

ADOPTED

JAN 10 1977

ORDINANCE NO. 31A-40

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

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 3, AGRICULTURAL, LIMITED, DISTRICT A-2.

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.

CHAPTER 20

ZONING

Article IV. Districts

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

Section 20-35. Statement of intent.

Generally, the agricultural, limited, district A-2, covers the portion of the County now occupied by various open uses such as forests, parks, farms or lakes, into which urban-type development could logically expand as the need occurs. This district is established to protect existing and future farming operations, conservation of water and other natural resources and protecting watersheds. This zoning district is established for the specific purpose of (1) providing for the orderly expansion of urban development into territory surrounding incorporated areas within or adjacent to the County, and (2) discouraging the random scattering of residential, commercial, and industrial uses into the area.

Section 20-36. Permitted uses.

In the agricultural, limited, district A-2, 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 home park, in accordance with a conditional use permit and other provisions contained herein.

Group quarters for agricultural workers with a conditional use permit.

Agriculture, 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.

Food processing and storage.
Feed, seed, and farm supplies.
Schools, churches, libraries, and cemeteries.
Fire stations.
Hospitals, nursing homes, sanatoria, and rest homes.
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, boating facilities.
Wayside stands for sale of agricultural products.
Beauty shops and barber shops.
Gift shops, antique shops, dinner theaters, or restaurants, with a conditional use permit; provided that such use fronts upon a State Primary Highway and that the use is buffered by a visual screen of landscaping or fencing from any adjoining residential use.
Professional or business offices, with a conditional use permit, provided that such use is within 800 feet of road frontage from property zoned B-1 forming a transitional use buffer thereto, and provided that such use will be buffered by a visual screen of landscaping or fencing from any adjoining residential use.
Tourist homes.
House museums.
Home occupations, as defined, conducted by the occupant.
Manufacture and sale of wood products.
Airports, with a conditional use permit.
Campgrounds, with a conditional use permit.
Sanitary landfills, with a conditional use permit.
Boat docks (with repair).
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 property line.

Section 20-37. 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 thirty 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 20-38. 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 20-39. 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 20-40. 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 20-41. 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 20-41.1. Sign regulations.

To assure an appearance and condition which is consistent with the purposes of the A-2 Limited 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.

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.