



**Amherst County Board of Supervisors
County Ordinance No. 2019-0009**

AN ORDINANCE, NO. 2019-0009

Amending § 901.02 of Appendix A - Zoning and Subdivision, Article IX – Special Provisions to the Code of the County of Amherst to add language pertaining to accessory and temporary buildings.

Approved as to form and legality by the County Attorney

PUBLIC HEARING: Planning Commission, July 18, 2019
FIRST READING: Board of Supervisors, August 6, 2019
PUBLIC HEARING: Board of Supervisors, August 20, 2019

THE COUNTY OF AMHERST HEREBY ORDAINS:

§ 1. That Section 901.02 of Appendix A - Zoning and Subdivision, Article IX – Special Provisions to the Code of the County of Amherst pertaining to accessory and temporary building, be and hereby is amended as follows:

901. - Accessory and temporary buildings.

901.01. Intent. Special requirements are designed for accessory and temporary buildings to insure ample access for emergency vehicles, maintain the effectiveness of rear and side yard requirements and insure accessory structures remain secondary in function to the main building.

901.02. Accessory buildings. The location of accessory buildings and uses in residential districts must meet the following restrictions:

1. Where an accessory building is attached to the main building, a substantial part of one (1) wall of the accessory building shall be an integral part of the main building or such accessory building shall be attached to the main building in a substantial manner by a roof, and therefore such attached accessory building shall comply in all respects with the requirements applicable to the building.
2. A detached accessory building shall not be closer than fifteen (15) feet to the main building or rear lot line. Accessory building shall not be closer to a lot line than the setback line for side yards for the district in which the lot is located. Additionally, no

building housing livestock shall be placed within two hundred (200) feet of a lot line located within or abutting any institutional, residential, or business district.

3. A detached accessory building, not more than two (2) stories in height, may be constructed on not more than thirty (30) percent of the rear yard.
4. No detached accessory building may be located in the front yard of a lot.
5. A detached accessory building under 256 square feet in size shall not be located closer than fifteen (15) feet to the main building, unless the structure meets required fire separation as prescribed by the Virginia Statewide Building Code.
6. Accessory structures may be located on properties with internal lot lines, provided that the accessory structure is located on a lot also containing a main structure, and all remaining setback to the external property lines are met.
- ~~5.~~ 7. Radio and television satellite dish antennas may be permitted as accessory uses provided such antennas shall conform to all appropriate yard requirements for the district in which the lot is located. The installation of a radio or television satellite dish antenna shall not be closer to the right-of-way than the front line of the main structure. The installation of a satellite dish antenna shall be permitted in accordance with the Virginia Statewide Building Code.

901.03. Temporary buildings. Temporary buildings may be permitted in any district when used in conjunction with the construction work only, but shall be removed immediately upon completion of construction.

§ 2. That this ordinance shall be in force and effect upon adoption.

Adopted this 20th day of August, 2019.

L. J. Ayers III, Chairman
Amherst County Board of Supervisors

ATTEST:

Dean C. Rodgers, Clerk
Amherst County Board of Supervisors

Ayes _____

Nays _____

Abstentions _____