

NOTICE OF PUBLIC HEARING

**BY THE PLANNING COMMISSION
OF THE TOWN OF DUMFRIES, VIRGINIA ON**

**August 13, 2012 at 7:00 PM
or as soon thereafter as may be heard**

The Planning Commission of the Town of Dumfries hereby gives notice of a Public hearing on the adoption of text amendments to the following sections of Town Code Zoning Chapter 70: 1) Section 70-13(h)(1) related to the definition of "floor area" as it relates to parking standards. Amended to reflect a core factor of .75 multiplied by the gross floor area in determining minimum parking requirements. 2) Section 70-13(k) Parking credit allowance, a new section related to allowing a portion of required parking spaces to be waived for uses that might accommodate different parking needs at different times of the day. 3) Section 70-282(B) Uses Allowable Pursuant to a Conditional Use Permit in the B-2 zoning district specifically related to the allowance of multifamily/residential units above commercial, retail or office uses on the ground floor. Amendment would reduce the required amount of commercial uses on the ground floor to 25%. 4) Section 70-287 related to allowable heights in the B-2 zoning district to allow modification of height and setback requirements subject to a Conditional Use Permit

All supporting material is available for public inspection at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The public hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility or needing to discuss accommodation of a disability should contact the Town Clerk at 703-221-3400 or dhobgood@dumfriesva.gov, during normal working hours.

By William O'Kelly Russell, Chairman of Planning Commission, Dumfries, Virginia

Please post on August 1st and 8th, 2012