



June 25, 2024
Regular Meeting
Ordinance No. 24-12

MOTION:

SECOND:

RE: Amending Unified Development Ordinance Table 72-40.2, Use Table, to Permit Fire and EMS Stations in the Residential R-2 Zoning District with a Special Use Permit

ACTION: APPROVED: Ayes: 0; Nays: 0

FIRST READ: May 14, 2024

SECOND READ: June 25, 2024

Sec. I. Introduction.

The City of Fredericksburg Fire Department has identified the southwestern corner of Wicklow Drive and Fall Hill Drive as the proposed site for a third fire station within the City. The proposed location is zoned R-2 Residential, which, unlike the majority of residential zones in the City, does not permit fire station uses. This Amendment to the Unified Development Ordinance would revise the zoning use table to permit a fire/EMS station use with a Special Use Permit within the R-2 zoning district.

The City Council adopted a resolution to initiate a text amendment at its meeting on March 12, 2024. The Planning Commission held a public hearing on the amendment on April 10, 2024, after which it voted to recommend this text amendment to the City Council. The City Council held public hearings on this amendment on May 14, June 11, and June 25, 2024.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested amendment.

Sec. II. City Code amendment.

It is hereby ordained by the Fredericksburg City Council that City Code Chapter 72, "Unified Development Ordinance," Table 72-40.2, "Use Table," is amended to add the underlined language and delete the language shown in strikethrough as follows:

Table 72-40.2: Use Table																			
"P" = Permitted: Allowed by-right "S" = Special Use Permit Required "blank cell(•)" = Use is Prohibited																			
Use Category	Use Type	Base Zoning District [Overlay Districts May Further Limit Allowable Uses]													Additional Requirements				
		Residential Districts							Nonresidential and Mixed-Use Districts					Planned Development Districts					
		R-2	R-4	R-8	R-12	R-16	R-30	R-MH	C-T	C-D	C-SC	C-H	CM	I-1			I-2	PD-R	PD-C
Residential Use																			
Public Safety	Fire/EMS Station	S	•	S	S	P	P	S	S	P	P	S	S	•	•	•	P	•	P
	Police Station	•	•	•	•	•	S	•	S	P	P	S	S	•	•	•	•	•	•

Sec. III. Effective date.

This ordinance is effective immediately upon passage.

Votes:


Ayes: Devine, Frye, Duffy, Gerlach, Graham, Holmes, Mackintosh

Nays: None

Absent from Vote: None

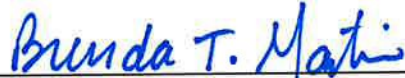
Absent from Meeting: None

Approved as to form:


 Kelly J. Lackey, City Attorney

Clerk's Certificate

I, the undersigned, certify that I am Deputy Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 24-12 duly adopted at a meeting of the City Council meeting held June 25, 2024 at which a quorum was present and voted.



Brenda T. Martin
Deputy Clerk of Council