

Staff Note: Due to the time the presentation was ended after slide 15. Home occupations will be discussed in detail at the next joint meeting.

Zoning Ordinance Update

Supplemental Regulations for Residential, Civic, & Ag Uses

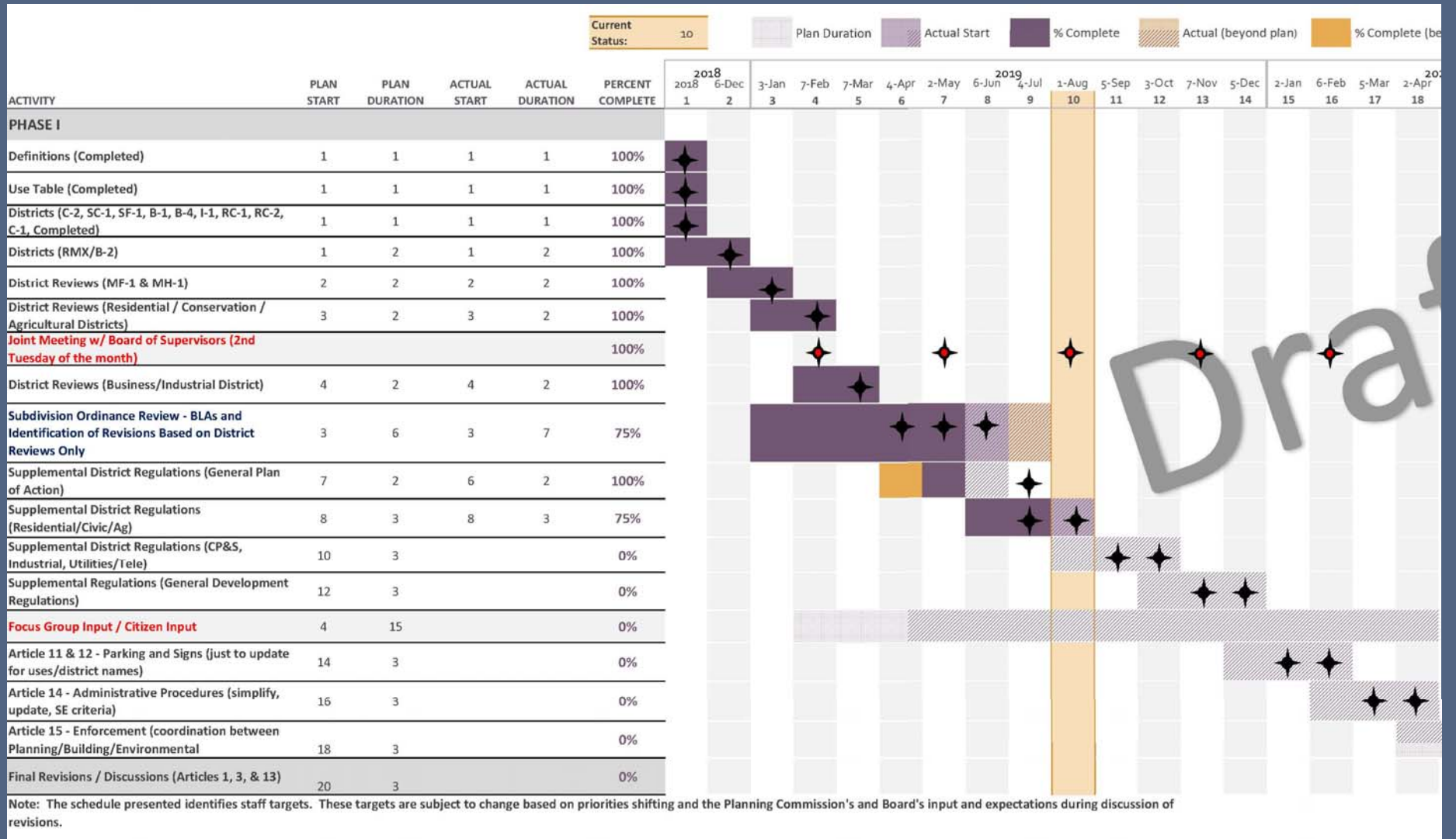
PC/BOS Joint Meeting

August 13, 2019



The land of the life worth living.

