

NOTICE OF PUBLIC HEARING

TOWN OF AMHERST

PLANNING COMMISSION

May 6, 2026

Notice is hereby given that a public hearing will be held by the Town of Amherst Planning Commission at 7:00 PM on May 6, 2026, in the Council Chambers of the Town Hall at 174 South Main Street, Amherst, VA, to consider proposed revisions to Town of Amherst Code Chapter 24. Zoning to include:

- Article I § 24-2 - Definitions and rules of construction – outdoor display and outdoor storage
- Article II § 24-78 - Developments subject to a minor site plan review
- Article VIII §§ 24-467 - Minimum yard requirements; 24-511 – Surfacing; and 24-515 – Parking requirements in central business district.

All interested persons may express their views by emailing sara.mcguffin@amherstva.gov prior to the meeting. Anyone who has questions regarding the above may contact the Town Hall Office at 434-946-7885.

Supporting documentation is available for inspection in the Town Hall during normal working hours and can be found at amherstva.gov.

Sec. 24-2. – Definitions and Rules of Construction.

Outdoor display means the outdoor ~~outdoor~~ display of goods or equipment for sale or rent ~~outside of a business.~~ ~~Where goods are typically those that are outdoor in nature, such as automobiles, trailers farm equipment, outdoor display is permitted without limitation as governed by the zoning district. Where the goods are typically inside, a small display of goods may be outside of the building, limited to no more than 20 square feet of area so long as the display is not in any required area, such as parking, setbacks, public rights of way.~~ outside of a legally permitted and licensed business. Items cannot impede any required space or right of way. The amount of display cannot exceed 5% of the square footage of the indoor business space.

Outdoor *storage* means the outdoor storage of raw materials, goods or equipment that is not currently on display for sale or rent. ~~, as allowed in the applicable zoning district, shall be screened from public right of way or adjacent uses.~~ No outdoor storage of goods and equipment is permitted in residentially zoned areas. Outdoor storage cannot be an independent use and must be associated with a business on the same parcel. ~~Screening shall be accomplished as outlined in section 24-695 of the zoning ordinance.~~

Sec. 24-78. - Developments subject to a minor site plan review.

~~(a) The following types of development shall be subject to the site plan review provisions under section 24-77 for a minor site plan of this article:~~

- ~~(1) A proposed revision to a site plan where an existing major site plan is on file;~~
- ~~(2) All development requiring a commercial entrance permit from the Virginia Department of Transportation; and~~
- ~~(3) Any new commercial development on a commercially zoned lot.~~

~~(b)~~(a) - The following requirements shall govern documents submitted for minor site plan review:

- ~~(1) The scale shall be no less than one inch equals to 100 feet.~~ The zoning administrator or planning director may accept a scale which is sufficient to clearly show all required details on the plat;
- (2) Drawings may be submitted on paper size as small as 11" x 17" if all notes are clearly legible; and
- (3) The names and addresses of owner and developer, a scale and north arrow shall be included on all maps.

~~(c)~~(b) The following information shall be included on the map of existing conditions:

- (1) Names and addresses of owners of record of all adjacent properties and tax map numbers;
- (2) Current zoning boundaries, including surrounding to a distance of 300 feet;
- (3) Easement, rights-of-way, or other reservations affecting the property;
- ~~(4) Topography and flood plain elevation, if applicable;~~
- ~~(5) Location of watercourses, marshes, rock out cropping and wooded areas;~~
- ~~(6) Location of buildings existing on the tract to be developed indicating whether existing buildings on the tract are to be retained, modified or removed;~~
- ~~(7)~~(4) Location of existing water mains, culverts, drains, pipe sizes, grades and direction of flow; and
- ~~(8) The location of mapped dam break inundation zones and their impact on the development.~~

~~(d) The following information shall be included on the map of proposed development:~~

- ~~(1) Signature blocks for the zoning administrator, or his/her designee, Virginia Department of Transportation, and the Health Department, when applicable;~~
- ~~(2) Location and size of proposed buildings and uses thereof;~~
- ~~(3) Proposed streets and other ingress and egress facilities (indicating curb lines, sidewalk lines and public right of way lines); meeting the Minimum Standards of Entrances to the State Highways;~~
- ~~(4) Layout of off street parking;~~
- (5) Location of proposed utility lines, indicating where they already exist and whether they will be underground;
- ~~(6) Proposed planting, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed;~~

- ~~(7) Facilities for disposal of trash and other solid waste;~~
- ~~(8)(6)~~ -Elevations of buildings to be built or altered on-site; and
- ~~(9) All private waste disposal systems including their reserve areas.~~

(Ord. No. 240410B, 4-10-2024)

Sec. 24-467. - Minimum yard requirements.

