

ADOPTED

AUG 13 1984

ORDINANCE NO. 31A-84

BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE I IN GENERAL, SECTION 20-2, DEFINITIONS; ARTICLE IV, DISTRICTS, DIVISION I GENERALLY, SECTION 20-27.2, SPECIAL PROVISIONS FOR LOTS WITH PUBLIC UTILITIES; ARTICLE IV, DISTRICTS, DIVISION 2, AGRICULTURAL, GENERAL, DISTRICT A-1, SECTION 20-29, PERMITTED USES, AND DIVISION 3, AGRICULTURAL, LIMITED DISTRICT A-2, SECTION 20-36, PERMITTED USES; ARTICLE IV, DISTRICTS, DIVISION 2, AGRICULTURAL, GENERAL, DISTRICT A-1, SECTION 20-29.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 3, AGRICULTURAL, LIMITED, DISTRICT A-2, SECTION 20-36.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 4, RESIDENTIAL, LIMITED, DISTRICT R-1, SECTION 20-43.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 5, RESIDENTIAL, LIMITED, DISTRICT R-2, SECTION 20-51.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 6, RESIDENTIAL, LIMITED, DISTRICT R-3, SECTION 20-59.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 7B, RESIDENTIAL, AGRICULTURE, DISTRICT R-6, SECTION 20-80.17A, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 8, BUSINESS, GENERAL, DISTRICT B-1, SECTION 20-82.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 7A, MULTIFAMILY, RESIDENTIAL, DISTRICT R-5, SECTION 20-80.6A, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 8, BUSINESS, GENERAL, DISTRICT B-1, SECTION 20-82, PERMITTED USES; DIVISION 10, INDUSTRIAL, GENERAL, DISTRICT M-2, SECTION 20-96, PERMITTED USES.

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 the definition of Kennel in Section 20-2, Definitions, by adding Section 20-27.2, Special Provisions for Lots for Public Utilities, and by amending Section 20-29, Permitted Uses, Section 20-36, Permitted Uses, Section 20-29.1, Uses; Permitted by Special Use Permit Only, Section 20-36.1, Uses; Permitted by Special Use Permit Only, Section 20-43.1, Uses; Permitted by Special Use Permit Only, Section 20-51.1, Uses; Permitted by Special Use Permit Only, Section 59.1, Uses; Permitted by Special Use Permit Only, Section 80.17A, Uses; Permitted by Special Use Permit Only, Section 82.1, Only; Uses Permitted by Special Use Permit Only, Section 20-80.6A, Uses; Uses Permitted by Special Use Permit Only, Section 20-82, Permitted Uses, and Section 20-96, Permitted Uses.

## CHAPTER 20

### ZONING

#### Article I. In General

Section 20-2. Definitions.

**KENNEL.** A place prepared to house, board, breed, handle, or otherwise keep or care for either dogs or cats or both for sale or in return for compensation.

## CHAPTER 20

### ZONING

#### Article IV. Districts

##### DIVISION 1. GENERALLY

Section 20-27.2. Special Provisions for Lots for Public Utilities.

Lots intended for public water facilities, public sewage facilities, and other utilities, and structures erected for these purposes, shall be waived from the area and frontage requirements of the District in which they are located provided that such facilities are landscaped and fenced to screen them from nearby residences.

## 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 area, 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.

Church retreat facility.

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.

## CHAPTER 20

### ZONING

#### Article IV. Districts

##### DIVISION 2. AGRICULTURAL, GENERAL, DISTRICT A-1

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

In the A-1, General Agricultural 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 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.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.

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 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, 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 (5) feet to any property line.

Church retreat facility.

## CHAPTER 20

### ZONING

#### Article IV. Districts

##### DIVISION 3. AGRICULTURAL, LIMITED, DISTRICT A-2

###### 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, sanatoria, 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 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.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 4. RESIDENTIAL, LIMITED, DISTRICT R-1

Section 20-43.1. Uses Permitted by Special Use Permit Only.

In the R-1, Limited Residential 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:

Two family dwellings.

An accessory apartment.

Rental of rooms to a maximum of three (3) rooms with off-street parking provided totaling one (1) more parking space than the total number of rooms to be rented.

Day care or child care centers.

Cemeteries and memorial gardens.