Schedule



COUNTY OF GLOUCESTER VIRGINIA

The land of the life worth living.

Article 9 – Supplementary Regs

CATEGORY	CURRENT SECTION AND TITLE	PROPOSED SECTION AND TITLE	EXISTING OR PROPOSED
Other	9.0 General	N/A	Existing
Agriculture		9-1.11 Application of Biosolids	Proposed
Agriculture		9-1.12 Aquaculture facility	Proposed
Agriculture	RC-1/2 Misc. Column related to Intensive livestock production	9-1.13 Concentrated Animal Feeding Operation	Proposed
Agriculture	RC-1/2 Misc. Column related to Farm winery, farm brewer, farm distillery	9-1.14 Farm winery, farm brewery limited, farm distillery limited	Proposed
Agriculture	9.23 Seasonal Sales and Farmers Markets	9-1.15 Farmers Market and Farm Produce Stand	Existing
Agriculture		9-1.16 Farm livestock market	Proposed
Agriculture		9-1.17 Farm wayside stand.	Proposed
Animal		9-1.21 Animal services facility	Proposed
Animal	9.26 Chicken-keeping	9-1.22 Chicken-keeping, backyard	Existing
Animal		9-2.23 Kennel	Proposed
Animal	9.20 Keeping of livestock, for personal enjoyment	9-1.24 Livestock, private use or enjoyment	Existing
Animal	9.19 Commercial stables	9-1.25 Stable, commercial	Existing
Animal	9.18 Private stables	9-1.26 Stable, private	Existing
Outdoor		9-1.31 Campground	Proposed
Outdoor		9-1.32 Firing range, outdoor	Proposed
Outdoor		9-1.33 Hunting and fishing clubs	Proposed
Civic & Institutional		9-2.1 Cemetery	Proposed
Civic & Institutional		9-2.2 Family day home	Proposed
Civic & Institutional		9-2.3 Park, natural area, or community facility	Proposed
Civic & Institutional		9-2.4 Residential group homes that are exempt - less than 8	Proposed
Civic & Institutional	9.21 Transitional Homes and transitional community facilities	9-2.5 Transitional Homes and transitional community facilities	Existing

Article 9 – Supplementary Regs

CATEGORY	CURRENT SECTION AND TITLE	PROPOSED SECTION AND TITLE	EXISTING OR PROPOSED
Consumer		9-3.1 Adult business	Proposed
Consumer		9-3.2 Automobile impound facility	Proposed?
Consumer		9-3.3 Automobile/vehicle storage	Proposed?
Consumer Products/Services		9-3.4 Commercial indoor entertainment, amusement or sports	Proposed
Consumer Products/Services		9-3.5 Commercial outdoor entertainment, amusement, or sports, (minor/major)	Proposed
Consumer	9-30 Event facilities	9-3.6 Event facilities	Existing
Consumer		9-3.7 Hotels/hospitals/vets	Proposed?
Consumer		9-3.8 Sales, general store, country	Proposed?
Consumer		9-3.9 Sales, retail indoor	Proposed
Consumer		9-3.10 Sales, retail outdoor	Proposed
Consumer	9.23 Seasonal Sales and Farmers Markets	9-3.11 Seasonal sales	Existing
Consumer		9-3.12 Vehicle and engine repair service	Proposed?
Industrial		9-4.1 Contractor storage yards	Proposed
Industrial		9-4.2 Dredge spoil site	Proposed
Industrial		9-4.3 Industry, light, medium, heavy	Proposed
Industrial		9-4.4 Junkyard/landfill	Proposed
Industrial		9-4.5 Manufacturing, craft	Proposed
Industrial	9.17 Extractive manufacturing	9-4.6 Manufacturing, extractive	Existing
Industrial	9.29 Surface mineral mining	9-4.7 Mine, surface mineral	Existing
Industrial		9-4.8 Recycling facility, indoor	Proposed
Industrial		9-4.9 Recycling facility, outdoor	Proposed
Industrial		9-4.10 Seafood processing plant	Proposed
Industrial		9-4.11 Warehouse, mini	Proposed
Utilities	9.13 Commercial communication facilities	9-4.12 Commercial communication facilities	Existing
Utilities	9.28 Solar energy facilities	9-4.13 Solar energy facilities	Existing
Utilities	9.22 Small wind energy facilities	9-4.14 Wind energy facility, small system	Existing
Residential		9-5.1 Ancillary residential structure or use	Proposed
Residential		9-5.2 Dwelling, multifamily	Proposed
Residential	9.27 Accessory apartments and accessory dwellings	9-5.3 Dwelling, secondary	Existing
Residential	5.3 Town house	9-5.4 Dwelling, single family attached (townhouse)	Proposed
Residential	5.4 Conservation and countryside district development provisions	9-5.5 Dwelling, single family detached, cluster	Proposed
Residential		9-5.6 Dwelling, single family detached, conventional	Proposed
Residential	9.9 Home occupations	9-5.7 Home occupations	Existing

