



Town of New Market

Public Hearing Notice

The New Market Town Council and Planning Commission will hold a joint public hearing on Monday March 5, 2018 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers of the Arthur L. Hildreth, Jr. Municipal Building at 9418 John Sevier Road New Market, Virginia 22844 to receive public comment and consider adoption of amendments to the New Market Zoning Ordinance, otherwise known as Section 70 of the Code of New Market.

Proposed amendments to the New Market Zoning Ordinance initiated by the Planning Commission are as described below:

- Sec. 70-10- Cluster home and projection are added to existing specific definitions
- Sec. 70-31- Cluster homes become a conditionally permitted use in the R-2 district
- Sec. 70-32- General minimum lot size is reduced to 10,000 square feet in the R-2 district; Minimum lot size for courtyard homes is reduced to 5,500 square feet in the R-2 district; Minimum lot size for cluster homes is established as 7,000 square feet in the R-2 district
- Sec. 70-38- At least 15% of a cluster home development must be maintained as green space
- Sec. 70-50- Courtyard and cluster homes become by-right permitted uses in the R-3 district
- Sec. 70-52- General minimum lot size is reduced to 7,500 square feet in the R-3 district; Minimum lot size for courtyard homes is reduced to 4,000 square feet in the R-3 district; Minimum lot size for cluster homes is established as 5,500 square feet in the R-3 district
- Sec. 70-66- Building heights from 35 to 60 feet above grade may be approved by the Planning Commission in the B-1 district
- Sec. 70-75- Side and rear yard requirements are reduced to none in the B-1 district except when a property abuts a residential district
- Sec. 70-76- Building heights from 35 to 60 feet above grade may be approved by the Planning Commission in the B-2 district
- Sec. 70-77- Maximum lot coverage in the B-2 district is established at 85%
- Sec. 70-132- Uncovered patios no higher than three feet tall may enter one side yard

- Sec. 70-137- Home occupations may use an accessory building for inventory
- Sec. 70-146B- Regulations specific to cluster homes are established.
- Sec. 70-152- Excessive sign area upon a property deems every sign nonconforming

All interested persons may appear and present their views at the above time and place. Comments may also be submitted by mail to P.O. Box 58 New Market, VA 28844; by fax to (540) 740-9204, or by email to a.berryman@newmarketvirginia.com. Comments received by noon on the day of the hearing will be distributed to Council and Planning Commission members and made a part of the public record. A complete copy of the current Zoning Ordinance as well as the proposed revisions may be viewed in the Arthur L. Hildreth, Jr. Municipal Building at 9418 John Sevier Road New Market, VA 22844 during regular business hours or at www.newmarketvirginia.com Anyone needing assistance or accommodation under the provisions of the Americans with Disabilities Act should contact Alex Berryman at (540) 740-3432 or a.berryman@newmarketvirginia.com