

Section 5-5 Regulations for Zoning District R-BC, Bayside Conservation District

5-5.1 Intent. The intent of the R-BC district is to allow low density residential development in a manner which protects natural resources in a sensitive environment. The intent is further to prevent soil and shore erosion, to reduce hazards from flood, hurricane, and fire, and to protect wetlands. A limited amount of residential development is permitted and clustering is encouraged to achieve the district's intent.

5-5.2 Permitted Uses (also listed 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. **(do bono-fide ag uses in R-BC need a permit?)**

Permitted Uses	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Agricultural operation			√	
Agritourism			√	
Aquaculture facility	9-xx		√	
Farm brewery, limited	9-xx		√	
Farm distillery, limited	9-xx		√	
Farm wayside stand			√	

Permitted Uses	Supplemental Regulations	P	SE	CUP
Farm winery	9-xx		<u>√</u>	
Forestry operation		√		
Animal				
Animal services facility			<u>√</u>	
Kennel			<u>√</u>	
Livestock, private use or enjoyment	9-20	√		
Livestock, private use or enjoyment, requiring acreage reduction	9-20		√	
Stable, commercial	9-19		<u>√</u>	
Stable commercial requiring acreage reduction	9-19		<u>√</u>	
Stable, private	9-18	√		
Stable, private requiring acreage reduction	9-18		√	
Outdoor				
Campground				<u>√</u>
Firing range, outdoor	9-xx			<u>√</u>
Golf course				<u>√</u>
Hunting and fishing clubs		√		
Marina				√
Nature based tourism				<u>√</u>
Outdoor recreational club				<u>√</u>
Wetland mitigation bank				<u>√</u>
Civic and Institutional Uses				
Cemetery	9-xx			<u>√</u>
Churches and other places of worship		√		
Day care center, adult			√	
Day care center, child			√	
Family day home, 5-12 children	9-xx	√		
Fire and/or EMS company stations		<u>√</u>		
Lodge halls and clubs				<u>√</u>
Museum		√		
Park, natural area or community recreation facility	9-xx	√		
Residential group homes, 1-8 individuals		√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Residential group homes, 9+ individuals				√
Schools, public elementary/secondary		√		
Consumer Products and Services (commercial)				
Event facility	9-30			√
Sales , general store, country			√	
Consumer Products and Services (commercial) Lodging				
Bed and breakfast			√	
Inn				√
Industrial and Utilities				
Industrial				
Airstrip, private				√
Dredge spoil site				√
Mine, surface mineral				√
Sawmills				√
Seafood processing plant				√
Utilities				
Commercial communication facility, major	9-13		√	
Commercial communication facility, minor	9-13	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Solar energy facility, utility -scale	9-28			√
Utilities		√		
Wind energy facility	9-22	√		
Residential				
Ancillary residential structure or use	9-xx	√		
Dwelling, secondary	9-27	√		
Dwelling, single-family detached, cluster	9-xx	√		
Dwelling, single-family detached, conventional		√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	

5-5.3 Minimum Lot Area and Maximum Residential Density.

- (a) Lot size:
 - 1. Minimum lot area: 5 acres
 - 2. Minimum frontage/average lot width: 250 feet
- (b) Density:
 - 1. Maximum residential density: 0.2 dwelling units per gross acre; See article 9-xx for clustered single family residential and article 9-27 for secondary dwellings.

5-5.4 Lot coverage. As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

5-5.5 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. If lot is part of a cluster subdivision, the setbacks shall be the same as those required for the cluster subdivision. See article 9-xx for cluster developments.
 - 3. 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).**
 - 4. 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.

5-5.6 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.

5-5.7 Other Requirements.

- (a) See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (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.**

Section 5-6 Regulations for Zoning District R-SC, Suburban Countryside District

5-6.1 Intent. The intent of the R-SC district is to allow medium density residential development. The R-SC district is intended for limited areas suitable for such development by virtue of their non-prime, non-erodible soils and their suitability for conventional septic systems. In many cases, these areas are already largely committed to medium and low density residential subdivisions. Cluster development is encouraged in order to protect environmental and scenic resources.