Article 9 – Supplementary Regs

CATEGORY	CURRENT SECTION AND TITLE	PROPOSED SECTION AND TITLE	EXISTING OR PROPOSED
Other - open space	9.15 Common open space within certain major subdivisions	Coordinate with Subdivision Ordinance Update. Add to "General Development Standards Applicable to All Districts"	Existing
Other - open space	9.16 Common open space and common improvement regulations	Coordinate with Subdivision Ordinance Update. Add to "General Development Standards Applicable to All Districts"	Existing
Other - subdivision	9.11 Family transfers	Coordinate with Subdivision Ordinance Update	Existing
Other - condo	9.12 Condominium development	Handle in the definitions section under definition for condominium -or- add a section to "General Development Standards Applicable to All Districts" under Outdoor storage, display and sales	Existing
Other - outdoor storage, display, sales		Add to "General Development Standards Applicable to All Districts" under Outdoor storage, display and sales -or- include in supplementary use regulations for each use needed	Proposed
Other - uses	9.5 Erection of more than one principal structure on a lot	Add to "General Development Standards Applicable to All Districts"	Existing
Other - uses	9.2 Conversion of dwelling to more units	Add to "General Development Standards Applicable to All Districts"	Existing
Other - Building Heights	9.7 Exception to height regulations	Add to each district under the height table -or- Add to "General Development Standards Applicable to All Districts" under buildings	Existing
Other - Setbacks	9.6 Architectural projections	Added to each district under the setbacks table.	Existing
Other - Setbacks	9.10 Exemption to yard regulations	Added to each district under the setbacks table.	Existing
Other - Setbacks	9.14 Front yard requirements adjacent to substandard rights-of-way	Add "General Development Standards Applicable to All Districts" -or- Add to all district regulations under setbacks	Existing
Other - Setbacks	9.8 Side and rear yard requirements for nonresidential uses abutting residential districts	Add to "General Development Standards Applicable to All Districts" under screening and buffering requirements	Existing
Other - Setbacks	9.4 Visibility at intersections	Add to "General Development Standards Applicable to All Districts"	Existing
Temporary	9.25 Freight containers	Add to "General Development Standards Applicable to All Districts"	Existing
Temporary	9.3 Temporary buildings, construction trailers, temporary portable storage containers, temporary portable waste collection containers, manufactured homes and travel trailers	Add to "General Development Standards Applicable to All Districts"	Existing
Temporary	9.24 Temporary family health care	Add to "General Development Standards Applicable to All Districts"	Existing
Temporary	9-3.1 Temporary offices	Add to "General Development Standards Applicable to All Districts"	Existing
Temporary		Food trucks /snow cone businesses regulations?	Proposed
Temporary		Porta Potty regulations?	Proposed

PC/BOS comment - Just focus the presentation on main topics that our input is needed on at this time.

