

ADOPTED

DEC 14 2021

Board of Supervisors
James City County, VA

ORDINANCE NO. 31A-354

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, SPECIAL REGULATIONS, DIVISION 1, IN GENERAL, SECTION 24-47.1, STANDARDS FOR BEEKEEPING; AND BY AMENDING ARTICLE V, DISTRICTS, DIVISION 5, RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4, SECTION 24-281, USE LIST; DIVISION 9, LIMITED BUSINESS DISTRICT, LB, SECTION 24-368, USE LIST; DIVISION 10, GENERAL BUSINESS DISTRICT, B-1, SECTION 24-390, USE LIST; DIVISION 11, LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1, SECTION 24-411, USE LIST; DIVISION 12, GENERAL INDUSTRIAL DISTRICT, M-2, SECTION 24-436, USE LIST; DIVISION 13, RESEARCH AND TECHNOLOGY DISTRICT, RT, SECTION 24-461, USE LIST; DIVISION 14, PLANNED UNIT DEVELOPMENT DISTRICTS, PUD, SECTION 24-493, USE LIST; DIVISION 15, MIXED USE, MU, SECTION 24-518, USE LIST; AND DIVISION 17, ECONOMIC OPPORTUNITY, EO, SECTION 24-536.4, USE LIST.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article II, Special Regulations, Division 1, In General, Section 24-47.1, Standards for beekeeping, and by amending Article V, Districts, Division 5, Residential Planned Community District, R-4, Section 24-281, Use List; Division 9, Limited Business District, LB, Section 24-368, Use List; Division 10, General Business District, B-1, Section 24-390, Use List; Division 11, Limited Business/Industrial District, M-1, Section 24-411, Use List; Division 12, General Industrial District, M-2, Section 24-436, Use List; Division 13, Research and Technology District, RT, Section 24-461, Use List; Division 14, Planned Unit Development Districts, PUD, Section 24-493, Use List; Division 15, Mixed Use, MU, Section 24-518, Use List; and Division 17, Economic Opportunity, EO, Section 24-536.4, Use List.

Chapter 24. Zoning

Article II. Special Regulations

Division I. In General

Sec. 24-47.1. Standards for beekeeping.

(a) Beekeeping on residentially zoned property shall comply with the following requirements:

- (a1) Hives shall be at least ten feet away from public rights-of-way and the boundary lines of properties not owned or controlled by the person maintaining the hive.
 - (b2) Hives shall be at least 50 feet away from any dwelling or structure located on property not under the same ownership or control as that of the person maintaining the hive.
 - (e3) A barrier shall be required if a hive is located between ten and 30 feet from a public right-of-way or boundary line of a property not owned or controlled by the person maintaining the hive. The barrier shall consist of fencing, vegetation, or both, and must (i) be no less than six feet in height as measured from finished grade; (ii) be of sufficient density to establish bee flyways six feet or higher; (iii) be located between the hive and public right-of-way or property boundary line; and (iv) extend no less than ten feet in length on either side of the hive.
 - (d4) Hives shall be located within the rear yard of the lot and shall be orientated with the entrance facing internal to the property.
 - (e5) There shall be an on-site water source located within 50 feet of the hive, or less than half the distance to the nearest unnatural source of water, whichever is closest.
 - (f6) If the property on which the hive is located is less than one acre, the person maintaining the hive shall have no more than six colonies. If the property is one acre or more, the number of colonies shall not be limited.
- (b) *Beekeeping on non-residentially zoned property shall comply with the requirements of subsection (a) and the following:*
- (1) *There shall be a permanent sign, not to exceed four square feet in size, on the property stating that bees are on the premises. The sign shall be attached to the building and shall not be illuminated.*
 - (2) *Hives located on rooftops shall:*
 - (a) *Be located only on flat roofs.*
 - (b) *Be at least six feet from the edge of the roof.*
 - (c) *Include a strapping system to ensure hives are secure.*

Article V. Districts

Division 5. Residential Planned Community, R-4

Sec. 24-281. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 9. Limited Business District, LB

Sec. 24-368. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 10. General Business District, B-1

Sec. 24-390. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 11. Limited Business/Industrial District, M-1

Sec. 24-411. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 12. General Industrial District, M-2

Sec. 24-436. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 13. Research and Technology District, RT

Sec. 24-461. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 14. Planned Unit Development Districts, PUD

Sec. 24-493. Use list.

- (a) In the planned unit development district, residential (PUD-R), all structures to be erected or land to be used shall be for the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

- (b) In the planned unit development district, commercial (PUD-C), all structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	

Division 15. Mixed Use, MU

Sec. 24-518. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	


Division 17. Economic Opportunity, EO

Sec. 24-536.4. Use list.

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<i>Beekeeping in accordance with section 24-47.1</i>	<i>P</i>	


 Michael J. Hipple
 Chairman, Board of Supervisors

ATTEST:


 Teresa J. Saeed
 Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of December, 2021.

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