

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 19th day of April, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr., Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Yes
Gary F. Snellings	Yes

On motion of Mrs. Maurer, seconded by Mr. Milde, which carried by a vote of 7 to 0, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-24 "MEASUREMENTS"

WHEREAS, the height of a structure is a regulating tool in the County's Zoning Ordinance to promote good planning design and in the Virginia Uniform Statewide Building Code (VUSBC) to determine construction methods; and

WHEREAS, the method of measuring the height of a structure is not the same in the Zoning Ordinance and VUSBC, causing discord between the two Codes; and

WHEREAS, the Board desires to remove such discord by amending the Zoning Ordinance to be consistent with the VUSBC for measuring the height of a structure; and

WHEREAS, the Board considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board desires to amend Stafford County Code Sec. 28-24 to modify the method of measuring the height of a structure from the highest point of a roof to the mid-line of a roof; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this ordinance;


NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 19th day of April, 2016, that Stafford County Code Sec. 28-24 "Measurements," be and it hereby is amended and reordained as follows, all other portions remaining unchanged:

Sec. 28-24. Measurements

Measurements required under this chapter shall be made following these principles:

- (2) *Height of structure.* The vertical dimension of a structure as measured from the average elevation of the finished grade ~~within twenty (20) feet of the structure to the highest point of the structure.~~ at the front line of the building to the highest point of the roof of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge (mid-line of the roof) for a gable, hip or gambrel roof. The height limitations contained in Table 3.1 shall not apply to spires, belfries, cupolas, antennas, communication towers, silos, barns, water towers, ventilators, chimneys, monuments, flag poles or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:SWB:sd