Level of Review Desired?

Residential Uses

- Ancillary residential structure/ use
- Dwelling, multifamily
- Dwelling, secondary →
- Dwelling, single family attached (townhouse)
- Dwelling, single family detached, cluster
- Dwelling, single family detached, conventional
- Home occupations →



PC/BOS Comments/Discussion - Ancillary residential structures should have the same setbacks as accessory structures up to a height of 35'. May need to revisit the heights allowed for accessory structures, currently 35'.

Ancillary residential structure or use

- Must meet principal front and side yard setbacks – excluding piers
 - Piers min 5 foot setback from adjoining parcel
- Can use rear yard accessory setback (5') if don't exceed accessory height (35')
 - Intended for waterfront properties



Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Ancillary res structure/use		P	P	P	P	P			P			

Dwelling, multifamily

- Up to 12 DU / acre permitted with CUP
- CUP evaluation/approval criteria
 - Compliant with regulations of the zoning ordinance
 - Not detrimental to public health safety, etc.
 - Not injurious to adjacent property
 - Conforms to the character of the neighborhood
 - Public interest outweighs the individual interests adversely affected
 - No destruction of ecological, scenic archeological or historic importance
- Other evaluation/approval criteria
 - Traffic impacts
 - Setbacks / buffers



Dwelling, secondary

- B-G (B-1) and B-R (B-4) Districts
 - Only one permitted per commercial structure
 - No greater than 1,200 SF
 - In B-R can be either in the commercial structure or in an accessory structure
 - In B-G must be located in the commercial structure

B-R



B-G



B-G



Dwelling, secondary



- Ag, Rural Residential, & Single-family

- ~~Owner of the lot must occupy the principal dwelling as their primary residence for all or some portion as primary or secondary residence.~~

PC/BOS Comment - Agree to remove this requirement.

- Other middle peninsula localities either don't allow (Essex/K&Q) or don't specify (Middlesex)
- Other Hampton Roads localities specify no rentals and/or require owner occupancy of at least one dwelling

- Only one secondary dwelling per primary residence (currently 2 are permitted – 1 in the primary residence and 1 in an accessory structure)

PC/BOS Comment - Agree to only permit one per primary residence.

- No other localities researched allow more than 1 secondary dwelling

Dwelling, secondary

- Ag, Rural Residential and Single-family, continued
 - Lots \leq 2 acres – 800 SF or 35% of the principal structures gross floor area; in no case = or > than the principal dwelling
 - Lots $>$ 2 acres – 800 SF or 49% of the principal structures gross floor area; in no case = or > than the principal dwelling
 - Other localities cap SF at 400, 800, and 1,000 or cap # bedrooms.

PC/BOS Comment - Agree to allow manufactured homes converted to real property to have secondary dwellings.

