

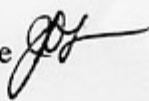
Lancaster County, Virginia



MEMORANDUM

Date: May 9, 2006

To: Lancaster County Planning Commission

From: Jack D. Larson, Director of Planning/Land Use 

Subject: Change to Zoning Ordinance –Guest Quarters

Docket: Consideration Item #1

Issue: The Planning Commission directed that a draft definition and limitations for “guest quarters”, based on discussions from the April 20, 2006 regular meeting, be prepared for consideration prior to public hearing.

Recommendation: The following definition and associated limitations are offered for consideration:

Guest Quarters/Guesthouse

An accessory structure or part thereof which is physically detached from a principal dwelling or connected only by an open breezeway, not to be used as a rental unit, and intended for occupancy only by guests of the family residing in the principal dwelling. Guesthouses/Guest Quarters shall be limited to ? square feet, one per lot or parcel, and occupancy not exceeding six months except for immediate family members.

Discussion: Bold type in the definition is intended to highlight areas of further discussion. “Part thereof” is inserted to make the point that living quarters over garages, as an example, are included in this definition. “Or connected only by an open breezeway” is intended to identify the fact that a guesthouse so connected will still look like a guesthouse to many people. Unfortunately, this may not pass legal muster since we treat

structural elements connected to a principal structure by a breezeway as part of the principal structure for all other matters of zoning such as setback. The question mark is intended to identify the fact that I do not have a recommended figure. I sensed that there was a desire among members to limit the size of a guesthouse or guest quarters, but there was a difference of opinion as to what the figure should be. Seven hundred square feet was proposed, but there was some feeling that it should be greater.

Lancaster County, Virginia



MEMORANDUM

Date: April 27, 2006
To: Lancaster County Planning Commission
From: Marshall Sebra, Environmental Codes Compliance Officer *MAS*
Subject: Boat Pier, private
Docket: May 18, 2006 - *Consideration Item #2*

ISSUE: To add the words "not to exceed one fourth the width of its waterway and elevated no less than four feet above wetland substrate" into the current definition of "Boat Pier, private" in Article 1 of the Zoning Ordinance.

RECOMMENDATION: Staff recommends acceptance of a modified "Boat Pier, private" definition to read:

"A pier six feet wide or less, not to exceed one fourth the width of its waterway and elevated no less than four feet above wetland substrate, with an additional 250 square feet for an "L" or "T" or other structural configuration not to exceed ten feet in width, for private use to which a boathouse is not attached. Other structures such as fish cleaning stations, benches, low profile boat lifts, and handrails are permitted if the height of these structures does not exceed four and one-half feet above the pier."


Lancaster County, Virginia



MEMORANDUM

Date: May 9, 2006

To: Lancaster County Planning Commission

From: Jack D. Larson, Director of Planning/Land Use 

Subject: Comprehensive Plan

Docket: Discussion Item #1

I have reviewed the first four chapters of the current Comprehensive Plan. Other than edits for grammar or presentation that were not caught before and the need for updating many of the exhibits, I have found no recommendation for change. Planning Commission members may feel differently. Consistent with the views of the Chairman that we should begin working on those chapters requiring the least modification immediately, I would propose that a page-by-page walkthrough of the first four chapters be initiated at this meeting. To facilitate that effort, Planning Commission members should conduct their own review prior to the meeting and be prepared to identify specific desired modifications. The walkthrough can proceed as far as desired at this meeting and continue to the next meeting if necessary. Attention should be given to the recommendations by Land Design for the goals and objectives section of each chapter.

Each member of the Planning Commission should have a copy of the current Comprehensive Plan. If you do not, then please advise me.