

PLANNING PUBLIC HEARING NOTICE

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Staff reports for the scheduled cases are available online one week prior to the meeting date

Notice is hereby given that the Hanover County Board of Supervisors has set **Tuesday, November 10, 2015, at 7:00 P.M.**, in the Board Room of the Hanover County Government Building at Hanover Courthouse, Hanover, Virginia, as the day, date, time, and place for a public hearing to consider the following cases, at which public comments will be accepted:

ORDINANCE AMENDMENTS

ORDINANCE 15-11 CIVIL PENALTIES

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, by amending Sections 26-347, 26-348, and 26-349, and by relocating the provisions of current Section 26-349 into a new Section numbered 26-350, to provide that violations of the Hanover County Zoning Ordinance shall be punished by a civil penalty, in accordance with the following:

1. The amount of the Civil Penalty shall be Two Hundred Dollars (\$200.00) for an initial violation and Five Hundred Dollars (\$500.00) for subsequent violations,
2. Civil Penalties shall not be used for violations that:
 - a. Result in injury to any person,
 - b. Are for activities related to land development, or
 - c. Are related to the posting of signs on public property or public rights-of-way.
3. Civil Penalties shall be in lieu of Criminal Penalties, except for those violations which are listed above as exempt from Civil Penalties and in those situations where the amount of Civil Penalties for a repeated violation exceed Five Thousand Dollars (\$5,000.00).

(PUBLIC HEARING)

ORDINANCE 15-12 RESIDENTIAL SETBACKS

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, as follows:

1. To amend Section 26-6, to modify the definition of “front yard”, “yard measurement”, “rear yard”, “required yard” and “side yard”, to provide that, in residential zoning districts, properties shall contain a front yard and a rear yard while business and industrial districts continue to consist of a front yard, side yard, and rear yard;
2. To amend Sections 26-26, 26-40, 26-52, and 26-63, to modify the yard requirements in the A-1, Agricultural District, the AR-6, Agricultural Residential District, the RC, Rural Conservation District, and the RS, Single-Family Residential District, respectively, to provide that there shall be requirements for side setbacks in front yards rather than requirements for side yards;

3. To amend Section 26-59, to conform the regulations applicable to conditional uses in the RS, Single-Family Residential District to the amended definitions of front yard and rear yard;
4. To amend Section 26-243, to conform the definitions applicable to side yards to reflect the changes being made to the definitions of front yard, side yard, and rear yard;
5. To amend Section 26-247, to amend the regulations applicable to accessory buildings and pools to reflect the changes being made to the definitions of front yard, side yard, and rear yard; and
6. To provide that the changes being made to the definition of front yard, side yard, and rear yard shall be applicable to the district regulations applicable to those residential districts which have been repealed by the Board of Supervisors.
(PUBLIC HEARING)

ORDINANCE 15-13 PERFORMANCE AGREEMENTS FOR REQUIRED ZONING IMPROVEMENTS

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-61, 26-68, 26-77 and 26-78, to modify the requirements in the RS, Single-Family Residential District and the RM, Multi-Family Residential District regarding the timing of the installation of street trees and sidewalks within these zoning districts and to allow greater flexibility in the location of street trees required to be installed as part of the applicable district regulations.
(PUBLIC HEARING)

Important Information

Copies of the above cases are available in the Planning Department or can be requested via e-mail at planningreports@hanovercounty.gov

Please note zoning case information is time sensitive, therefore online documents may not reflect the latest changes.

For questions on case information, contact the Planning Department:
Monday - Friday, 8:30 a.m. – 5:00 p.m.
(804) 365-6171

Hanover County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics. However, the county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Hanover County does not assume any liability associated with the use or misuse of this data.