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.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.

## CHAPTER 20

### ZONING

#### Article IV. Districts

##### DIVISION 5. RESIDENTIAL, LIMITED, DISTRICT R-2

###### Section 20-51.1. Uses Permitted by Special Use Permit Only.

In the R-2, Limited Residential 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 issuance of a Special Use Permit by the Board of Supervisors:

Day care or child care centers.

An accessory apartment.

Cemeteries and memorial gardens.

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 (3) rooms with off-street parking provided totaling one (1) 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 track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.



CHAPTER 20

ZONING

Article IV. Districts

DIVISION 6. RESIDENTIAL, LIMITED, DISTRICT R-3

Section 20-59.1. Uses Permitted by Special Use Permit Only.

In the R-3, General Residential 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:

- Four-family dwellings.
- General hospitals and nursing homes.
- Professional, business and governmental offices.
- Temporary offices.
- Lodges, civic clubs, fraternal organizations and service clubs.
- Cemeteries and memorial gardens.
- Day care and child care centers.
- An accessory apartment.

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 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 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.

- Publicly owned solid waste container sites.
- Telephone exchanges and telephone switching stations.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 7A. MULTIFAMILY, RESIDENTIAL DISTRICT R-5

Section 20-80.6A. Uses Permitted by Special Use Permit Only.

In the R-5, Multi-Family Residential 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 issuance of a Special Use Permit by the Board of Supervisors:

General hospitals.

Nursing homes and facilities for the residence and/or care of the aged.

Professional, business and governmental offices.

Temporary offices.

Lodges, civic clubs, fraternal organizations and service clubs.

Cemeteries and memorial gardens.

Day care and child care centers.

An accessory apartment.

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 (3) rooms with off-street parking provided totaling one (1) 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 track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Telephone exchanges and telephone switching stations.

## CHAPTER 20

### ZONING

#### Article IV. Districts

#### DIVISION 7B. RESIDENTIAL, AGRICULTURE, DISTRICT R-6

#### 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 (3) rooms with off-street parking provided totaling one (1) 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.

Telephone exchanges and telephone switching stations.

## CHAPTER 20

### ZONING

#### Article IV. Districts

##### DIVISION 8. BUSINESS, GENERAL, DISTRICT B-1

###### Section 20-82. Permitted Uses.

In the Business, General, District B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

Retail food stores, bakeries and fish markets.

Dry cleaners and laundries.

Department stores, wearing apparel, furniture, carpet, shoe, tailor, dressmaking, candy, ice cream, florist, furrier, locksmith, pet, picture framing, stamp and coin, travel bureau, upholstery, yard goods, toys, music and records, tobacco and pipes, jewelry sales and service, books, greeting cards and sporting goods stores.

Drug stores, barber shops and beauty shops.

Restaurants, drive-in restaurants, tea rooms, and taverns.

Banks and other financial institutions.

Plants and garden supply, hardware and paint, and home appliance sales and service stores.

Lumber and building supply (with storage under cover).

Plumbing and electrical supply (with storage under cover).

Vehicle and trailer sales and service (with major repair under cover).

Tire, transmission, glass, body and fender and other automotive product sales and service (with storage and major repair under cover).

Hotels, motels, tourist homes, and convention centers.

Machinery sales and service (with storage and repair under cover).

Photography studios and sales, artist and sculptor studios, art and crafts and handicraft shops, antique shops, reproduction and gift shops.

Corporate, business, governmental, and professional offices.

Doctors, dentist and other medical clinics or offices.

Indoor theaters, museums, and public meeting halls.

Schools, fire stations, post offices, churches and libraries.

Lodges, civic clubs, fraternal organizations and service clubs.

Funeral homes.

Wholesale and warehousing (with storage under cover).

Marinas, docks, piers, yacht clubs, boat basins, and servicing facilities for the same.

Public billiard parlors, arcades, pool rooms, bowling alleys, dance halls and other indoor centers of amusement.

Wholesale and retail marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing or distribution.

Radio and television stations, and accessory antenna or towers which are sixty (60) feet or less in height.

Printing and publishing.

Off-street parking as required by this Chapter.

Day care and child care centers.

An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.

