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BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 31A-39

AN ORDINANCE TO AMEND CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY BY AMENDING THE FOLLOWING DIVISIONS OF ARTICLE IV, DISTRICTS: DIVISION 2, AGRICULTURAL, GENERAL, DISTRICT A-1.

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 2, Agricultural, General, District A-1.

CHAPTER 20

ZONING

Article IV. Districts

Division 2. Agricultural, General, District A-1.

Section 20-28. Statement of intent.

The agricultural, general, district A-1 covers the more rural areas of the County farthest removed from the influence of urban development. The purpose of the district is to permit nearly all activities to continue as they are and to allow development to occur with minimum regulation.

Section 20-29. Permitted uses.

In the agricultural, general, district A-1, structures to be erected or land to be used shall be for one or more of the following uses:

Single-family and two-family dwellings.

Mobile homes, in accordance with a conditional use permit and other provisions contained herein meeting the requirements of sections 20-30, 20-31 and 20-32.

Mobile home park, in accordance with a conditional use permit and other provisions contained herein.

Group quarters for agricultural workers, with a conditional use permit.

Agricultural, dairying, forestry, general farming, and specialized farming.

Commercial poultry or livestock feeding operations containing 1,000 animal units or more (as defined in 1976 by the U. S. Environmental Protection Agency), with a conditional use permit.

Horse and pony farms, riding stables, horse show areas, horse racing tracks and polo fields.

Animal hospitals, veterinary offices, kennels.

Food processing and storage.

Preserves and conservation areas.

Wayside stands for sale of agricultural products.

Schools, churches, seminaries, libraries, cemeteries, and memorial gardens.

Fire stations.

Hospitals, nursing homes, sanatoria, and rest homes.

Public and private recreation areas, lodges, hunting clubs, golf courses, country clubs, parks, playgrounds, and yacht clubs.

Campgrounds, with a conditional use permit.

Waterfront business activities: Wholesale and retail marine interests, such as boat docks, piers, yacht clubs and servicing facilities therefor; docks and areas for the receipt, storage, and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.

Theaters, dinner theaters, outdoor theaters and dance halls.

Motels, restaurants, tea rooms and taverns.

Tourist homes.

Banks and professional offices.

General stores, retail stores, wholesale stores, and upholstery shops.

Farm supplies, equipment sales and service.

Home occupations.

Beauty shops and barber shops.

Gift shops and antique shops.

Gasoline service stations.

Automobile sales, repair, and service.

Lumber and building supply stores.

Storage and repair of heavy equipment.

Contractor's warehouses and sheds.

Manufacture and sale of wood products.

Sand and gravel operations, with a conditional use permit.

Airports, with a conditional use permit.

Automobile graveyards, with a conditional use permit.

Bulk oil storage, with a conditional use permit.

Sanitary landfills, with a conditional use permit.

Public utility generating, booster, or relay stations, transformer substations, transmission lines and towers, pipes, meters, and other facilities for the provision and maintenance of public utilities, including railroads, and facilities, and water and sewerage installations, in accordance with a conditional use permit.

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 party line.

Section 20-30. Area requirements.

Lots served by public water distribution and sewage disposal systems shall have a minimum area of seventeen thousand five hundred square feet.

Lots served by a public water distribution system or a public sewage disposal system but not both shall have a minimum area of twenty thousand square feet.

Lots served by individual water distribution and sewage disposal systems shall have a minimum area of twenty thousand square feet.

These minimum sizes shall not apply to lots recorded or legally in existence prior to January 10, 1977, the date of adoption of this article.

Section 20-31. Setback requirements.

Structures shall be located a minimum of thirty-five feet from any street right-of-way which is fifty feet or greater in width. If the street right-of-way is less than fifty feet in width, structures shall be located a minimum of sixty feet from the center line of the street. Signs advertising sale or rent of the premises may be erected up to the property line. This shall be known as the "setback line", except that in subdivisions the following shall apply:

(a) Where forty percent or more of frontage on one side of street within same block is improved with buildings, no building shall project beyond the average front yard so established.

(b) No building shall be required to have a front yard greater than that of one of two existing buildings on immediate adjoining lot on each side, whichever is the farthest removed from the street.

(c) All subdivisions platted and recorded prior to March 1, 1969, with building setback lines shown on their recorded plat, will be allowed to adhere to these established setback lines.

Section 20-32. Minimum frontage.

Lots of less than twenty thousand square feet shall have a minimum width at the setback line of one hundred feet.

Lots of twenty thousand square feet to forty-three thousand five hundred and sixty square feet shall have a minimum width at the setback line of one hundred and twenty-five feet.

Lots of more than forty-three thousand five hundred and sixty square feet shall have a minimum width at the setback line of one hundred and fifty feet.

Section 20-33. Yard regulations.

(a) Side. The minimum side yard for each main structure shall be fifteen feet and the total width of the two required side yards shall be thirty-five feet or more.

(b) Rear. Each main structure shall have a rear yard of thirty-five feet or more.

Section 20-34. Special provisions for corner lots.

Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on streets.

The minimum side yard on the side facing the side street shall be thirty-five feet or more for both main and accessory building.

For subdivisions platted after March 1, 1969, each corner lot shall have a minimum width at the setback line of one hundred twenty-five feet or more.

Section 20-34.1. Sign regulations.

To assure an appearance and condition which is consistent with the purposes of the A-1 general agricultural district, outdoor signs on the properties within the district shall comply with the regulations for exterior signs in Article VIII of this chapter; except, that home occupation signs shall not exceed four square feet in area directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.

Section 20-34.2. Automotive Service Stations.

The following special requirements shall apply to automotive service stations:

(1) Minimum lot area shall be twenty thousand square feet.

(2) Minimum lot width shall be two hundred feet or one hundred fifty feet where self-service gasoline pumps are subordinate to general retail uses and no repair is conducted.

(3) No gasoline island shall be located closer than fifteen feet to any adjoining road right-of-way.

(4) The width of curb openings shall not exceed thirty-five feet and where two or more curb openings are proposed, they shall be no closer than twenty-five feet apart.

(5) Curb openings shall be no closer than ten feet from an adjoining property line and no closer than twenty-five feet to a street intersection.

(6) Two off-street parking spaces shall be provided for each service bay plus a total of three spaces for employee parking.

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



John E. Donaldson, Chairman
Board of Supervisors

ATTEST:



James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia,
on this 10th day of January, 1977.