



Notice is hereby given in accordance with Section 15.2-2204 of the Code of Virginia that the New Market Town Council will consider whether to approve and the New Market Planning Commission will consider a text amendment to Article V. Medium Density Residential, District R-2, Section 70-35 (a3) to allow for a minimum of five (5) feet side yard on each side of the lot for **Courtyard homes**. No other district regulations are proposed to change. A joint public hearing will be held in the Council Chambers of the Arthur L. Hildreth Municipal Building, 9418 John Sevier Road New Market, Virginia, on Monday, December 4th, 2023, at 6:30 p.m., or as soon thereafter as the matter may be heard, at which time interested persons will have the opportunity to speak and be heard concerning the text amendment. The details of the text amendment are as follows:

Article V. Medium Density Residential, District R-2

Section 70-35 (a3)-Yard Regulations

3. Courtyard homes – ***A courtyard home lot may use one type of side yard setbacks as defined below:***

a.) A zero (0) feet side yard on one side of the lot only. The minimum side yard for the side of the lot opposite the zero (0) feet side yard shall be ten (10) feet. Dwellings shall not be configured to allow the zero (0) feet side yards of adjoining lots to be on the common line between the lots.

b.) A minimum five (5) feet side yard on each side of the lot. Dwellings must be a minimum of ten (10) feet away from any adjacent dwelling.

In no case shall a courtyard home be closer than ten (10) feet from an existing dwelling.

Copies of the article being considered are available for public review during regular business hours at the New Market Town Office, 9418 John Sevier Road, New Market, Virginia. Copies are also available for review online at <https://www.newmarketvirginia.com/mayor-council/page/codes-ordinances>.

All public meetings are intended to be accessible to persons with disabilities in accordance with the Americans with Disabilities Act. A person requiring accommodation and/or auxiliary aids shall notify the Zoning Administrator at least five days prior to the scheduled meeting.

Nathan Garrison, Zoning Administrator