5-6.2 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 through 14-23 for procedures related to Special Exceptions (SEs) 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. **(do bono-fide ag uses in R-BC need a permit?)**

Permitted Uses	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Agricultural operation			√	
Agritourism			√	
Aquaculture facility	9-XX		√	
Farm brewery, limited	9-xx		√	
Farm distillery, limited	9-xx		√	
Farm wayside stand			√	

Permitted Uses	Supplemental Regulations	P	SE	CUP
Farm winery	9-xx		√	
Farmers' market	9-23		√	
Forestry operation		√		
Animal				
Animal services facility			√	
Kennel			√	
Livestock, private use or enjoyment	9-20	√		
Livestock, private use or enjoyment, requesting acreage reduction	9-20		√	
Stable, commercial	9-19	√		
Stable commercial requesting acreage reduction	9-19		√	
Stable, private	9-18	√		
Stable, private requesting acreage reduction	9-18		√	
Outdoor				
Campground				√
Golf course				√
Hunting and fishing clubs		√		
Marina				√
Nature based tourism				√
Civic and Institutional Uses				
Cemetery	9-xx			√
Churches and other places of worship	9-xx	√		
Day care center, adult			√	
Day care center, child			√	
Family day home, 5-12 children	9-xx	√		
Fire and/or EMS company stations		√		
Lodge halls and clubs	9-xx			√
Museum		√		
Park, natural area or community recreation facility	9-xx	√		
Residential group homes, 1-8 individuals		√		
Residential group homes, 9+ individuals				√
Schools, public elementary/secondary	9-xx	√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Schools, private and post secondary	9-xx			√
Consumer Products and Services (commercial)				
Event facility	9-30			√
Consumer Products and Services (commercial) Lodging				
Bed and breakfast			√	
Industrial and Utilities				
Industrial				
Airstrip, private				√
Industry, light				√
Mine, surface mineral	9-29			√
Seafood processing plant				√
Utilities				
Commercial communication facility, major	9-13		√	
Commercial communication facility, minor	9-13	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Solar energy facility, utility -scale	9-28			√
Utilities		√		
Wind energy facility, small system	9-22	√		
Residential				
Ancillary residential structure or use	9-XX	√		
Dwelling, secondary	9-27	√		
Dwelling, single-family detached, cluster	9-XX	√		
Dwelling, single-family detached, conventional	9-XX	√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	

5-6.3 Minimum Lot Area and Maximum Residential Density.

- (a) Lot size:
1. Minimum lot area: 2 acres

2. Minimum frontage/average lot width: 200 feet

(b) Density:

1. Maximum residential density: 0.5 dwelling units per gross acre; see article 9-xx for clustered single family residential and article 9-27 for secondary dwellings.

5-6.4 Lot coverage. As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

5-6.5 Setback requirements.

	Front	Side	Rear
Principal Building	75 feet	30 feet	100 feet
Accessory Building	75 feet	5 feet	5 feet

(a) Additional Setback Regulations:

5. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
6. If lot is part of a cluster subdivision, the setbacks shall be the same as those required for the cluster subdivision. See article 9-xx for cluster developments.
7. 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).**
8. 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.

5-6.6 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.

5-6.7 Other Requirements.

- (a) See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (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.**

Section 5-7. Regulations for Zoning District R-SF, Single Family Detached Residential District

5-7.1 Intent. The intent of the R-SF district is to preserve existing residential areas and provide for future areas of similar character. To this end, infill residential development is encouraged and permitted uses are limited to detached single-family dwellings plus certain additional uses such as schools, parks, churches and certain public facilities that serve the residents of the district.

