

NOV 15 1979

ORDINANCE NO. 31A-64

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 DIVISION OF ARTICLE IV, DISTRICTS: DIVISION 7.B, RESIDENTIAL, AGRICULTURE, DISTRICT R-6, SECTION 20-80.17, PERMITTED USES, AND SECTION 20-80.17A, 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 the following division of Article IV, Districts: Division 7.B, Residential, Agriculture, District R-6, Section 20-80.17, Permitted Uses, and Section 20-80.17A, Uses permitted by special use permit only.

CHAPTER 20

ZONING

Article IV. Districts.

Division 7.B, Residential, Agriculture, District R-6.

Section 20-80.17. Permitted uses.

In the residential, agriculture, district R-6, structures to be erected or land to be used shall be for one or more of the following uses:

Single-family dwellings.

Schools, libraries and fire stations.

Churches.

Parks, playgrounds, golf courses and other community recreational facilities.

Off-street parking, as required by this chapter.

Accessory buildings as defined; however, garages or other accessory buildings 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 fifteen feet to any property line.

Signs, as permitted by Article VIII of this chapter.

Agriculture, including accessory building for uses thereto, such as land and building used primarily for forestry, farming, the raising of livestock, excluding hogs, and other agricultural pursuits, except that any building, shed, feed pen, stable, kennel, barn or other accessory structure used in livestock operations shall be located not less than eighty feet from any adjoining street, road, or adjoining property line. Grazing and pasture areas may extend to the property line, but shall be fenced from adjoining property where livestock is to be raised.

Animal hospitals, veterinary offices, or private dog kennels.

Nursery greenhouses at which the projects thereof may be sold or offered for sale.

Garden centers or garden supply stores.

Horse or pony farms, riding stables or horse show area.

Home occupations as defined.

Boat docks.
Preserves, conservation areas or hunting clubs.

Section 20-80.17A. Uses permitted by special use permit only.

In the R-6, Residential Agriculture District, buildings 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.

Rental of rooms to a maximum of three rooms with off-street parking provided totaling one more parking space than the number of rooms to be rented.

Day care or child care centers.

An accessory apartment.

Cemeteries and memorial parks.

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

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 extensions or 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.

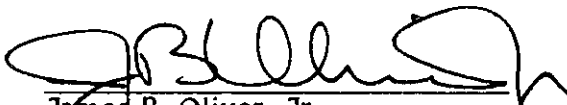
Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

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 fifteenth day of November, 1979.