

## Overview of Chapter 66 Proposed Amendments

Formatting modifications throughout in order to be consistent in the document as a whole and to be consistent with Chapter 54 Subdivisions. Formatting changes consist of font, alignment, and numbering.

Article I modifications include:

- Adding a statement indicating the location of the Zoning Map and modifications to the definitions.
- Definitions modifications include:
  - Updating definition of Alley to be consistent with other portions of the Town Code
  - Adding definition of Bed and Breakfast
  - Modifying the definition of Hotel to separate uses
  - Adding definition of a Food Truck
  - Adding definition of Homestay
  - Modifying definition of Person to be consistent with other portions of the Town Code
  - Modifying definition of Sign to reference Article VIII
  - Modifying definition of Street to be consistent with other portions of the Town Code
  - Modifying definition of church and places of assembly
- Removing application portion of the Home Occupation Certificate section. Standards for Home Occupation remain.
- Updated Extension for Zoning Approvals section to reference the Code of Virginia.

Article II modifications include:

- R-1:
  - Dividing uses by those permitted by-right and those permitted by Special Exception
  - Removing Home Business Occupation standards and referencing Section 66-10
  - Adding Homestay and Temporary Seasonal Display as accessory uses
  - Adding Bed & Breakfast to uses permitted by Special Exception
  - Remove sign regulations to reference Article VIII
- R-2:
  - Dividing uses by those permitted by-right and those permitted by Special Exception
  - Removing Home Business Occupation standards and referencing Section 66-10
  - Adding Homestay and Temporary Seasonal Display as accessory uses
  - Adding Bed & Breakfast to uses permitted by Special Exception
  - Remove sign regulations to reference Article VIII
- R-3:
  - Dividing uses by those permitted by-right and those permitted by Special Exception
  - Removing Home Business Occupation standards and referencing Section 66-10
  - Adding Homestay and Temporary Seasonal Display as accessory uses
  - Adding Bed & Breakfast to uses permitted by Special Exception
  - Remove sign regulations to reference Article VIII
- R-4:
  - Dividing uses by those permitted by-right and those permitted by Special Exception
  - Removing Home Business Occupation standards and referencing Section 66-10

- Adding Temporary Seasonal Display as an accessory use
- Adding Garden and high-rise apartment projects to uses permitted by Special Exception
- Remove sign regulations to reference Article VIII
- B-1:
  - Dividing uses by those permitted by-right and those permitted by Special Exception
  - Certain uses that are inconsistent with the intent of the B-1 district moved from being permitted by-right to being permitted with by special exception permit – including residential uses with conditions
  - Adding Festivals, Town Sponsored as a use permitted by-right
  - Adding Temporary Seasonal Display as an accessory use
  - Adding Bed & Breakfast to uses permitted by-right
  - Remove sign regulations to reference Article VIII
- Off-Street Parking:
  - Clarification of parking requirements
  - Modified Table B to be consistent with aisle standards in Table A
  - Moving Off-Street Parking from Article II Division 6 to Division 9
- Chesapeake Bay Preservation Overlay District
  - Formatting
  - Updating of Code of Virginia references
  - Updating definitions to be consistent with Code of Virginia
- Old and Historic Occoquan District
  - Formatting
- Parks and Public Utility District
  - Formatting
  - Moving PPU District from Article II Division 9 to Division 6

Articles III, IV, V modifications include:

- Formatting
- Updating code references

Article VI modifications include:

- Formatting

Article VII modifications include:

- Formatting
- Updating figures

Article VIII modifications include:

- Formatting

- Clarification of flags being included in total sign count
- Vending machines outside of a wholly enclosed structure within the Old and Historic Occoquan District are included within the General Prohibitions.

## **Chapter 54 Proposed Amendments**

Formatting modifications throughout in order to be consistent in the document as a whole and to be consistent with Chapter 66 Zoning

Article I modifications include:

- Formatting
- Updating definitions to be consistent with other sections of the Town Code and Code of Virginia
- Removing Plan Sketch and Used from definitions

Article II modifications include:

- Formatting

Article III modifications include:

- Formatting
- Updating references of Town Council to be Planning Commission

Article IV modifications include:

- Formatting

Article V modifications include:

- Formatting
- Removing elements that are not used in the Subdivision process

Article VI modifications include:

- Formatting
- Including note that preliminary plat process pertains to those subdivisions with more than 51 lots
- Removing elements that are not used in the Subdivision process
- Updating final plat process to more accurately reflect what is required
- Updating the extension of the subdivision plat approval to address the housing crisis to mirror the Zoning Ordinance and reference the Code of Virginia