

**ORDINANCE REPEALING  
AND  
RE-ENACTING  
PORTIONS OF  
TABLE 17-806.01  
OF THE CODE OF ORDINANCES  
OF  
ROCKINGHAM COUNTY, VIRGINIA**

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

That portions of Table 17-806.01 be and hereby are repealed and re-enacted as follows:

**Table 17-806.01. Area, Setback, and Height – Conventional**

In the A-1, A-2, and RV zoning districts, reduce minimum rear setback for primary structures from 35 feet to 25 feet.

In the A-1, A-2, and RV zoning districts, increase minimum rear setback for accessory dwellings from 5 feet to 25 feet.

In the A-1, A-2, and RV zoning districts, reduce minimum rear setback for accessory structures which are more than 580 square feet of floor area from 35 feet to 25 feet.

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

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Chairman of the Board of Supervisors

ATTESTE:

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Clerk

**STAFF RECOMMENDATION**

**APPROVAL**

**June 9, 2016**

In reducing the setbacks for primary dwellings and larger accessory buildings, it reduces the amount of agricultural land used up for dwelling lots and yet maintains the distance that Fire & Rescue considers a safe distance between dwellings. Additionally, it was determined by Community Development staff and Fire & Rescue that allowing the accessory dwellings to be only 5 feet from property lines does not allow for safety in fighting fires.