

AN ORDINANCE TO AMEND CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY COUNTY BY AMENDING THE FOLLOWING DIVISION OF ARTICLE IV, DISTRICTS: DIVISION 3, AGRICULTURAL, LIMITED, DISTRICT A-2, SECTION 20-36, PERMITTED USES, AND SECTION 20-36.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY.

BE IT ORDAINED by the Board of Supervisors of James City County that Chapter 20, Zoning, of the Code of the County of James City be and the same is, hereby, amended by amending Article IV, Districts: Division 3, Agricultural, Limited, District A-2, Section 20-36, Permitted Uses, and Section 20-36.1, Uses permitted by Special Use Permit only, to read as follows:

## CHAPTER 20

### ZONING

#### Article IV. Districts

##### Division 3. Agricultural, Limited, District A-2

##### Section 20-36. Permitted uses.

In the agricultural, limited, district A-2, structures to be erected on or land to be used shall be for one or more of the following uses:

- Single-family dwellings.
- Two-family dwellings.
- Group quarters for agricultural workers.
- Agriculture, dairying, forestry, general farming and specialized farming.
- Food processing and storage, but not the slaughter of animals.
- Feed, seed, and farm supplies.
- Schools, churches, and libraries.
- Fire stations.
- Public and private recreation areas, parks and playgrounds, lodges, riding clubs and horses for hire, hunting clubs, yacht clubs, preserves and conservation areas, golf courses, swimming facilities, tennis facilities, and boating facilities.
- Wayside stands for sale of agricultural products.
- House museums.
- Home occupations, as defined, conducted by the occupant.
- Manufacture and sale of wood products.
- Boat docks (with repair).
- Off-street parking as required by this chapter.
- Accessory uses as defined; however, garages or other accessory structures, such as carports, porches, and stoops, attached to the main building shall be considered part of the main building. No accessory building may be closer than five feet to any property line.

Section 20-36.1. Uses permitted by Special Use Permit only.

In the A-2, Limited Agricultural District, structures to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

Professional, business and governmental offices.

Temporary offices.

Sanitary landfills.

Airports.

Gift shops, antique shops, dinner theatres, or restaurants.

Beauty shops, barber shops, and drug stores.

Hospitals, nursing homes, sanitoria, and rest homes.

Mobile home parks.

Lodges, civic clubs, fraternal organizations, and service clubs.

Cemeteries and memorial gardens.

Radio and television stations or towers.

Photography studios and sales, artist and sculptor studios, arts and crafts shops.

Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel, stripping of top soil (but farm pond construction, field leveling or stripping of sod for agricultural purposes and excavations in connection with development which has received subdivision or site plan approval are permitted generally without a Special Use Permit).

Hotels and motels.

Day care or child care centers.

Campgrounds.

Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.

Commercial livestock feeding operations containing 1000 animal units or more (as defined in 1976 by the U.S. Environmental Protection Agency).

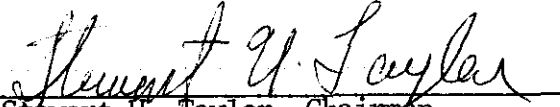
Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a special use permit.

Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a special use permit.

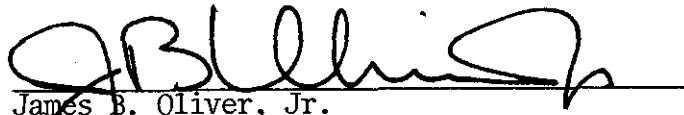
Public or private electrical generation facilities, electrical substations with a capacity of 5000 volt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way, and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a special use permit.

This ordinance shall be in full force and effect from the date of its adoption.

  
Stewart U. Taylor, Chairman  
Board of Supervisors

ATTEST:

  
James B. Oliver, Jr.  
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, on the thirteenth day of August, 1979.