

PLANNING COMMISSION PUBLIC HEARING NOTICE
TOWN OF ROUND HILL
ZOAM-2018-01

PLEASE TAKE NOTICE THAT the Round Hill Planning Commission will hold a public hearing on Tuesday, April 10, 2017 beginning at 7:00 p.m. at the Round Hill Town Office, 23 Main Street, Round Hill, Virginia for the purpose of receiving comments on the following items:

1. Add the following Terms and Definitions to Article 2: Definitions:

Accessory Apartment	Country Inn	Guest Room
Accessory Dwelling Unit	Efficiency Unit	Interior Accessory Apartment
Accessory Homestay	Exterior Accessory Apartment	Interior Recreation Space
Addition	Family/Caregiver Suite	Kitchen
Active Open Space	Gooseneck Lighting	Kitchenette
Assisted Living Facility	Guest Lodging Facility	Passive Open Space
Sign, Externally Illuminated	Sign, Internally Illuminated	Spot/Ground External Lighting

2. Revise the following Terms and Definitions to Article 2: Definitions:

Accessory Structure	Bed & Breakfast	Motel
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3. Delete the following Terms and Definitions to Article 2: Definitions:

Commercial Stable	Sign, Illuminated
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4. Add to Article 25: Use Standards

A Set of Standards are proposed for each of the following uses:

Accessory Apartment	Boutique Hotel	Guest Lodging Facility
Accessory Homestay	Country Inn	Nursing Home
Bed & Breakfast Facility	Family/Caregiver Suite	Assisted Living Facility

5. Add or remove the following Permitted Uses:

- Add Bed & Breakfast Facility as a Permitted Use in the R-1A and R-2 District
- Add Country Inn as a Permitted Use in the B-1 Zoning District
- Add Boutique Hotel as a Permitted Use in the PDCC Zoning District
- Add Nursing Home as a Permitted Use in the PDCC Zoning District
- Add Assisted Living Facility as a Permitted Use in the PDCC Zoning District
- Remove Construction Retail Establishment as a Permitted Use in the PDCC Zoning District

6. Add or remove the following Special Exception Uses:

- Add Country Inn as a Special Exception Use in the R-1A and R-2 Zoning District
- Add Nursing Home as a Special Exception Use in the R-1A and R-2 Zoning District
- Add Assisted Living Facility as a Special Exception Use in the R-1A and R-2 Zoning District
- Remove Automobile Service Station as a Special Exception Use in the PDCC Zoning District
- Remove Restaurant with Drive Through as a Special Exception Use in the PDCC Zoning District

7. Add or remove the following Accessory Uses:

- Add Accessory Apartments (Interior and Exterior) as Accessory Uses in the R-1A, R-2, R-4, R-6 and B-1 Zoning Districts
- Add Family/Caregiver Suite as an Accessory Use in the R-1A, R-2, R-4, R-6 and B-1 Zoning Districts

- Add Accessory Homestay as an Accessory Use in the R-1A, R-2, R-4, R-6, R-12 and B-1 Zoning Districts
8. **Add to Section 4-200 PD-CC Planned Development – Commercial Center (PDCC)**
 - Rename PDCC to Article 22
 - Add new Section 4-201 which requires Conformity with all applicable provisions
 9. **Add to Article 12: Parking & Loading**
 - Section 12.3 - add Off-Street Parking Standards for the following uses:
 - Accessory Apartment
 - Nursing Home
 - Assisted Living Facility
 - Guest Lodging Facility
 10. **Add to Article 13: Signs**
 - Add 13.11 Special Sign Regulations for Guest Lodging Facilities
 - Add 13.12 Special Sign Regulations for Nursing Homes and Assisted Living Facilities
 - Add 13.13 External Illumination Standards
 11. **Add to Article 14: Landscaping, Screening & Outdoor Lighting**
 - Section 14.4 - Add buffer yard distance for Guest Lodging Facilities
 - Move Section 7.13 to Section 14.13 – Outdoor Lighting Standards

The overall purpose of the proposed text amendments is to add uses to the Zoning Ordinance that permit various types of transient lodging, accessory dwellings and senior care facilities. In addition, the secondary purpose of the text amendments is to complete edits to create consistency and to remove ambiguous terms, standards or meanings in the Zoning Ordinance. The amendments are authorized by Virginia Code Section 15.2-2286.

In the event of cancellation of the Public Hearing on April 10, 2018 – the hearing will be rescheduled for April 17, 2018. A complete copy of the proposed text amendments may be reviewed in the Round Hill Town Office between the hours of 8:30 am to 4:30 pm, Monday through Friday. For questions, call 540-338-7878 or email mhynes@roundhillva.org. All interested persons are encouraged to attend the hearing.

Manuel Mirabal, Chairman
 Round Hill Planning Commission
 [For publication March 22, 2018 and March 29, 2018]