



TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874
314 Mill Street • PO Box 195 • Occoquan, Virginia 22125
(703) 491-1918 • Fax (571) 398-5016 • info@occoquanva.gov
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TOWN COUNCIL
Elizabeth A. C. Quist, Mayor
Patrick A. Sivigny, Vice Mayor
J. Matthew Dawson
Jim Drakes
Cindy Fithian
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TOWN MANAGER
Kirstyn Barr Jovanovich

August 14, 2017

Property Owner
Occoquan, VA 22125

Re: **NOTICE OF ORDINANCE AMENDMENTS**
Comprehensive Zoning and Subdivision Text Amendments –
Chapters 54 and 66 of the Occoquan Town Code
Public Hearing: September 5, 2017 at 7:00 p.m. @ Occoquan Town Hall

Dear Property Owner,

We are writing to inform you that the Town of Occoquan is proposing comprehensive amendments to its Subdivision and Zoning ordinances that will make several substantive changes to Chapters 54 and 66 of the Occoquan Town Code. If adopted, the comprehensive amendments will replace the current zoning and subdivision ordinances.

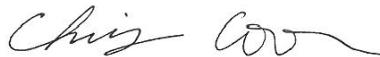
The zoning text amendment will make changes to provisions of the current zoning ordinance that govern definitions; home-based business requirements; zoning approvals for housing crisis; the revision and establishment of boundaries and locations of districts; uses permitted by-right; uses permitted by special exception; lot area regulations; accessory uses and structures; set back regulations; frontage regulations; yard regulations; height regulations; special use permits; buildable area requirements in Chesapeake Bay Preservation Overlay District; exemptions for public utilities and public roads from the Chesapeake Bay Preservation Overlay District requirements; pollution and filtration requirements of the Chesapeake Bay Preservation Overlay District; certificates of appropriateness application, review, and approval process; off-street parking requirements; required parking standards for residential uses, business uses, places of assembly, and mixed use developments; parking requirement for the disabled; special use permit application, review and approval process; zoning amendment application, review and approval process; proffer requirements; and outdoor lighting requirements. Of note, garden and high-rise apartments are proposed to become permitted uses in the R-4 district by special exception, and new residential development will be permitted in the B-1 district only by special exception with development standards.

The subdivision ordinance amendment will make changes to the provisions of the current subdivision ordinance that govern definitions; preparation and recordation of subdivision plats; flooding; streets, monuments; storm drainage facilities; bonding; lots; blocks; and approval of subdivision plats.

The public hearing for the Comprehensive Subdivision and Zoning Ordinance amendment will be held on **September 5, 2017 at 7:00 p.m.**, at Town of Occoquan Town Hall located at 314 Mill Street, Occoquan, Virginia 22125. This location is accessible to persons with disabilities.

The current ordinances and the Zoning District Map are available on the Town's website at www.occoquanva.gov/town-code.html. The proposed subdivision and zoning ordinance amendments are available for review at www.occoquanva.gov/subdivision-and-zoning-update-2017.html. The Zoning District Map, and proposed subdivision and zoning ordinance amendments can also be viewed by contacting the Town Clerk at (703) 491-1918, Monday through Friday from 9 a.m. to 4 p.m. If you are in need of interpreting services for the hearing and/or vision impaired, please notify the Town Clerk at least one week prior to the public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Chris Coon".

Christopher Coon
Town Clerk