

**AN ORDINANCE TO AMEND CHAPTER 42 – ZONING, ARTICLE I. – IN GENERAL SECTION 42.1 DEFINITIONS, ARTICLE VI. – MULTIPLE-FAMILY RESIDENTIAL DISTRICT R-3, SECTION 42-155. – PERMITTED USES, ARTICLE X. – LIMITED BUSINESS DISTRICT B-1, SECTION 42-281. – PERMITTED USES, ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2, SECTION. 42-305 – PERMITTED USES, ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3, SECTION 42-336. – PERMITTED USES, OF THE CHRISTIANSBURG TOWN CODE TO CLARIFY AND AMEND DEFINITION OF BOARDINGHOUSE AND HOTEL/MOTEL; REMOVE DEFINITION OF TOURIST HOME; REMOVE TOURIST HOME AS PERMITTED USE; REMOVE BOARDINGHOUSE AS PERMITTED USE IN LIMITED BUSINESS DISTRICT B-1; AND REQUIRE A CONDITIONAL USE PERMIT FOR A BOARDINGHOUSE WITH ONE TO FOUR PERSONS**

**WHEREAS**, notice of a joint public hearing before the Christiansburg Town Council and the Christiansburg Planning Commission concerning this ordinance was published two consecutive weeks (August 15, 2018 and August 22, 2018) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

**WHEREAS**, a joint public hearing before the Town Council and the Planning Commission was held August 28, 2018 and resulted in a recommendation by the Planning Commission that the following proposed zoning ordinance amendment be adopted; and,

**WHEREAS**, Town Council has considered the following amendment to the Town’s Zoning Ordinance and found that the public necessity, convenience, and good zoning practices deem it proper to do so;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Christiansburg, Virginia, that Chapter 42 – “Zoning,” Article I – “In General,” Section 42-1 – “Definitions”; Article VI – “Multiple-Family Residential District R-3” Section 42-155 – “Permitted Uses”; Article X – “Limited Business District B-1” Section 42-281 – “Permitted Uses”; Article XI – “Central Business District B-2” Section 42-305 – “Permitted Uses”; Article XII – “General Business District B-3” Section 42-336 – “Permitted Uses” of the *Christiansburg Town Code* be amended as follows:

**Chapter 42 – ZONING**

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**ARTICLE I. – IN GENERAL**

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**Sec. 42-1. – Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

\* \* \*

*Boardinghouse* means a building or group of buildings arranged on a single lot where temporary lodging or meals are is provided for compensation for at least two, and up to 14, persons in total.

\* \* \*

*Hotel or motel* means a building or group of buildings arranged on a single lot where temporary lodging is provided for compensation for 15 or more persons ~~designed or occupied as the more or less temporary abiding place for 14 or more individuals who are for compensation lodged with or without meals and in which provision may or may not be made for cooking in individual rooms or suites.~~

\* \* \*

*Tourist home* means ~~a dwelling where only lodging is provided for compensation for up to 14 persons, in contradistinction to hotels and boardinghouses, and open to transients.~~

## **ARTICLE VI. – MULTIPLE-FAMILY RESIDENTIAL DISTRICT R-3**

### **Sec. 42-155. – Permitted Uses**

(6) Owner occupied rooming and boarding houses boardinghouse with not more than four roomers or boarders, with a conditional use permit.

## **ARTICLE X. – LIMITED BUSINESS DISTRICT B-1**

### **Sec. 42-281. – Permitted Uses**

~~(27) Rooming and boarding houses serving one through four persons. Rooming and boardinghouses serving five through 14 persons, with a conditional use permit.~~

## **ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2**

### **Sec. 42-305. – Permitted Uses**

(11) Hotels and motels, ~~tourist homes~~ and bed and breakfast inns.

~~(35) Rooming and boarding houses~~ Boardinghouses serving one through four persons. ~~Rooming and boardinghouses serving five through 14 persons, with a conditional use permit.~~

**ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3**

**Sec. 42-336. – Permitted Uses**

(11) Hotels and motels, ~~tourist homes~~ and bed and breakfast inns.

~~(43) Rooming and boarding houses Boardinghouses serving one through four persons.~~  
Rooming and boardinghouses serving five through 14 persons, with a conditional use permit.

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid. Ordinances or parts of any ordinances of the Town whose provisions are in conflict herewith are hereby repealed.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held September 11, 2018, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel M. Bishop	X			
Harry Collins	X			
Steve Huppert	X			
Merissa Sachs	X			
Henry Showalter	X			
Bradford J. Stipes	X			
Mayor D. Michael Barber*				

\*Votes only in the event of a tie.

  
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D. Michael Barber, Mayor

  
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Michele M. Stipes, Town Clerk