

**ORDINANCE REPEALING AND RE-ENACTING
CERTAIN DEFINITIONS TO
SECTION 17-201
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY,
VIRGINIA:

That the definitions of "Dwelling, duplex" and Dwelling, rowhouse" in Section 17-201 are hereby repealed and re-enacted as follows:

Article 2 DEFINITION OF TERMS

SEC. 17-201. Definitions generally

Dwelling, duplex. Two (2) dwelling units constructed as side-by-side units, which may be on separate lots, or upper and lower units. Each dwelling unit shall be occupied by one (1) family. Also known as two-unit attached dwellings.

Dwelling, rowhouse. Three (3) or more attached units, each of which shall be a A dwelling unit for a single family, on its own lot, separated from adjoining units by a vertical wall with no openings; and having separate, direct access to the outside. Also known as townhouse.

All other definitions remain the same.

This ordinance shall be effective from the __ day of _____, 201__.

Adopted the __ day of _____, 201__.

Aye Nay Abstain Absent

Supervisor Cuevas
Supervisor Eberly
Supervisor Chandler
Supervisor Kyger
Supervisor Breeden

Chairman of the Board of Supervisors

ATTESTE:

Clerk

STAFF RECOMMENDATION APPROVAL FEBRUARY 22, 2016

Due to some confusion among developers, legal profession, etc. as to whether a duplex could be on separate lots or on the same lot; and if it was two units on separate lots, are the duplex units or rowhouse units, staff and the County Attorney conferred and determined clarification was needed. This amendment is, therefore, just to clarify the difference between duplex units and rowhouse units. Staff recommends approval.