(a) Within the district herein defined, the following minimum yard requirements shall apply:

| | Front Yard Setback | Corner Lot | Other Lots | Rear Yard Setback |
|-------------------------------|----------------------------|------------|------------|-------------------|
| A-1 Agricultural | 50' | 15' | 15' | 25' |
| R-1 Limited Residential | 60' | 20' | 15' | 35' |
| R-2 General Residential | 50' | 15' | 10' | 35' |
| T-1 Transitional Use Zone | 50' | (b) | (b) | 35' |
| R-3 High Density Res. | 30' | 15' | 15' | 35' |
| R-4 Manufactured Home | 30' | 15' | 15' | 35' |
| B-1 Light Commercial | 50' | (c) | (c) | (c) |
| CBD Central Business District | None | (c) | (c) | (c) |
| B-2 General Commercial | 50' None 25' | (c) | (c) | (c) |
| E-1 Business Park | 50' | (c) | (c) | (c) |
| M-1 Industrial | 50' | (c) | (c) | (c) |

(b) The minimum side yard shall be 15 feet on corner lots and ten feet on other lots, except that no building or structure shall be erected within 25 feet of a residentially zoned lot.

(c) No minimum requirement except that no building or structure shall be erected within 25 feet of a residentially zoned lot.

(d) The front yard setback requirement for any lot in the A-1 Agricultural District, R-1 Limited Residential District, R-2 General Residential District, R-3 High-Density Residential District, or R-4

Manufactured Home District shall be reduced when 50 percent or more of the building lots on the same side of the street within the same block are improved with buildings, and no building on that same side of the street within the same block shall be required to have a front yard setback greater than the average front yard setback of the existing buildings on the same side of the street. However, when there are buildings on the lots on both sides of the lot, the required front yard setback for that lot shall not be greater than the average of the front yard setbacks of the buildings on such adjacent lots. The sideline of a building on a corner lot shall not be a factor in these calculations. For the purposes of this section, the term "block" shall be defined as the area between the next adjacent street intersection or 500 feet of the lot in question, whichever is less, on both sides of the lot in question. A property owner shall be responsible for providing the appropriate documentation to support the reduction in front yard setback requirement prior to issuance of a zoning certificate.

(Zoning Ord. 2003, § 18.1-80)

Sec. 24-511. - Surfacing.

(a) Parking spaces and driveways for single family residential uses, including duplexes, two family homes and semi-detached dwellings shall be constructed of gravel, compacted stone, concrete, asphalt, asphaltic surface treatment, brick or paving stones.

(b) Parking spaces and driveways for other developments than those listed in (a), shall be constructed of concrete, asphalt, asphaltic surface treatment, permeable pavers, or brick or paving stones.

(Zoning Ord. 2003, § 18.1-602.04.1)

Sec. 24-515. - Parking requirements ~~in the central business district.~~ for historic buildings.

~~(a) Consistent with the purpose of this chapter, the town council and planning commission desire to preserve and enhance downtown Amherst. As such, the role of downtown Amherst, as a desired location for community activities and local businesses, will be encouraged.~~

~~(b)~~ To encourage the use of older buildings in the Town of Amherst ~~downtown area~~, no additional off-street parking will be required in the case of a change in use of a building that is more than 30 years old where sufficient on street parking is available. Sufficient shall be determined by at least two times the required amount of parking as defined by the code requirements be within 500 feet of the use. ~~and in the CBD Central Business District.~~ However, this relief shall not apply when calculating the parking required for any new building footprint.

(Zoning Ord. 2003, § 18.1-602.08)
