

## Section 5-2. Regulations for Zoning District C-1, Conservation District

**5-2.1 Intent.** The intent of the C-1 district is to conserve water and wildlife resources, to reduce soil and shore erosion, to protect watersheds, to reduce hazards from flood and fire, to protect the wetlands, and to set aside large areas as open space by permitting only those uses compatible with natural areas.

**5-2.2 Permitted Uses** (also identified in Table of Uses Permitted by District, Sec. 5-14).

The following table lists Permitted uses (P) through administrative review, uses permitted by Special Exception (SE), and uses permitted by Conditional Use Permit (CUP). Refer to Article 14 – Administrative Procedures Sections 14-16 thru 14-23 for procedures related to Special Exceptions (SE’s) and Conditional Use Permits (CUPs). **(Revise as needed once Art 14 is revised and reorganized.)**

The Zoning Administrator may permit similar uses by written determination if the Administrator determines that nature of the use is essentially the same as the listed use and that the impacts are no greater. **Uses not specifically defined may be permitted by a Conditional Use Permit.** The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary Use Regulations.

No building or structure shall be erected, added to, structurally altered, or land use be established or changed in use without a permit issued by the administrator.

Permitted Uses	Supplemental Regulations	P	SE	CUP
<b>Agricultural, Animal, and Outdoor</b>				
Agriculture				
Agricultural operation				√
Aquaculture facility	<b>9-xx</b>		√	
Forestry <b>operation</b>		√		
Animal				
Hunting and fishing clubs	<b>9-xx</b>		√	
Outdoor				
<b>Nature based tourism</b>				√
<b>Civic and Institution Uses</b>				
Park, <b>natural area, or community recreation facility</b>		√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
<b>Consumer Products &amp; Services (commercial)</b>				
None Permitted				
<b>Consumer Products and Services (commercial) Lodging</b>				
None Permitted				
<b>Industrial and Utilities</b>				
<b>Industrial</b>				
Seafood processing				√
<b>Utilities</b>				
<b>Commercial communication facility, major</b>	<b>9-13</b>		√	
<b>Commercial communication facility, minor</b>	<b>9-13</b>	√		
Solar energy facility, large-scale	9-28			√
<b>Solar energy facility, small-scale</b>	<b>9-28</b>	√		
<b>Utilities</b>		√		
Wind energy facility	9-22	√		
<b>Residential</b>				
None Permitted				

**5-2.3 Minimum Lot Area and Maximum Residential Density.**

- (a) Lot size:
  - 1. Minimum lot area: None
  - 2. Minimum frontage/average lot width: None
- (b) Density:
  - 1. Maximum residential density: N/A

**5-2.4 Lot coverage.** As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

**5-2.5 Setback requirements.**

	Front	Side	Rear
Principal Building	75 feet	50 feet	100 feet
Accessory Building	75 feet	5 feet	5 feet

(a) Additional Setback Regulations:

1. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
2. There is no setback requirement for fences, however fences on corner lots must comply with General Development Regulations “Visibility at Intersections” section x-xx and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks. *(confirm we don’t want fences in the 50’ setback area of HCDD).*
3. Architectural projections, as defined in Article 2, shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard and shall comply with the requirements of the Virginia Uniform Statewide Building Code.

**5-2.6 Building Requirements. Maximum building footprint and height.**

	Maximum Footprint	Maximum Height <i>See 1 below.</i>
Principal Building	None	50 feet
Accessory Building	None	35 feet <i>See 2 below.</i>

1 - The height limitations contained in the official schedule of district regulations do not apply to buildings intended for agricultural uses or to spires, belfries, cupolas, antennas, water tanks, windmills, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport. For uses such as commercial communication facilities, solar energy facilities, utilities, and wind energy facilities see associated Article 9 Supplementary Regulations.

2 - If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

### 5-2.7 Other Requirements.

- (a) See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs. (Revise 9-8 and 11-5 to state that “screening and buffering may be waived or modified by the Zoning Administrator if existing site conditions satisfy the intent of this section.)
- (b) Development and use activities shall not result in the destruction, loss, or damage of a natural, scenic, or historic features listed on the national or state register of historic places.**

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