

ORDINANCE NO. 31A-75

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE IV, DISTRICTS, DIVISION 2 AGRICULTURAL, GENERAL, DISTRICT A-1, SECTION 20-29, PERMITTED USES, AND SECTION 20-29.1, USES PERMITTED BY SPECIAL USE PERMIT.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia that Chapter 20, Zoning, of the Code of the County of James City is hereby, amended and reordained by amending Section 20-29, Permitted Uses and Section 20-29.1, Uses Permitted by a Special Use Permit Only.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 2. AGRICULTURAL, GENERAL, DISTRICT A-1

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 dwellings.
- Two-family dwellings.
- Group quarters for agricultural workers.
- Agricultural, dairying, forestry, general farming, and specialized farming.
- Horse and pony farms, riding stables, horse show areas, horse racing tracks and polo fields.
- Animal hospitals, veterinary offices, and kennels.
- Food processing and storage, but not the slaughter of animals.
- Preserves and conservation areas.

Wayside stands for sale of agricultural products.

Schools, churches, seminaries, and libraries.

Fire stations.

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

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.

Day or child care centers.

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.

Contractors' warehouses and sheds.

Manufacture and sale of wood products.

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. (Ord. No. 31A-75, 4-11-83)

Section 20-29.1. Uses Permitted by Special Use Permit Only.

In the A-1, General 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.

Mobile homes.

Mobile home parks.

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

Abattoirs.

Hospitals, nursing homes, sanatoria and rest homes.

Cemeteries and memorial gardens.

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.)

Airports.
Automobile graveyards.
Petroleum storage.
Sanitary landfills.
Campgrounds.

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

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

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 tracks and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit. (11-15-79; Ord. No. 31A-75, 4-11-83)

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


Perry M. DePue, Chairman
Board of Supervisors

<u>SUPERVISOR</u>	<u>VOTE</u>
DePUE	AYE
FRINK	AYE
EDWARDS	AYE
MAHONE	AYE
TAYLOR	NAY

ATTEST:


James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia,
this 11th day of April, 1983.

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