5-7.2 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 through 14-23 for procedures related to Special Exceptions (SEs) 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
Agricultural, Animal, and Outdoor				
Agriculture				
Forestry operation		√		
Animal				
Chicken-keeping, backyard	9-26	√		
Stable, private	9-18	√		
Stable, private requesting acreage reduction	9-18		√	

Permitted Uses	Supplemental Regulations	P	SE	CUP
Outdoor				
Marina				√
Civic and Institutional Uses				
Cemetery	9-xx			√
Churches and other places of worship		√		
Family day home, 5-12 children	9-xx			√
Fire and/or EMS company stations		√		
Museum			√	
Park or natural area	9-xx	√		
Residential group homes, 1-8 individuals		√		
Schools, public elementary /secondary	9-xx	√		
Consumer Products and Services (commercial)				
None permitted				
Consumer Products and Services (commercial) Lodging				
Bed and breakfast			√	
Industrial and Utilities				
Industrial				
None permitted				
Utilities				
Commercial communication facility, major	9-13		√	
Commercial communication facility, minor	9-13	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Solar energy facility, utility - scale	9-28			√
Utilities		√		
Wind energy facility, small system	9-22	√		
Residential				
Ancillary residential structure or use	9-XX	√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Dwelling, secondary	9-27	√		
Dwelling, single-family detached, conventional	9-XX	√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	

5-7.3 Minimum Lot Area and Maximum Residential Density.

- (a) Lot size:
1. Minimum lot area: 30,000 SF (10,000 SF with public water and sewer)
 2. Minimum frontage/average lot width: 100 feet (80 feet with public water and sewer)
- (b) Density:
1. Maximum residential density: 1.45 dwelling units per gross acre (4.36 dwelling unit per gross acre with public water and sewer). See article 9-27 for secondary dwellings.

5-7.4 Lot coverage. As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

5-7.5 Setback requirements.

	Front	Side	Rear
Principal Building	35 feet	15 feet	30 feet
Accessory Building	35 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.

5-7.6 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.

5-7.7 Other Requirements.

- (a) See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (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.**

Section 5-8. Regulations for Zoning District R-MF Residential Multi-Family District

5-8.1 Intent.

The intent of the R-MF district is to provide for a variety of housing accommodations, in suitable areas within the Development District, at moderate and high densities allowing for efficient delivery of utility services including public and semi-public facilities to serve the residents. Development in this district is intended to be served by public water and sewer.

5-8.2 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 through 14-23 for procedures related to Special Exceptions (SEs) 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
Agricultural, Animal, and Outdoor				
Agriculture				
Forestry operation		√		
Animal				
None Permitted				
Outdoor				

Permitted Uses	Supplemental Regulations	P	SE	CUP
None Permitted				
Civic and Institutional Uses				
Churches and other places of worship		√		
Family day home, 5-12 children	9-xx			√
Fire and/or EMS company stations		√		
Museum			√	
Park, natural area, or community facility	9-xx	√		
Residential group homes, 8 or fewer individuals		√		
Residential group homes, 9+ individuals				√
Schools, public elementary/secondary	9-xx*	√		
Transitional home, 8 or fewer individuals				√
Consumer Products & Services (commercial)				
Parking lots or structures		√		
Consumer Products and Services (commercial) Lodging				
None permitted				
Industrial & Utilities				
Industrial				
None permitted				
Utilities				
Commercial communication facility, major	9-13		√	
Commercial communication facility, minor	9-13	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Utilities		√		
Residential				
Dwelling, multifamily	9-xx	√		√

Permitted Uses	Supplemental Regulations	P	SE	CUP
Dwelling, single-family attached (town house)	9-XX	√		
Dwelling, single-family detached (address req that they be placed on a single parcel in Art 9)	9-xx			√
Dwelling, two-family		√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	

5-8.3 Minimum Lot Area and Maximum Residential Density.

