

OCT 5 1987

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 IV, DISTRICTS, DIVISION 3, LIMITED AGRICULTURAL DISTRICT, A-2, SECTION 20-131, USES PERMITTED BY SPECIAL USE PERMIT ONLY.

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 20-131, Uses Permitted by Special Use Permit Only.

Chapter 20.

Article IV, Districts

Division 3, Limited Agricultural District, A-2.

Section 20-131. Uses Permitted by Special Use Permit Only.

In the Limited Agricultural District, A-2, structures to be erected or land to be used for the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

- Subdivisions of land into more than five residential lots.
- Two-family dwellings.
- Professional, business and governmental offices.
- Convenience stores with the sale of fuel in accordance with Section 20-89.
- Farm equipment sales and service establishments.
- Farmer's markets.
- Raising of hogs.
- Flea markets.
- Manufacture and sale of wood products.
- Sanitary landfills in accordance with Section 20-97, waste disposal or publicly-owned solid waste container sites.
- Airports.
- Gift shops, antique shops.

Restaurants, taverns.

Beauty shops, barber shops, and drug stores.

Hospitals, nursing homes, sanatoria, and rest homes.

Medical clinics.

Group homes.

Mobile home parks.

Tourist homes.

Lodges, civic clubs, fraternal organizations, and service clubs.

Cemeteries and memorial gardens.

Radio and television stations or towers.

Photography sales, and 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.

New or expansion of water impoundments for public or private use of 50 acres or more or a dam height of 25 feet or more.

Food processing and storage, but not the slaughter of animals.

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

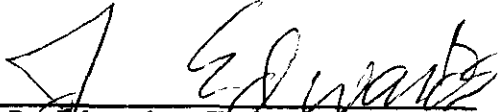
Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, and distribution lines and local facilities within a subdivision or development, are permitted generally and shall not require 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. However, private extensions or 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 shall not require a Special Use Permit.

Public or private electrical generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations. However, 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 shall not require a Special Use Permit.

Telephone exchanges and telephone switching stations.


Jack D. Edwards, Chairman
Board of Supervisors

ATTEST:


David B. Norman
Clerk to the Board

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

Adopted by the Board of Supervisors of James City County, Virginia,
this 5th day of October, 1987.

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