVISION ORDINANCE AND ZONING
ORDINANCE #2024-10.uc

WHEREAS, pursuant to §§ 15.2-2251 and 15.2-2253 of the Code of Virginia and Sec. 153.136 of the Town Code, amendments to the Irvington Subdivision Ordinance may be initiated at the direction of the Town Council; and

WHEREAS, pursuant to § 15.2-2286(A)(7) of the Code of Virginia and Sec. 154.250 of the Town Code, amendments to the Zoning Ordinance of Irvington, Virginia may be initiated by resolution of the Town Council; and

WHEREAS, the Irvington Subdivision Ordinance and Zoning Ordinance may be amended by the Town Council after said amendment has been reviewed by the Planning Commission; and

WHEREAS, pursuant to § 15.2-2253 of the Code of Virginia, the Planning Commission has a period of sixty days to review said amendment to the Subdivision Ordinance and make a recommendation to the Town Council; and

WHEREAS, pursuant to § 15.2-2285 of the Code of Virginia, the Planning Commission has a period of one hundred days to review said amendment to the Zoning Ordinance and make a recommendation to the Town Council; and

WHEREAS, the Town Council finds that the public necessity, convenience, general welfare, good zoning, and good land use practice support consideration of the amendment of the regulations of the Subdivision Ordinance and the Zoning Ordinance; and

WHEREAS, the Town Council referred the proposed amendments to the Planning Commission at the August 8, 2024 meeting; and

WHEREAS, the Planning Commission and Town Council held a joint public hearing on the language at the September 12, 2024, joint meeting,

WHEREAS, the Planning Commission recommended the amendment at the October 1, 2024 meeting.

NOW, THEREFOR, BE IT RESOLVED, on this _____th day of _____, 2024, that the Irvington Town Council hereby amends the Irvington Subdivision Ordinance and the Zoning Ordinance, as specifically described below:

TITLE XV: LAND USAGE

Chapter 153: Subdivisions

§ 153.051 Preliminary plat contents.

Unless a waiver is approved, as authorized above, all applications for preliminary plat approval shall be accompanied by the following information:...

(D) Graphic requirements....

(13) Notation of the requirement for pump-out and 100% reserve drainfield sites for onsite sewage treatment systems, when applicable.

Chapter 154: Zoning

Subchapter: Chesapeake Bay Preservation Area Overlay District

§ 154.155 Plan of development process.

Any development or redevelopment exceeding 2,500 square feet of land disturbance shall be accomplished through a plan of development process prior to any clearing or grading of the site or the issuance of any zoning permit, to assure compliance with all applicable requirements of this subchapter....

(F) Final plan. Final plans for property within CBPAs shall be final plats for land to be subdivided or site plans for land not to be subdivided as required by this subchapter.

(1) Contents. Final plans for all lands within CBPAs shall include the following additional information:

(a) The delineation of the resource protection area boundary

(b) The delineation of required buffer areas;

(c) Delineation of buildable areas based on the performance criteria specified in 9 VAC 25-830-120 et seq., as amended, front and side yard setback, and any other relevant easement or limitations regarding lot coverage on plans.

~~(e)~~ (d) All wetlands permits required by law;

~~(d)~~ (e) A maintenance agreement as deemed necessary and appropriate by the zoning administrator to ensure maintenance of best management practices in order to continue their functions; and

~~(e)~~ (f) Plat or plan note stating that no land disturbance is allowed in the buffer area without review and approval by the zoning administrator.

ADOPTED: This _____ day of _____ 20_____.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Clerk, Town Council of Irvington, Virginia