

ORDINANCE

A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 3 TO ALLOW ABOVE-GROUND WATER AND SEWER PUMPING AND STORAGE FACILITIES IN THE TOWNHOUSE, GARDEN APARTMENT, MANUFACTURED DWELLING PARK, COMMERCIAL-NEIGHBORHOOD AND COMMERCIAL-VILLAGE DISTRICTS WITH APPROVAL OF A CATEGORY 20 SPECIAL EXCEPTION

WHEREAS, above-ground water and sewer pumping and storage facilities are an allowed use in multiple rural, residential, commercial and industrial zoning districts with the approval of a Category 20 Special Exception, as shown in Section 3-320 Subsection 3 of the Zoning Ordinance; and

WHEREAS, above-ground water and sewer pumping and storage facilities are not a permitted use in the Townhouse (TH), Garden Apartment (GA), Manufactured Dwelling Park (MDP), Commercial-Neighborhood (C-1) and Commercial-Village (CV) zoning districts; and

WHEREAS, providing all zoning districts with the ability to request above-ground water and sewer pumping and storage facilities where necessary and appropriate would facilitate the provision of adequate and safe sewer and water services to residents, businesses and industrial developments; and

WHEREAS, the County has determined that the public necessity, convenience, general welfare and good zoning practice warrant this amendment; and

WHEREAS, on September 13, 2018, the Fauquier County Board of Supervisors initiated this text amendment; and

WHEREAS, on October 18, 2018, the Fauquier County Planning Commission held a public hearing and unanimously recommended approval of the proposed text amendment to Article 3; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 8<sup>th</sup> day of November 2018, That the Board of Supervisors hereby approves the following text amendment to Zoning Ordinance Section 3-320, Subsection 3:

See Page III-4 for Key																			
SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2	
<b>3-320 PUBLIC UTILITIES (CATEGORY 20)</b>																			
1. Electrical substation distribution centers and transformer stations	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE		P	P	P	
2. Natural gas, oil and other petroleum products metering, regulation, compressor and local office space incidental thereto and necessary for the operation of such stations but not including any storage facilities	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					P	P	P	
3. Aboveground water and sewer pumping storage facilities	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
4. Water and sewage pumping and storage facilities, below ground		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
5. Electrical generating plants and facilities	X		SE															SE	
6. Utility transmission facilities not subject to State Corporation Commission	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE		SE	SE	SE	
7. Sewage treatment system, disposal and water purification	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
8. Telecommunications Facilities, Radio, Television, Microwave, Antenna and Transmitting Equipment*	X	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
	X	SE	SE									SE	SE	SE	SE	SE	SE	SE	

\*Refer to Article 11, Standards for Telecommunications Towers and Antennas regarding the criteria

*A Copy Teste*



*Paul S. McCulla, County Administrator  
Clerk to the Board of Supervisors*