

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO AMEND THE DISTRICT REGULATIONS FOR THE AGRICULTURAL, VILLAGE RESIDENTIAL, SUBURBAN RESIDENTIAL, AND INDUSTRIAL ZONING DISTRICTS.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Sections 180-21, 180-25, 180-26, and 180-28 of the Warren County Code (Zoning Ordinance) be amended and re-ordained as follows:

1. Subsection 180-21(B)(9) is amended and a new subsection 180-21(D)(45) is enacted, to make public schools permissible only by Conditional Use Permit in the Agricultural District, as follows:

Chapter 180. Zoning
Article IV. District Regulations §180-21
Agricultural (A) District.

A. Statement of intent. This district is intended for family living in safe and suitable surroundings in areas where low-density residential development may be situated without degrading the environment. Such areas shall be developed in a manner that will protect and preserve natural resources, watersheds and topographic features and protect and enhance the natural beauty of the land.

B. Uses permitted by right. In addition to agricultural pursuits, any one of the following uses is permitted by right on each lot or on each tract or combination tracts in the Agricultural District:

...

~~(9) Public schools. Reserved.~~

...

D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(45) Public schools.

2. Subsection 180-25(B) is amended and new subsections 180-25(D)(21) and 18025(D)(22) are enacted, to make store/dwelling combinations and libraries permissible only by Conditional Use Permit within the Village Residential District, as follows:

§180-25 Village Residential (VR) District.

A. Statement of intent. This district is to accommodate established villages/settlements which existed prior to the adoption of this chapter and which are designated on the Zoning Map adopted as a part of this chapter. Such areas have a combination of medium density housing and commercial establishments.

B. Uses permitted by right. Any one of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the Village Residential District:

...

(3) ~~Store/dwelling combination.~~ Noncommercial park/playground.

(4) ~~Noncommercial park/playground.~~ Public protection facilities: fire, police and rescue departments.

(5) ~~Library.~~ Residential facility.

(6) ~~Public protection facilities: fire, police and rescue departments.~~

(7) ~~(Reserved)~~

(8) ~~Residential facility.~~

...

D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(21) Store/dwelling combination.

(22) Library.

3. A new subsection 180-26(D)(7) is enacted to make churches a use permissible by Conditional Use Permit within the Suburban Residential District, as follows:

§180-26 Suburban Residential (SR) District.

A. Statement of intent. This district is intended to accommodate the need for higher density single-family development and combinations of dwelling types, while preserving the open areas of the County and eliminating the undesirable effect of scattered high density housing. Such growth should be adjacent to similar areas and in stages outward from the center of such previously developed areas into the more rural areas of the

County and should be served by central water and sewer systems approved by the Virginia Department of Health and State Water Control Board.

...

D. Uses permitted by conditional use permit. The following uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(7) Church.

4. A new subsection 180-28(B)(22) is enacted to make church a use permitted by right within the Industrial District, as follows:

§180-28 Industrial (I) District.

A. Statement of intent. This district is for a variety of industrial uses which, with appropriate screening and without the emission of noise, dust, smoke, odor, toxic gases or hazardous substances, can be conducted in such a manner as to not adversely affect nearby properties.

B. Uses permitted by right. Subject to the requirements and limitations of these regulations, any of the following uses is permitted as a matter of right on each lot:

...

(22) Church.

THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION

Language proposed to be deleted is ~~lined through~~.

Language proposed to be added is underlined.

Adopted: June 4, 2024



Zachary Henderson, Deputy Clerk
Warren County Board of Supervisors

