

## Proposed Zoning Ordinance Changes

The Lancaster County Planning Commission will hold a Public Hearing at 7:00 PM on Thursday, June 15, 2006 in the General District Courtroom. One of the topics under consideration is the definition and limitations on "Guesthouses/ Guest Quarters". The language as currently proposed is listed below for your review. Also included below is a copy of a draft letter provided by one of our members with a list of recommendations and associated implementing language. The recommendations and content of this letter do not necessarily reflect the views or opinions of the Friends of Lancaster County.

Please review the proposed language, formulate your own opinions, and be prepared to discuss at the next regular FOLC meeting on June 14, 2006.

Your views are important and should be made known to the appropriate County officials through correspondence and attendance at the Public Hearing scheduled for June 15, 2006 at the Courthouse.

Definitions and limitations for Guesthouses/Guest Quarters to read: " An accessory structure or part thereof which is physically detached from a principal dwelling not to be used as a rental unit and intended for occupancy only by guests of the family residing in the principal dwelling. Guesthouses or Guest Quarters shall be limited to 1200 square feet of living space, one per lot or parcel and occupancy not exceeding six months except for immediate family members." As printed in the June 1, 2006 edition of the "Rappahannock Record"

Draft Letter is below:

Mr. Jack Larson  
Planning and Land Use Director  
Lancaster County  
8213 Mary Ball Road  
Lancaster, VA 22503

DRAFT

Dear. Mr. Larson:

I have reviewed the proposed definitions and limitations for "Guesthouses/Guest Quarters" as contained in the Public Notice in the June 1, 2006 issue of the "Rappahannock Record" newspaper. I have some recommendations and suggested language for you to consider. I believe that the language currently under consideration does not go far enough in preventing more intensive development than intended by the current zoning ordinances. I think that it is important to protect the tenet that there should be "one house on an R-1 lot". The language as currently proposed would allow for the building and permanent occupancy of a second house on an R-1 lot by immediate family members of those persons living in the principal dwelling. I have developed some specific recommendations and language incorporating these recommendations for the County officials to consider and which are listed below. Please note that I have also contemplated and allowed for the possible use of a special exception that would allow for daily care- giving to elderly or infirm relatives living in a guest house by immediate family members living in the principal dwelling on the lot.

### Recommendations

1. Limit number of guest houses to one per lot.
2. Limit size of guest houses to 800 square feet or 25% of the size of

living space in the principal dwelling, whichever is greater.

3. Require a guest house to meet the same set back requirements as the principal structure.

4. Limit the length of stay in guest houses to three (3) continuous months and less than 50% of the year in total. (In other words, the guest house does not become the principal residence for the visitor.)

5. Allow long term residency by elderly or infirm immediate family members who require daily living assistance from their immediate family members living in the principal residence with the granting of an exception by the Planning and Land Use Director, Planning Commission, and Board of Supervisors, and only after public hearings on the exception are held.

Suggested language is listed below:

Definitions and limitations for Guesthouses/Guest Quarters to read: " An accessory structure or part thereof which is physically detached from a principal dwelling and intended for temporary, short term occupancy only by guests of the family residing in the principal dwelling. A guest house shall not be used as a rental unit nor as a primary residence. The size of a guest house shall be limited to 800 square feet of living space or 25 % of the size of the living space in the principal dwelling, whichever is greater. All guest houses must conform to the setback requirements of the primary dwelling rather than the lesser setback requirements of other accessory structures, which are not used as living spaces. There shall be a limit of one guest house per lot or parcel.

Occupancy of a guest house by the same person shall not exceed three continuous months nor more than 50% of any year. Special exceptions for longer term occupancy may be considered for immediate family members who are elderly or infirm and require daily assistance from their immediate family members living in the principal dwelling, but only after such a request is granted by the Planning and Land Use Administrator, the Planning Commission, and the Board of Supervisors, and only after the appropriate public notices and public hearings.

I respectfully request that you and other County officials consider my ideas and make the changes that I have suggested. You may reach me at (blank) if you wish to discuss my ideas any further or wish to comment on my suggestions.

Thank you.

Sincerely,