

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL FOR THE CITY OF FAIRMONT, AMENDING AND SUPPLEMENTING ORDINANCE NO. 1366, MORE PARTICULARLY, CHAPTER 1 ZONING ADMINISTRATION, ARTICLE 1303, DEFINITIONS, SECTION 1303.3 DEFINITIONS THEREOF, TO PROVIDE FOR AND FURTHER DEFINE *HOUSEKEEPING UNIT*

WHEREAS, the City of Fairmont undertook to adopt a Comprehensive Plan pursuant to the provisions of West Virginia Code §8A-3-1 et seq.;

WHEREAS, subsequent to the adoption of the aforementioned Comprehensive Plan, and following a study and evaluation of the characteristics of its land, buildings, and land uses, the City, on September 26, 2006, adopted a zoning ordinance;

WHEREAS, the zoning ordinance defines *Housekeeping Unit*; however, said definition is incomplete in that it fails to provide the number of unrelated person comprising said *Housekeeping Unit* in the various use districts;

WHEREAS, the Planning Commission for the City of Fairmont held a public hearing on the proposed amendment supplementing the definition of *Housekeeping Unit*, which shall be known as the Wharton Amendment, on December 20, 2006 and following such public hearing has recommended that the Wharton Amendment be adopted;

WHEREAS, the Council for the City of Fairmont finds that the further defining *Housekeeping Unit* will provide for and facilitate the administration of the zoning code in a manner that is consistent with the comprehensive plan;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRMONT THAT:

Chapter One Zoning Administration, Article 1303 Definitions, Section 1303.03 Definitions thereof, be and is hereby amended and supplemented to provide for and further define *Housekeeping Unit*: (Matter to be deleted bracketed; New matter doubleunderlined.)

CHAPTER ONE ZONING ADMINISTRATION

Article 1303 Definitions

Section 303.03 Defintions

Housekeeping Unit

The maximum number of unrelated individuals[, as defined in each residential district,] permitted to reside in any single dwelling unit[.] in the various districts, where a residential use is permitted as a permitted use, a use permitted with conditions, or a conditional use, shall be as follows:

- a. General Residential – 2 persons;
- b. Neighborhood Residential – 3 persons;
- c. Neighborhood Mixed Use – 3 persons;
- d. City Center – 4 persons;
- e. Main Corridor Commercial – 3 persons;
- f. Highway Commercial – 3 persons;
- g. Industrial – 3 persons;
- h. Factory built home neighborhoods – 2 persons;
- i. Mobile home parks- 2 persons;
- j. Planned Development Area- No more than 4; and
- k. All districts not specifically provided – 3.

This ordinance shall become effective thirty (30) days after adoption.

Adopted this the _____ day of _____, 2006.

MAYOR

ATTEST:

CITY CLERK