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AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE IV, DISTRICTS, DIVISION 3, LIMITED AGRICULTURAL DISTRICT, A-2, SECTION 20-130, PERMITTED USES; AND SECTION 20-132, AREA REQUIREMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Zoning, is hereby amended and reordained by amending Section 20-130, Permitted uses, and Section 20-132, Area requirements.

Chapter 20.

Article IV, Districts

Division 3, Limited Agricultural District, A-2.

Section 20-130. Permitted uses.

In the Limited Agricultural District, A-2, structures to be erected or land to be used shall be for the following uses:

Subdivisions of land into not more than five residential lots (lots created shall not be further subdivided if the number of lots created from a parcel existing on October 6, 1986, and subdivisions thereof, together with the proposed subdivision, exceed five lots).

Single-family dwellings.

Accessory apartments in accordance with Section 20-92.

Group quarters for agricultural workers.

Agriculture, dairying, forestry, general farming and specialized farming excluding the raising of hogs.

Fish farming and aquaculture.

Food processing and storage in a residence.

Slaughter of animals for personal use but not for commercial purposes.

Feed, seed, and farm supplies.

Schools, libraries.

Houses of worship

Fire stations.

Community recreation facilities, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts, and other similar recreation facilities.

Retail shops associated with community recreation facilities.

Golf courses, country clubs.

Wayside stands for sale of agricultural products.

House museums.

Home occupations.

Off-street parking as required by this chapter.

Photography, artist and sculptor studios.

Wineries.

Horse and pony farms (including the raising and keeping of horses), riding stables, horse show areas and polo fields.

Marinas, docks, piers, yacht clubs, boat basins, and servicing, repair and sales facilities for the same with the sale of fuel in accordance with Section 20-89.

Accessory uses, accessory buildings or structures.

Retreat facilities.

Hunting clubs.

Water impoundments of less than fifty (50) acres and with dam heights of less than twenty-five (25) feet.

(Ord. No. 31A-88, Section 20-26, 4-8-85)

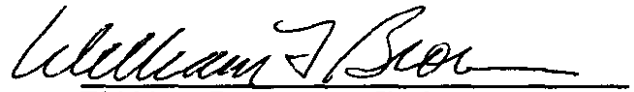
Section 20-132. Area requirements.

(a) Lots served by public water distribution and public sewage disposal systems shall have a minimum area of thirty thousand (30,000) square feet, however, lots intended for two-family dwellings and served by public water distribution and sewage disposal systems shall have a minimum area of sixty thousand (60,000) square feet.


(b) Lots served by a public water distribution system or a public sewage disposal system but not both shall have a minimum area of forty thousand (40,000) square feet, however, lots intended for two-family dwellings and served by a public water distribution system or a public sewage disposal system but not both shall have a minimum area of sixty thousand (60,000) square feet.

(c) Lots served by individual water distribution and sewage disposal systems shall have a minimum area of forty thousand (40,000) square feet, however, lots intended for two-family dwellings and served by individual water distribution and sewage disposal systems shall have a minimum area of sixty thousand (60,000) square feet.

(d) These minimum sizes shall not apply to lots of less than thirty thousand (30,000) square feet recorded or legally in existence or for which preliminary approval has been obtained prior to the date of adoption of this article. Such lots of less than thirty thousand (30,000) square feet used for residential purposes shall be limited to one single-family residential use.  
(Ord. No. 31A-88, Section 20-37, 4-8-85)

  
William F. Brown, Chairman  
Board of Supervisors

ATTEST:

  
James B. Oliver, Jr.  
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia,  
this 6th day of October, 1986.

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<u>SUPERVISOR</u>	<u>VOTE</u>
BROWN	AYE
DEPUE	AYE
EDWARDS	AYE
MAHONE	AYE
TAYLOR	NAY