

TOWN OF IRVINGTON, VIRGINIA
ORDINANCE NO. 2026-09

**AN ORDINANCE TO AMEND CHAPTER 154, ZONING, OF THE CODE OF THE TOWN OF
IRVINGTON, VIRGINIA, BY AMENDING § 154.106, USE REGULATIONS IN B-2,
CONCERNING BUILDING SIZE**

WHEREAS, pursuant to the Constitution and laws of the Commonwealth of Virginia, including, without limitation, Chapter 22 of Title 15.2 of the Code of Virginia, the Town is authorized to exercise zoning powers within its jurisdiction; and

WHEREAS Virginia Code § 15.2-2285 establishes the procedure for the preparation, consideration, public hearing, recommendation, adoption, and amendment of zoning ordinances; and

WHEREAS, notice of the public hearings was published in the *Rappahannock Record* on September 24, 2026, and October 1, 2026, in accordance with applicable law; and

WHEREAS, the Planning Commission of the Town of Irvington considered the proposed amendment at its meeting/public hearing held on October 8, 2026, and at its meeting on [Date], voted to recommend approval of the proposed amendment; and

WHEREAS, the Town Council has considered the proposed amendment, the recommendation of the Planning Commission, the applicable provisions of Chapter 154, Zoning, the Town's Comprehensive Plan, the existing character and development patterns of the Town, and the comments received from Town residents and other interested parties; and

WHEREAS, after proper notice as required by the Code of Virginia, the Town Council held a public hearing concerning the proposed amendment on October 8, 2026, at which time members of the public were given an opportunity to be heard; and

WHEREAS, following consideration of the foregoing matters and the public comments received, the Town Council finds that adoption of this Ordinance serves the **health, safety, welfare, and good zoning practices of the Town** and is in the best interests of the Town residents.

NOW, THEREFORE, BE IT ORDAINED, on this ____th day of _____, 2026, that the Irvington Town Council hereby amends Chapter 154, Zoning, of the Town Code as
Specifically described below:

Replacing: §154.106

~~**In Limited District B-2, structures to be erected, not to exceed 1500 square feet area, first and second floor total, can be used for one or more of the following uses.**~~

With:

In Limited District B-2, all uses in R-1 and R-2 Districts and one of more of the following uses with a conditional use permit.

ADOPTED: This _____ day of _____ 20____.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Clerk, Town Council of Irvington, Virginia