

**TOWN OF IRVINGTON
RESOLUTION INITIATING AND REFERRING ZONING ORDINANCE
AMENDMENT**

WHEREAS, Town Council has considered a proposed amendment to the zoning ordinance of the Town of Irvington, Virginia (the “Amendment”); and

WHEREAS, the Amendment is described as: An Ordinance Amendment to section 154.051 E (10) to define and further clarify Accessory Buildings and Structures and their permitted uses; and

WHEREAS, the Town Council wishes to initiate and refer the Amendment to the Town Planning Commission for its consideration, edits thereto and recommendation thereof.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Irvington, Virginia does hereby initiate and refer the Amendment to the Town Planning Commission for its consideration, edits thereto, and recommendation thereof.

ADOPTED: This 6th day of February 2025.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Town Council of Irvington, Virginia

Clerk,

Sample of Potential Amendment

New Definition: Outdoor Kitchen: A kitchen for the preparation, cooking and/or serving of food or drink. It is to be open on at least three sides.

Proposed Language for 154.051 E (10): Accessory Buildings and Structures and permitted uses are further defined hereinafter. However, garages or other accessory structures such as carports, porches, and stoops attached to the main building are considered to be a part of the main building. An Accessory Building other than carports and garages, of up to 300 sq. ft. of floor area and no more than 15 ft in height is permitted, but must be at least 10 feet from the side property line, at least 35 feet from the rear property line and at least 100 feet from the mean highwater line of a lot on a creek except docks and bulkheads. An Accessory Building other than carports and garages, of more than 300 sq. ft. and up to 700 sq. ft. of floor area and no more than 20 ft in height is permitted, but must be at least 25 feet from the side property line, at least 50 feet from the rear property line and at least 100 feet from the mean highwater line of a lot on a creek except docks and bulkheads. The total floor area of all Accessory Buildings and structures, excluding swimming pools and tennis courts, shall not exceed 25% of the rear yard area. Accessory Buildings are not dwellings and may not be used for rental or similar purposes but may include an Outdoor Kitchen but no sleeping accommodations or indoor kitchen.