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SENATE BILL NO. 49

Offered January 9, 2008

Prefiled December 20, 2007

A BILL to amend and reenact § 15.2-2284 of the Code of Virginia, relating to matters to be considered in drawing and applying zoning ordinances and districts.

Patrons—Whipple and Lucas; Delegate: Eisenberg

Referred to Committee on Local Government

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2284 of the Code of Virginia is amended and reenacted as follows:

§ 15.2-2284. Matters to be considered in drawing and applying zoning ordinances and districts.

Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, *the protection of land, water, and air from harmful discharges, emissions, and other releases,* the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the locality.