



County of King William, Virginia

Board of Supervisors

ORDINANCE 02-25
AN ORDINANCE TO UPDATE AND AMEND THE KING WILLIAM COUNTY CODE
CHAPTER 86 – ZONING AND SUBDIVISION

FRONT SETBACK AMENDMENTS TO
ARTICLE II – DEFINITIONS AND ARTICLE VI, SEC. 86-110.

WHEREAS, pursuant to Code of Virginia §15.2-2240 the governing body of every locality shall adopt an ordinance to assure the orderly subdivision of land and its development; and

WHEREAS the amendments to the Zoning Ordinance presented herein have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, and general welfare of the citizens of the County; and of further accomplishing the objectives and requirements of the Code of Virginia §15.2-2283; and

WHEREAS the King William County Planning Commission conducted a duly advertised public hearing on January 14, 2025, and recommended approval of the amendments contained herein to the Board of Supervisors; and

WHEREAS, after reviewing the amendments recommended by the Planning Commission and holding a duly advertised public hearing on February 10, 2025, the Board finds that the general welfare of the King William community and the dictates of good zoning practice require adoption of the Planning Commission's recommendation in order to meet the requirements of the Code of Virginia;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED that the Board of Supervisors of King William County, Virginia, does hereby amend King William County Code Chapter 86 – Zoning and Subdivision, Article II, Definitions and Article VI, Sec. 86-110, with the attached; and

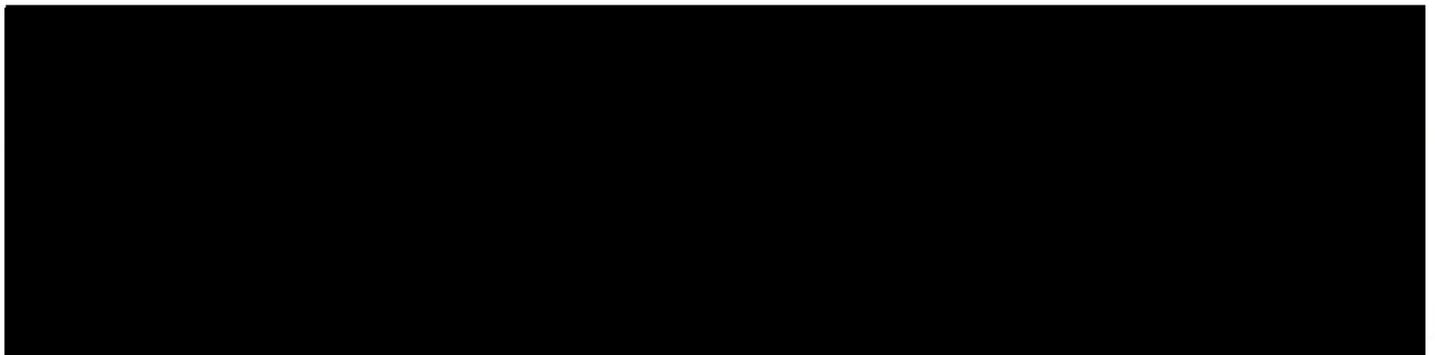
BE IT FURTHER ORDAINED AND ENACTED that this ordinance shall become effective immediately; and

BE IT FURTHER ORDAINED AND ENACTED that any applications currently active in the Office of Community Development shall be handled pursuant to the Zoning & Subdivision Ordinance as it was enacted at the time of application.

ADOPTED this the 10th day of February, 2025.

The vote on the foregoing was as follows:

Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 2nd District: Benjamin J. Edwards, III	Aye
Supervisor, 3rd District: Justin Catlett –Chair	Aye
Supervisor, 4th District: Lindsay May Robinson – Vice Chair	Aye
Supervisor, 5th District: Mary Sue Bancroft	Aye



Article II – Definitions

Building setback line (front) means a line parallel to the front line of rectangular lots or, in the case of curved front lot lines, parallel to the chord of the curve, denoting the minimum distance by which any structure must be separated from the **centerline of the street it fronts** ~~right-of-way line~~. In the case of existing flag lots and irregularly shaped lots, the setback line shall be drawn on the plat in a position acceptable to the agent. In such cases, the setback line shall be perpendicular to the longer axis of the lot insofar as practicable.

Sec. 86-110. Minimum site area and dimensional regulations for primary zoning districts.

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
Minimum <i>Front</i> Setback (in feet) – measured from the centerline of the road or street						
From Primary Road Highway	100	75	75	75	75	75
From Secondary Road Highway or Subdivision Street (50' or greater right-of-way)	75	50	40	50	50	50
From Subdivision Street (less than 50' right-of-way)	50	50	40	50	50	50