

**Resolution 20260115A**  
**Adoption of the Town of Cape Charles**  
**Comprehensive Plan Amendment 2026-001**

**WHEREAS**, the Code of Virginia, Title 15.2, Chapter 22, Section 15.2-2223 requires the Town of Cape Charles to prepare and recommend a Comprehensive Plan Update for the physical development of its territory, and Section 15.2-2229 provides for amendments to the Comprehensive Plan following the required public hearing by the Planning Commission and Town Council; and

**WHEREAS**, the Cape Charles Planning Commission reviewed the existing Comprehensive Plan and determined that an amendment to said plan was necessary relative to Accessory Dwelling Units and whether Short Term Rentals are allowed to occur in Accessory Dwelling Units; and

**WHEREAS**, a Public Hearing was held by the Planning Commission on January 6, 2026 regarding Comprehensive Plan Amendment application 2026-01 to delete the last sentence in the section on Page 41 titled "Housing- Accessory Dwelling Units):

**COMPREHENSIVE PLAN AMENDMENT (CPA) 2026-01**

***Housing - Accessory Dwelling Units (pg.41)***

*The Town of Cape Charles adopted ordinances in February 2019 that permitted accessory dwelling units under certain conditions, with adequate safeguards to protect the character of the existing residential neighborhood. This strategy is intended to develop new, moderate-cost rental housing while preserving the large, older homes and allowing more flexibility for elderly homeowners to stay in their homes. Among the conditions of approval for accessory apartments is that the accessory dwelling unit be "clearly subordinate to" the main unit. This is achieved by requiring that the unit be less than a specified percentage of the original house's square footage. ~~In addition, these units cannot be rented for less than 30 days.~~*

And the Planning Commission unanimously recommended approval of this amendment to the Comprehensive Plan;

**WHEREAS**, the Cape Charles Town Council held a public hearing on January 15, 2026 on regarding Comprehensive Plan Amendment application 2026-01 to delete the last sentence in the section on Page 41 titled "Housing- Accessory Dwelling Units):

**COMPREHENSIVE PLAN AMENDMENT (CPA) 2026-01**

***Housing - Accessory Dwelling Units (pg.41)***

*The Town of Cape Charles adopted ordinances in February 2019 that permitted accessory dwelling units under certain conditions, with adequate safeguards to protect the character of the existing residential neighborhood. This strategy is intended to develop new, moderate-cost rental housing while preserving the large, older homes and allowing more flexibility for elderly homeowners to stay in their homes. Among the conditions of approval for accessory apartments is that the accessory dwelling unit be "clearly subordinate to" the main unit. This is achieved by requiring that the unit be less than a specified percentage of the original house's square footage. ~~In addition, these units cannot be rented for less than 30 days.~~*

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of Cape Charles, Virginia adopts Resolution 20260115A to amend the Cape Charles Comprehensive Plan as stated above.

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Adopted by the Town Council of the Town of Cape Charles on January 15, 2026.

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk