

# ORDINANCE

October 8, 2024  
Town Council  
Regular Meeting

## AN ORDINANCE TO ADOPT ZOTA-24-2, A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 2, 4, 5, 10, 12 AND THE TABLE OF CONTENTS, TO ADDRESS THE CREATION OF A NEW STAND-ALONE EROSION AND STORMWATER CONTROL ORDINANCE AS CHAPTER 21 OF THE TOWN CODE

**WHEREAS**, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

**WHEREAS**, the Warrenton Town Council may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

**WHEREAS**, on June 23, 2023, the State Water Control Board approved and adopted the new Virginia Erosion and Stormwater Management Regulations so as to create a new, combined Ordinance which took effect on July 1, 2024; and

**WHEREAS**, the Warrenton Town Council adopted a new, combined Erosion and Stormwater Management Ordinance as Chapter 21 of the Town Code of Warrenton on June 11, 2024, in compliance with State law; and

**WHEREAS**, the Town of Warrenton Zoning Ordinance must now be amended and revised so as to reflect the creation of this new, combined Erosion and Stormwater Control Ordinance; and

**WHEREAS**, these affected Zoning Ordinance sections include Article 4 *Site Conservation Manual* and Article 5 *Stormwater Management*, which must be repealed in entirety; and

**WHEREAS**, additionally Zoning Ordinance Articles 2 *General Provisions*, 10 *Site Development Plans*, 12 *Definitions*, and the *Table of Contents*, must also be revised to refer to the new, combined Erosion and Stormwater Management Ordinance; and

**WHEREAS**, the Warrenton Town Council initiated this text amendment on April 9, 2024; and

**WHEREAS**, the Warrenton Planning Commission held a work session to discuss this text amendment on May 21, 2024, and held a public hearing on this matter on July 16, 2024 where the Commission unanimously recommended approval of this text amendment; and

**WHEREAS**, on October 8, 2024, the Warrenton Town Council conducted a public hearing on this matter and considered oral and written testimony; and

**WHEREAS**, the Warrenton Town Council finds that per the Code of Virginia Section 15.2-2286.A.7, this text amendment is for the good of public necessity, convenience, general welfare, and good zoning practice; now, therefore be it

**ORDAINED**, by the Warrenton Town Council on this 8<sup>th</sup> day of October 2024, that the Town Council hereby repeals Articles 4 and 5 of the Zoning Ordinance in their entirety and adopts the text amendments to Articles 2 10 and 12 of the Town of Warrenton Zoning Ordinance as set forth in the redlined documents attached to this ordinance.

**ORDINANCE**

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Community Development Director,

Town Attorney

**ATTEST:** \_\_\_\_\_  
Town Recorder