

Dinwiddie County Planning Office

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MEMORANDUM

To: Planning Commission
From: Mark Bassett, Planning Director *MB*
Date: November 8, 2010
Subject: Home Occupation, Ordinance Amendments

Background:

The County's Zoning Ordinance currently regulates Home Occupations as a permitted residential accessory use. However, the current Zoning Ordinance regulations conflict in several sections making it difficult to permit and enforce the current ordinance requirements for Home Occupations. In order to develop an improved ordinance, staff brought information and draft ordinances to the monthly Planning Commission Workshops. From those Workshop sessions, staff developed amendments to the current Zoning Ordinance.

The resulting proposed amendments to Chapter 22 of the County Code better define "Home Occupation", distinguish between the intensity of the Home Occupation permitted in Agricultural and Residential Zoning Districts, and establish more specific standards relevant to permitting than existed under the previous ordinance by having the two categories of Home Occupations: Type 1 and Type 2. Furthermore, the proposed amendments remove the conflicting language that makes it more difficult for staff to give zoning approval on a business license application for a home-based business or occupation. After the public hearing, appropriate changes may be made to the ordinances.

Staff Recommendation:

Staff recommends approval of the Zoning Ordinance amendments as submitted to define and add regulations for Home Occupations.

Planning Commission Recommendation:

At their October 13, 2010 Planning Commission meeting, the Planning Commission unanimously recommended approval of the Zoning Ordinance amendments to the Board of Supervisors.

Board of Supervisors' Action:

Since this is a zoning matter, the standard statement regarding Board action on this zoning matter must be read. In order to assist, staff prepared the following statement:

WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286, the Dinwiddie County Board of Supervisors is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following amendments:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Board of Supervisors does hereby approve the Zoning Ordinance amendments as presented.