- (a) Lot size:
 1. Minimum lot area: 5,000 SF (or as specified in Article 9 Supplementary Regulations for specific uses)
 2. Minimum frontage/average lot width: 50 feet (or as specified in Article 9 Supplementary Regulations for specific uses)
- (b) Density:
 1. Maximum residential density: 8 dwelling units / gross acre. Public water and sewer required. (Up to 12 dwelling units / gross acre possible with a Conditional Use Permit (CUP), See Section 14-23.)

5-8.4 Lot coverage. As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances.

5-8.5 Setback requirements.

	Front	Side	Rear
Principal Building	35 feet	10 feet (for townhomes see section 9-xx)	30 feet
Accessory Building	35 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.

Architectural projections - Extensions of a structure such as stoops, landings, decks, porches, canopies, balconies, carports, awnings or other similar elements. This definition does not include steps, ADA accessible ramps, chimneys, and on-grade features such as patios, walkways and driveways.

5-8.6 Building Requirements.

- (a) 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.

5-8.7 Other Requirements

- (a) General Development Standards. See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (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.**
- (c) Pedestrian Accommodations. All structures shall be served by ADA accessible routes to encourage pedestrian movement throughout the site and provide safe and convenient access to internal facilities, including parking lots, and to the adjacent streetscape.

Section 5-9. Regulations for Zoning District R-MH, Manufactured Home Park District

5-9.1 Intent. The intent of the R-MH district is to permit, moderate density development of manufactured homes in well designed and safe manufactured home parks, thereby allowing for efficient utilization of private and public utility and infrastructure assets.

5-9.2 Permitted Uses (also listed 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 through 14-23 for procedures related to Special Exceptions (SEs) and Conditional Use Permits (CUPs). *(Revise as needed once Art 14 is revised and reorganized.)*

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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
Agricultural, Animal, and Outdoor				
Agriculture				
None Permitted				
Animal				
None Permitted				
Outdoor				
None Permitted				
Civic and Institutional Uses				

Permitted Uses	Supplemental Regulations	P	SE	CUP
Fire and/or EMS company stations		√		
Park, natural area, or community facility	9-xx	√		
Residential group homes, 1-8 individuals		√		
Schools, public elementary/secondary	9-xx*	√		
Consumer Products & Services (commercial)				
None Permitted				
Consumer Products and Services (commercial) Lodging				
None Permitted				
Industrial & Utilities				
Industrial				
None Permitted				
Utilities				
Commercial communication facility, major	9-13		√	
Commercial communication facility, minor	9-13	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Utilities		√		
Wind energy facility, small system	9-22	√		
Residential				
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	
Manufactured home		√		

5-9.3 Minimum Lot Area and Maximum Residential Density.

(a) Lot size:

1. Minimum lot area: 5 acres
2. Minimum frontage/average lot width: Must have deeded access to a state road of at least 50 feet and an average lot width excluding the access or right of way of at least 200 feet.

(b) Density:

1. Maximum residential density:

- (a) With public water and sewer – 1 space/site per 10,000 SF with one hundred (100) feet or more in width for each site at the building line. Fifty (50) feet of frontage for a site on a road shall be permitted on spaces/sites facing on a properly designed cul-de-sac.
- (b) With public water or sewer – 1 space/site per 20,000 SF with one hundred (100) feet or more in width for each site at the building line. Fifty (50) feet of frontage for a site on a road shall be permitted on spaces/sites facing on a properly designed cul-de-sac.
- (c) Without public water and sewer – 1 space/site per 30,000 SF with one hundred (100) feet or more in width for each site at the building line. Fifty (50) feet of frontage for a site on a road shall be permitted on spaces/sites facing on a properly designed cul-de-sac.

5-9.4 Lot coverage. As required by other local, state, or federal regulations including but not limited to Chesapeake Bay Preservation and Stormwater Management Ordinances

5-9.5 Setback requirements.

