

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 20th day of March, 2018:

<u>MEMBERS:</u>	<u>VOTE:</u>
Meg Bohmke, Chairman	Yes
Gary F. Snellings, Vice Chairman	Yes
Jack R. Cavalier	No
Thomas C. Coen	Yes
L. Mark Dudenhefer	Yes
Wendy E. Maurer	Yes
Cindy C. Shelton	Yes

On motion of Mrs. Maurer, seconded by Mr. Dudenhefer, which carried by a vote of 6 to 1, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-35, TABLE 3.1 DISTRICT USES AND
STANDARDS

WHEREAS, pursuant to Virginia Code § 15.2-2286.1 certain localities provide for cluster development; and

WHEREAS, Stafford County has provisions for cluster development; and

WHEREAS, cluster development is currently permitted in the A-1, Agricultural; A-2, Rural Residential; and R-1, Suburban Residential Zoning Districts; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the testimony of the public, if any, at the public hearing; and

WHEREAS, the Board desires to focus the area in which cluster development is permitted to ensure quality development, address citizen's concerns, and better meet the goals and objectives of the Comprehensive Plan; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good planning and zoning practices require adoption of this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 20th day of March, 2018, that Stafford County Code Sec. 28-35, Table 3.1. District Uses and Standards, be and its hereby amended and reordained as follows, all other portion of the County Code remaining unchanged:

Sec. 28-35. - Table of uses and standards.

Table 3.1. District Uses and Standards

A-1 Agricultural.

(d) *Requirements:*

(7) Cluster designed subdivisions are permitted on parcels within the boundary established on the map entitled "Cluster Subdivision Areas."

A-2 Rural Residential.

(d) *Requirements:*

(6) Cluster designed subdivisions are permitted on parcels within the boundary established on the map entitled "Cluster Subdivision Areas."

R-1 Suburban Residential.

(b) *Conditional use permit:*

Cluster subdivision, maximum density 2.25 du/acre, on parcels within the boundary established on the map entitled "Cluster Subdivision Areas."

(d) *Requirements:*

(5) Cluster designed subdivisions are permitted on parcels within the boundary established on the map entitled "Cluster Subdivision Areas."

R-2 Urban Residential—Medium Density.

(a) *Uses permitted by right:*

Cluster development.

R-3 Urban Residential—High Density.

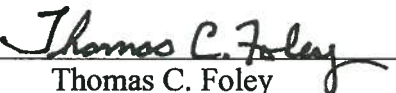
(a) *Uses permitted by right:*

~~Cluster development.~~

; and

BE IT FURTHER ORDAINED that the map entitled, "Cluster Subdivision Areas," attached hereto as Exhibit A, pursuant to that map presented to the Board as Option 3, is hereby adopted.

A Copy, teste:


Thomas C. Foley
County Administrator

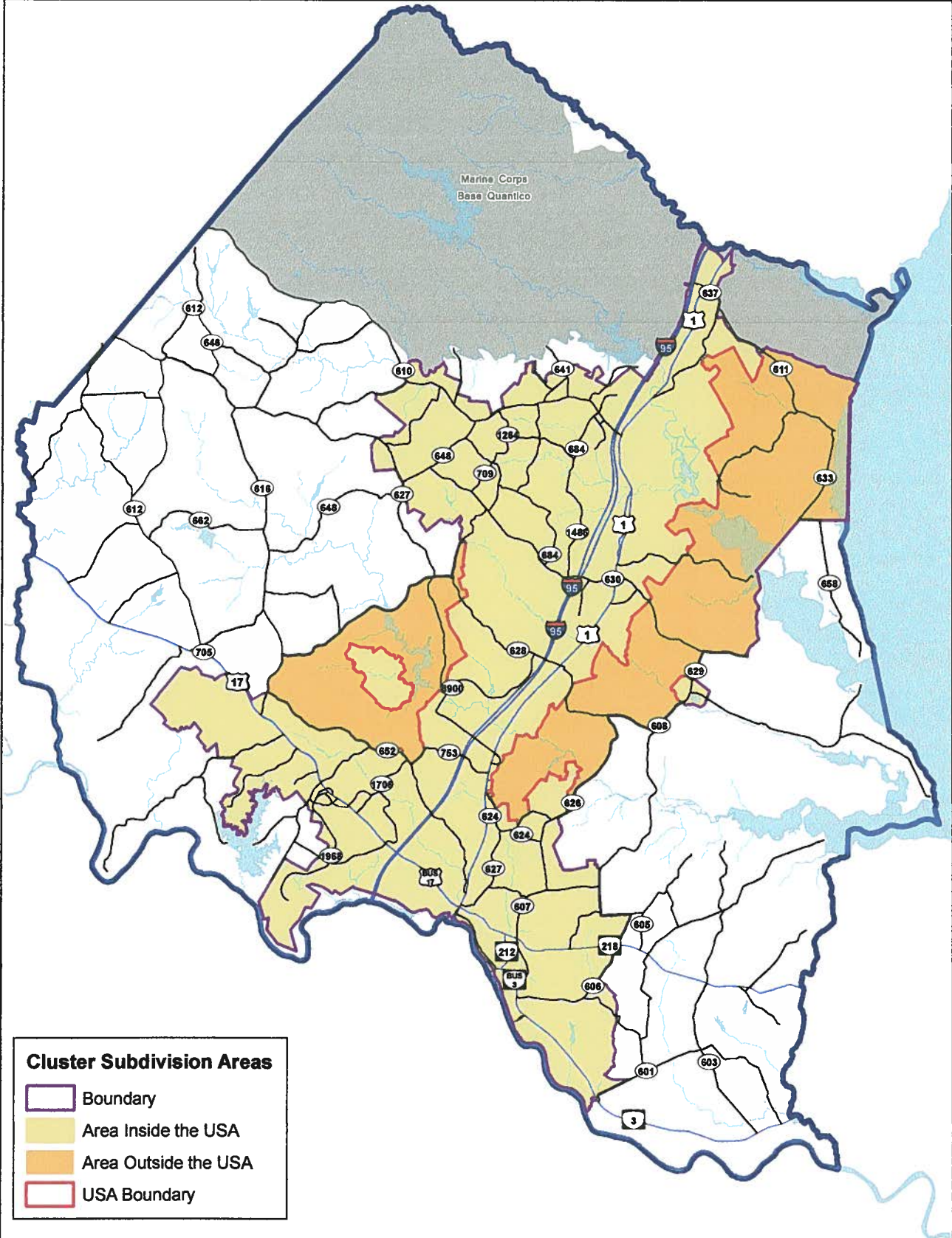
TCF:JAH:swb



Exhibit A

Cluster Subdivision Areas (Option 3)

Produced by the Stafford County GIS Office | 540-658-4033 | gismapping.stafford.va.us



Coordinate System: NAD 1983 HARN StatePlane Virginia North FIPS 4501 Feet

Produced: 3/20/2018

MXD Path: W:\users\gis\EB\Planning\Figure5a_40PercentArea.mxd

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

0 0.5 1 2 3 4 5 Miles

