

Chapter 28 - ZONING ORDINANCE

Footnotes:

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Editor's note— Ordinance No. 094-29, adopted Aug. 9, 1994, repealed and replaced ch. 28 in its entirety, as set out herein. Formerly, ch. 28 consisted of §§ 28-1—28-331, which pertained to zoning. See the Code Comparative Table for derivative history. Sections have been renumbered in order to conform to the numbering style of this Code. See history note following each section for specific derivation thereof.

Cross reference— Planning commission, § 2-16 et seq.; buildings and building regulations, ch. 6; erosion and sediment control, ch. 11; fire prevention and protection, ch. 12; solid waste, ch. 21; subdivisions, ch. 22; vegetation, ch. 24; water, sewers and sewage disposal, ch. 25; wetlands zoning ordinance, § 27-16 et seq.

State Law reference— Zoning, Code of Virginia, § 15.1-486 et seq.; codification of zoning ordinances, § 15.1-37.3.

ARTICLE I. - PURPOSE AND AUTHORITY

Sec. 28-1. - Short title.

This chapter of the Code of the County of Stafford, Virginia, may also be known as the "Stafford County Zoning Ordinance," or simply the "zoning ordinance."

(Ord. No. 094-29, § 28-101, 8-9-94)

Sec. 28-2. - Purpose.

The purpose of this chapter is to promote the health, safety, and general welfare of the residents of Stafford County, Virginia, and to accomplish the objectives and purposes of Code of Virginia § 15.1-427 and the provisions of article 8, chapter 11, title 15.1 of the Code of Virginia.

(Ord. No. 094-29, § 28-102, 8-9-94)

Sec. 28-3. - Authority.

The provisions of this chapter are adopted pursuant to the authority of the Code of Virginia (1950), as amended.

(Ord. No. 094-29, § 28-103, 8-9-94)

Sec. 28-4. - Applicability.

(a) No building, structure, or land within the jurisdictional territory of Stafford County, Virginia, shall hereafter be used, changed in use, developed or occupied, and no building or structure, or any part thereof, shall hereafter be erected, constructed, re-constructed, moved, or structurally altered, except in conformance with the regulations specified in this chapter.

(b) No yard or lot existing at the time of the adoption of this chapter shall be reduced in dimension or area below the minimum requirements set forth in this chapter. Yards or lots created after the effective date of this chapter shall meet the minimum requirements established by this chapter, subject to the provisions of Code of Virginia § 15.1-492.

(Ord. No. 094-29, § 28-104, 8-9-94)

Sec. 28-5. - Repeal.

Chapter 28 as in effect prior to [August 9, 1994,] the date of adoption of this chapter is hereby repealed, and replaced by this chapter.

(Ord. No. 094-29, § 28-105, 8-9-94)

Sec. 28-6. - Conflict of provisions.