## ZONING

### CHAPTER 20

#### Article IV. Districts

##### DIVISION 8. BUSINESS, LIMITED, DISTRICT B-1

###### Section 20-82.1. Uses Permitted by Special Use Permit Only.

In the B-1, General Business 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:

Hospitals and nursing homes.

Antenna and towers in excess of sixty (60) feet in height.

Campgrounds.

Drive-in theaters.

Processing, assembly and manufacture of light industrial products or components; with all storage, processing, assembly and manufacture conducted indoors and undercover; with no dust, noise, odor or other objectionable effect.

Design, research and evaluating laboratories.

Airports.

Sanitary landfills.

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

Outdoor sport facilities.

Thematic parks or gardens.

Outdoor centers of amusement.

Petroleum storage.

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 for 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.

Publicly owned solid waste container sites.

## ZONING

### CHAPTER 20

#### Article IV. Districts

#### DIVISION 10. INDUSTRIAL, GENERAL, DISTRICT M-2

##### Section 20-96. Permitted Uses.

In the M-2, General Industrial District, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Manufacture or assembly of automobiles, trucks, machinery or equipment.

Manufacture or assembly of electronic instruments, electronic devices or electronic components.

Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments.

Manufacture or assembly of appliances, tools, firearms, hardware products, and heating, cooling or ventilating equipment.

Manufacture, assembly or fabrication of sheet metal products.

Manufacture, compounding, processing or packaging of cosmetic, toiletry, and pharmaceutical products.

Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps.

Manufacture and sale of mobile homes, modular homes, and industrialized housing units.

Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals.

Manufacture or assembly of aircraft and aircraft parts.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, wax, leather, cellophane, canvas, felt, fur, horn, hair, and yarn.

Manufacture of glass and glass products.

Manufacture and processing of acrylic and other synthetic fibers.

Manufacture and processing of textiles and textile products.

Manufacture of cans and other metal products from previously processed metals.

Welding and machine shops including punch presses and drop hammers.

Breweries and other necessary associated activities.

Manufacture and bottling of soft drinks.

Manufacture and sale of wood products.

Wood preserving operations.

Manufacture of furniture.

Manufacture of carpets and carpet yarns.

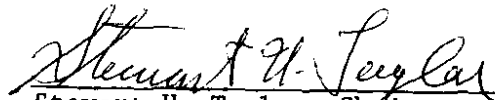
Manufacture of boats, marine equipment and boat trailers.

Manufacture of pottery and ceramic products, using kilns fired only by gas or electricity.


Manufacture of batteries.

Metal foundry and heavy weight casting.

Drop-forged industries, manufacturing forgings with a power hammer.  
 Structural iron and steel fabrication.  
 Contractor offices, equipment storage yards, shops and warehouses.  
 Warehouse, storage, and distribution centers.  
 Boiler shops.  
 Water well drilling establishments.  
 Manufacture and storage of ice, including dry ice.  
 Printing, lithographing, engraving, photocopying, blue printing, and publishing establishments.  
 Corporate, business, professional and governmental offices.  
 Data processing centers.  
 Research, development, and design facilities.  
 Industrial and technical training schools.  
 Commercial banks, credit unions and other similar financial institutions.  
 Employment services or agencies.  
 Janitorial service establishments.  
 Security service offices.  
 Fire stations.  
 Post offices.  
 Churches.  
 Public utilities or public service or transportation uses, water storage tanks, pumping or regulator stations, telephone exchanges, transformers or substations, and power transmission lines.  
 Accessory uses as defined in Section 20-2 of this Chapter.  
 Off-street parking as required by this Chapter.  
 An apartment or living quarters for a guard, caretaker or other person employed on the premises which is clearly secondary to the industrial use of the property.  
 Publicly owned solid waste container sites.  
 Retail sales of products related to the main use provided floor area for retail sales comprises less than 25% of the first floor area of the main use.

  
 Stewart U. Taylor, Chairman  
 Board of Supervisors

ATTEST:

  
 James B. Oliver, Jr.  
 Clerk to the Board

SUPERVISOR	VOTE
BROWN	AYE
DEPUE	AYE
EDWARDS	AYE
MAHONE	AYE
TAYLOR	AYE

Adopted by the Board of Supervisors of James City County, Virginia  
 this 13th day of August, 1984.