

1994 SESSION

INTRODUCED

LD1565480

HOUSE BILL NO. 93

Offered January 12, 1994

A BILL to amend Chapter 384 of the Acts of Assembly of 1946, which provided a charter for the City of Charlottesville, by adding a section numbered 50.7, relating to establishing neighborhood conservation districts.

Patrons—Van Yahres, Cranwell, Cunningham, Hall, Jones, D. C., Thomas and Woodrum

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:

1. That Chapter 384 of the Acts of Assembly of 1946 is amended by adding a section numbered 50.7 as follows:

§ 50.7. Neighborhood Conservation Districts.

A. In order to facilitate the creation of a convenient, attractive and harmonious community, and to encourage the preservation of the character and stability of existing neighborhoods, the Council of the City of Charlottesville may, by ordinance and after recommendation from the Planning Commission and public notice and hearing pursuant to Virginia Code § 15.1-431, establish design overlay districts to encourage compatible development in certain areas of the City. Such areas shall be identified in an adopted comprehensive plan as having a unique established neighborhood character, architectural coherence and harmony, and vulnerability to deterioration or negative impacts resulting from redevelopment. Such areas shall be further identified on the adopted Zoning Map for the City as Neighborhood Conservation Districts.

B. In Neighborhood Conservation Districts, City Council may by ordinance provide that any new construction or exterior alterations or rehabilitation within view from a public street must conform to standards and guidelines set forth in the ordinance. The ordinance shall provide for a design review process, and establish a reasonable fee applicable to such process.

C. Subject to the provisions of subsection D herein, City Council may provide in such ordinance that no building or structure within a Neighborhood Conservation District shall be demolished, razed or moved prior to review and approval pursuant to the design review process.

D. The owner of any property within a Neighborhood Conservation District shall have the same rights of appeal, and the same right to raze or demolish as the owner of an historic property pursuant to the provisions of Virginia Code § 15.1-503.2.

2. That an emergency exists and this act is in force from its passage.

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