



Northumberland County, Virginia

Office of Building & Zoning

P.O. Box 129, Heathsville, VA 22473

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NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Chapter 11, 15.2-2204 of the Code of Virginia as amended that the Northumberland County Planning Commission will hold a public hearing on **September 19, 2013 at 7:00 p.m.** in the Northumberland County Courts Building at 39 Judicial Place in Heathsville, adjacent to the Sheriff's Office, in order to consider:

1. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article I, Section 148-5; Usages for the Agricultural District (A-1), Conservation District (C-1), Residential General District (R-1), Residential Waterfront District (R-2), Residential Restricted District (R-3), and Residential Recreational District (R-4), to include "Tourist Home" as a Permitted Use.
2. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article XIV, Section 148-155; Additional Regulations, to add:

Tourist Homes shall meet the following requirements:

- A. A copy of the lease agreement to be signed by renters shall be provided to the Office of Building & Zoning.
- B. There must be a smoke detector and a carbon monoxide detector in each bedroom and in any other location required by the Building Code.
- C. There must be at least one off-street parking space for each bedroom and no overnight on-street parking will be allowed.
- D. The access driveway shall be of sufficient width and condition to accommodate emergency services vehicles and equipment.
- E. Tourist Homes must be provided with a working land line telephone.
- F. Each Tourist Home must have a local manager who possesses the authority and ability to promptly address and correct any violations of the conditions, use requirements, and/or limitations applicable to the tourist home. The name, address and telephone number of the local manager shall be registered with the Building and Zoning Office and shall be posted near the required land line telephone along with the full address of the property, instructions to "Dial 911 for police, fire or health emergencies" and the name, address and telephone number for Rappahannock General Hospital and Riverside Tappahannock Hospital.
- G. A description of the Tourist Home boundary lines shall be clearly identified and shall be available to the occupants of the Tourist Home.
- H. Each Tourist Home must undergo an inspection by the Building Official annually and the cost of such inspection shall be paid by the owner pursuant to the County's adopted fee schedule.
- I. Recreational vehicles such as campers, travel trailers and motor homes may be parked on the property but may not be used by guests for living quarters during their stay at the Tourist Home.
- J. Guests' pets must be under the control of their owners at all times.

- K. Overnight occupancy shall be limited to two (2) persons per bedroom permitted on the individual septic permit plus two (2) additional persons per residence or two (2) persons per bedroom plus two (2) additional persons per residence where the dwelling is connected to sewer. In no case may the occupancy of a Tourist Home exceed fourteen (14) people.

Proposed amendments can be viewed in the Office of Building and Zoning or on the County's webpage (www.co.northumberland.va.us). All written comments should be received by the Office of Building and Zoning prior to the Commission meeting. For further information concerning this request, contact Luttrell Tadlock in the Office of Building & Zoning at the Courthouse in Heathsville, VA (580-7921 or email ltadlock@co.northumberland.va.us). If you are physically disabled, hearing or visually impaired and need assistance with this hearing, please call Bill Knight at (804) 580-8910 (Voice) or Via the Virginia Relay or TDD for assistance.

Northumberland County Planning Commission
By: E. Luttrell Tadlock, Assistant County Administrator