

## **2-13. Agriculture (A-1)**

### **2-13.1 Purpose and Intent**

These areas are used primarily for farming. This district is established to protect existing and future agricultural activities.

### **2-13.2 Permitted Uses**

1. Accessory Uses
2. Agriculture
3. Animal or Poultry Husbandry
4. Bed and Breakfast
5. Boat Wharves, Private
6. Bulkheads
7. Churches
8. Church Bulletin Boards
9. Conservation Areas
10. Conventional Sewage Treatment Works
11. Dwelling, Accessory
12. Dwelling, Single
13. Farm Brewery
14. Farm Enterprise
15. Farm Winery
16. Florists
17. Forestry
18. Golf Courses
19. Historical Areas
20. Home Occupation, Minor
21. Jetties
22. Laboratory, Research and Development
23. Libraries
24. Mobile Homes
25. Museums
26. Nursery, Horticultural
27. Off-Street Parking
28. Parking Areas
29. Parks
30. Pier plus boat slip, covered boat slip (boat house), electricity, and well on the lot, without concurrent authorization for other accessory uses as regulated in Article 4.
31. Playgrounds
32. Preserves
33. Private Well
34. Public Utilities Serving Individual User
35. Recreational Area, Private
36. Retaining Walls
37. Schools
38. Seafood Facility - Non-Processing
39. Seawalls
40. Septic Disposal System, Conventional

41. Sign, Advertising
42. Sign, Business
43. Sign, Directional
44. Sign, Home Occupation
45. Sign, Temporary Structure
46. Swimming Pool, Private
47. Warehouse
48. Wayside Stands
49. Well, Private

### 2-13.3 Permissible Uses (by Special Exception)

1. Administrative Offices
2. Airport, Private
3. Airport, Public
4. Alternative Sewage Treatment Works
5. Antique Shop
6. Automotive Repair Garage
7. Biosolids Composting
8. Blacksmith Shop
9. Boat Building
10. Boat Sales and Service
11. Boat Wharves, Public
12. Boathouse (allowed use, included with pier)
13. Cabinet and Furniture Shops
14. Carwash
15. Canneries
16. Cemeteries
17. Central Wastewater Treatment Works
18. Central Water System
19. Child Care Centers
20. Clubs
21. Communication Facilities and/or Tower
22. Community Waterworks
23. Concrete Works
24. Contractors Office
25. Dairies
26. Dwelling, Dormitory
27. Dwelling, Multi-Family
28. Dwelling, Two-Family
29. Engine Repair and Sales, Small
30. Family Day - Care Home
31. Firehouses
32. Flea Market
33. Funeral Homes
34. Golf Courses (Errata Sheet – April 12, 2006 this is a by-right use)
35. Golf, Driving Range
36. Grain and Fertilizer Storage Commercial
37. Historical Areas (Errata Sheet – April 12, 2006 this is a by-right use)
38. Home Doctors Office
39. Home Occupation, Major

40. Home Professional Office
41. Hospitals
42. Houses, Boarding or Rooming
43. Kennel
44. Machine Shops
45. Motels and Hotels
46. Non community Waterworks
47. Nursing Homes
48. Post Offices
49. Produce Processing Plant
50. Professional Offices
51. Public Landings
52. Public Utility Facilities
53. Rescue Squad
54. Restaurant
55. Sawmill, Portable
56. Seafood Facility -- Processing
57. Service Station
58. Shops, Retail Sales and Personal Services  
(Florists – Upholsterers – April 12, 2006 Errata Sheet –are considered retail uses not listed but does not mean they are not allowed.)
59. Stores, Retail Sales and Services  
(Florists – Upholsterers – April 12, 2006 Errata Sheet –are considered retail uses not listed but does not mean they are not allowed.)
60. Swimming Pool, Public
61. Subdivision Sales Offices
62. Tourist Homes
63. Upholsterers
64. Veterinary Clinic, Kennels and Hospital
65. Water and Sewer Facilities, Public
66. Water Well Drilling
67. Welding Shops
68. Wholesale and Processing Facility
69. Wood Products, Manufacturing

## 2-13.4 Lot and Yard Regulations

Modifications to frontage and setback requirements by Special Exception (Variance) Approval by the Board of Zoning Appeals:

| Use                           | Minimum            |                                 | Setbacks <sup>1</sup> (permanent structures) |                  |                                                                                  |                               |
|-------------------------------|--------------------|---------------------------------|----------------------------------------------|------------------|----------------------------------------------------------------------------------|-------------------------------|
|                               | Lot Size (sq. ft.) | Lot Frontage (at front setback) | Min. Front (ft.) (from c/l)                  | Max. Front (ft.) | Min. Side (ft.)                                                                  | Min. Rear (ft.)               |
| <b>Single-Family Dwelling</b> | 25,000             | 100 ft.                         | 75 ft <sup>2</sup>                           | n/a              | 15 ft. <sup>3</sup><br>35 ft. <sup>4</sup>                                       | 20 ft.                        |
| <b>Accessory Structures</b>   | n/a                | n/a                             | >75 ft                                       | n/a              | >5 ft. <sup>3</sup><br>>35 ft. <sup>4</sup><br>and 5 ft. back from side lot line | 5 ft. back from rear lot line |
| <b>Other Permitted Uses</b>   | 25,000             | 100 ft.                         | 75 ft*                                       | n/a              | 15 ft. <sup>3</sup><br>35 ft. <sup>4</sup>                                       | 20 ft.                        |

<sup>1</sup> For principal structures on properties adjacent to public waters, the yard requirements along the waterfront lot line shall be the same as set forth herein for a rear yard; for accessory structures on properties adjacent to public waters, the minimum distance from the waterfront lot line shall be the same as set forth herein from rear lot lines. <sup>2</sup> Except public utility structures providing services to individual customers may be erected up to property line. <sup>3</sup> Interior Lot <sup>4</sup> Street side of a corner lot.

## 2-13.5 Building Regulations

### 2-13.5.1 Building Height

No new building, nor the enlargement of any building, shall hereafter be erected to exceed forty-five (45) feet or to exceed three (3) stories in height.

Height exceptions are provided in Article 1.

### 2-13.5.2 Utility Requirements

Water and wastewater treatment service shall be provided, in accord with County and State regulations, and as set forth in Section 4-6.3 and 4-6.4

### 2-13.5.3 Access Requirements

Lots must be accessed from a public road currently in the Virginia Department of Transportation (VDOT) system or from a road designed and constructed so as to meet VDOT standards and be eligible for acceptance into the VDOT system.