



# **TOWN COUNCIL/PLANNING COMMISSION**

## **Joint Public Hearing**

March 6, 2012

Town Hall

6:00 PM

1. Call to Order at 6:00 PM

- A. Roll Call
- B. Establish quorum

2. Public Hearing Comments:

A. Proposed Modifications to the Cape Charles Zoning Ordinance:

- i. Section 3.2.C.7. – Adaptive Reuse

3. Adjournment

## **Adaptive Reuse**

Text Addition to the R-1 Zone, Section III of the Zoning Ordinance

### Section 3.2.C.7

7. Adaptive Reuse of existing structure is a new use different than the intended use for which the structure was originally constructed. The Reuse is generally a permitted, accessory or conditional use with an adaptation such as density or size that is greater than the ordinance allows.

The Reuse would require a conditional use permit (CUP). The following additional requirements must also be met:

1. The use must be compatible with the permitted uses in the zone.
2. The Reuse plan must meet the table of parking and landscaping standards (unlike reuse in the C-1 Zone where parking requirements are on a case by case basis).
3. Replacement and new utility services shall be placed underground.
4. The structure shall be a contributing structure to the Cape Charles National Historic District or at least 50 years old and the exterior of the structure must be restored in accordance with the Cape Charles Historic District Guidelines.