	Front	Side	Rear
Principal Building	50 feet <i>See 1 below.</i>	35 feet	35 feet
Accessory Building	50 feet <i>See 1 below.</i>	35 feet	35 feet

1 -The setback line on any manufactured home park shall not be closer than fifty (50) feet from the right-of-way line of a state-maintained street or seventy-five (75) feet from the center line of a state-maintained street, whichever is greater.

(a) Additional Setback Regulations:

1. 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.

5-9.6 Building Requirements. Maximum building footprint and height

	Maximum Footprint	Maximum Height
Principal Building	None	35 feet
Accessory Building	None	20 feet

5-9.7 Other Requirements

- (a) Markers for manufactured home lots. Every manufactured home space or site shall be clearly defined on the ground by permanent markers. The owner of the manufactured home park shall post and maintain in a conspicuous place on each lot a number corresponding to the number of each space or site as shown on the site plan as required in section h.1.d. Contents of application for approval of final development plan of this ordinance.
- (b) Screening. A manufactured home park shall have a strip of land planted with an evergreen hedge or dense planting of evergreen shrubs of not less than twenty (20) feet along all park boundaries. See Article XX for additional screening and buffering requirements.
- (c) Recreational areas. Manufactured home parks shall provide such reasonable amount of land, not less than ten (10) percent of the area of the park exclusive of streets and drainage reservations, for parks, playgrounds, ball fields, picnic areas, natural areas and the like as the commission deems necessary to protect the safety, general welfare and environmental amenity of the area. Such open space shall be permanently reserved and maintained by the manufactured home park owner for use by the park residents.
- (d) Access. In all manufactured home park developments which involve the construction and maintenance of a road, the following minimum standards shall be followed:

1. Manufactured home park roads shall be designed and constructed using the minimum standards developed by the Virginia Department of Transportation (VDOT) as outlined in VDOT's Subdivision Street Acceptance Requirements – Road Design Manual, Appendix B Subdivision, as amended.
 2. Every manufactured home park plan involving private roads shall contain a statement by the owner that clearly states that any roads within the park that are not publicly maintained ~~and~~ shall be maintained in good condition, passable by emergency vehicles at all times, by the owner of the park. The owner shall furnish, through the owner's engineer, certification that the roads are built to VDOT Subdivision Street Standards.
 3. Every manufactured home park plan containing roads intended to be public and conveyed to VDOT shall contain a statement that the owner will be responsible for, and bear all costs associated with, compliance with VDOT requirements for design, construction, inspections, and/or testing of any roadway to be accepted by such Department.
- (e) Garbage and refuse disposal. The owner of the manufactured home park shall be responsible for collection and disposal of trash and garbage, either by means of central location of and collection of trash and garbage containers which shall be maintained in a safe and sanitary manner or organized pickup at individual home sites. Centralized garbage and refuse collection areas shall be screen from view.
- (f) Water and sewer.
1. The owner of the manufactured home park shall provide each manufactured home space with individual water and sewage connections in compliance with the requirements of the Director of Public Utilities.
 2. Where public water and/or sewage is available and abuts the property, the service shall be extended to all manufactured home spaces within the manufactured home park at the expense of the manufactured home park owner and in accordance with the requirements of the County Code.
 3. Where public water and/or sewage is not available, a privately owned and operated central water distribution system and/or sewage collection and treatment facility may be provided for an entire manufactured home park provided that any such installation must meet all of the requirements of the state water control board,

the state health department, and any other state or county regulation having authority over such installations and, provided such facilities shall be maintained by a means acceptable by the governing body.

4. Septic tanks and individual wells shall be adequate so long as their design and installation meet the specifications set forth by the Virginia Department of Health.

- (g) Fire protection. The installation of adequate fire hydrants in a manufactured home park at locations approved by the Director of Public Utilities may be required, provided necessary water is available. The Zoning Administrator shall consult with the Director of Public Utilities approving locations of such hydrants. The installation and placement of fire hydrants in manufactured home parks shall be in accordance with requirements of the County Code and the Director of Public Utilities.

- (h) Electrical connections. The owner of the manufactured home park shall provide each manufactured home space with suitable electrical outlets installed in accordance with the County Code.
 1. All utilities shall be underground, except control instrumentation and substations which must be screened by planting or ornamental walls. No overhead wires are permitted within the park.

- (i) Blocking, tiedowns and skirting.
 1. It shall be the responsibility of the manufactured home park owner to see that manufactured homes within the park are blocked and tied in accordance with the Virginia Uniform Statewide Building Code (USBC).
 2. It shall be the responsibility of the manufactured home park owner to see that all manufactured homes are completely skirted as required by the County Building Code.

- (j) General Development Standards. See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.

5-9.8 Procedure for approval of an R-MH district. The procedure for approval of an R-MH district shall be as outlined below.

- (a) Preliminary development plan. An application for approval of a preliminary development plan for an R-MH district shall be filed with the Department of Planning and Zoning by the owner of the property for which the manufactured home park is proposed. At a minimum,

the application shall contain the following information and shall be filed in triplicate:

1. Name, address, and telephone number of applicant;
 2. Legal description of property and tax map reference;
 3. Description of existing use;
 4. Present zoning district;
 5. Proposed zoning district;
 6. A list of all property owners and their mailing addresses as shown on the county land books who are within or contiguous to, or directly across the street from the parcel(s) proposed;
 7. A map or maps indicating the relation of the proposed district to the surrounding area. Such map or maps should demonstrate access to major streets without traveling minor streets in residential neighborhoods and show the approximate location and sizes of existing public sewers, water lines, and other utilities and installations which will be expected to serve the development. Location of nearby schools and commercial facilities shall be indicated;
 8. A survey and report of the tract involved, extended to adjoining areas where conditions of the tract make such information appropriate, covering engineering characteristics of soil and subsoil, groundwater levels, drainage, topography, location and character of surface water, and such other information as may be necessary to make determinations as to whether the land involved is suitable for development without hazards to occupants or neighboring residents;
 9. A preliminary development plan at a scale approved by the commission showing layout, dimensions, and names of existing and proposed streets, rights-of-way, utility easements, recreation areas and buffers; setback lines; preliminary improvements drawings showing water, sewer, drainage, electricity, garbage and refuse sites; and such other characteristics as the commission deems necessary;
 10. Proposed development schedule; and
 11. Ownership and responsibility for maintenance of manufactured home park.
- (b) Approval in principle by planning commission. At its first meeting after receipt of the preliminary development plan by the director of community development, the commission shall review such plan to determine if it is consistent with the intent and standards of this article and whether the proposed development advances the general

welfare of the community and neighborhood. The commission's approval in principle of the preliminary development plans shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels, or engineering feasibility.

- (c) Final development plan. After approval in principle of the preliminary development plan, the owner shall submit a final development plan to the Department of Planning and Zoning. The final development plan shall be in general conformance with the preliminary development plan approved in principle. Each application shall be signed by the owner, attesting to the truth and exactness of all information supplied on the application for final development approval. Each application shall clearly state that approval may be revoked if construction on the project has not begun within five (5) years from the date of final approval by the governing body. At a minimum, the application shall contain the following information:
1. All the information required on the preliminary development plan;
 2. A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography, existing features of the development, structures, streets, easements, utility lines, and land uses;
 3. A schedule of construction;
 4. Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone, natural gas installations, waste disposal facilities, street improvements, and nature and extent of earth work required for site preparation and development;
 5. Site plans showing number, location and size of all manufactured home spaces; location of all ground markers and their type of material; location of service buildings and other proposed structures; location of water and sewer lines; location of utilities; and location and dimensions of buffering and screening areas.
- (d) Further proceedings. Upon receipt of the application for final approval of the development and rezoning to the R-MH district, the application shall proceed as set forth in Sections 14-1 through 14-10 of the Zoning Ordinance. **(Revise if needed once Art 14 is revised and reorganized.)**