Dwelling, secondary

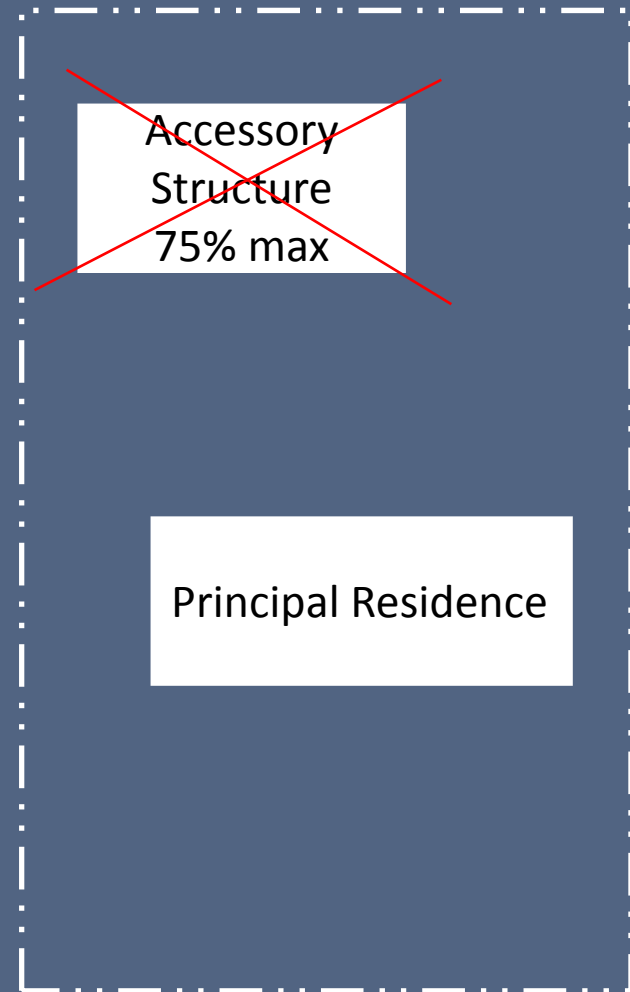
- Ag, Rural Residential and Single-family, continued
 - Lots with manufactured homes as principal dwellings currently can not have a secondary dwelling
 - Proposed to allow for manufactured homes that have been converted to real property. (Va. Code 46.2-653.1)
 - Not permitted in mobile home parks.



Dwelling, secondary

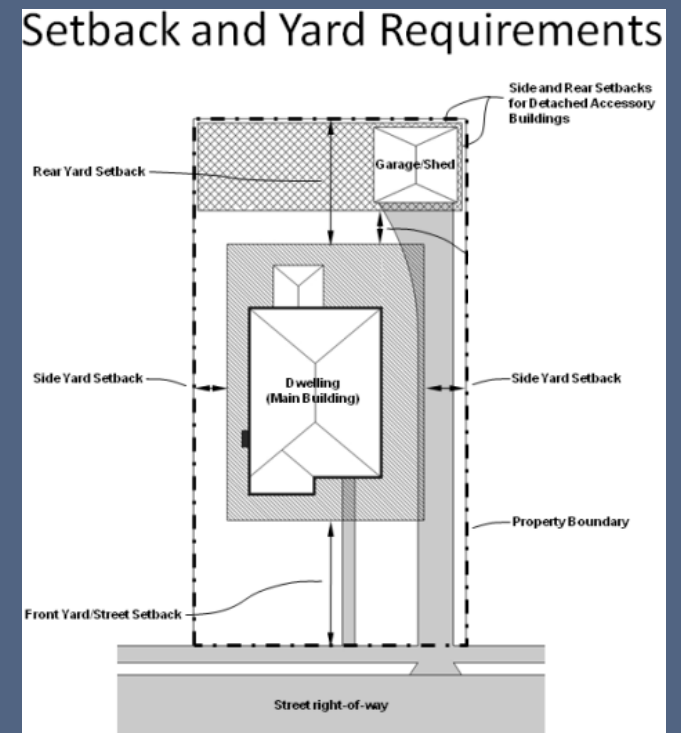
- Ag, Rural Residential and Single-family, continued
 - If located in an accessory structure
 - ~~Building footprint of the detached structure containing the secondary dwelling – max 75% of the gross floor area footprint of the principal structure~~
 - Only JCC has similar requirement
 - Manufactured homes cannot be utilized as secondary dwellings

PC/BOS Comment - Remove this additional regulation. We currently do not limit the size of accessory structures and this limits the size of those that may have a secondary dwelling in them. No need to regulate.



Dwelling, secondary

- Ag, Rural Residential and Single-family, continued
 - If located in an accessory structure
 - 15' ± 10' side and rear setbacks, or
 - As legally established prior to the date of this ordinance, if secondary dwelling is located in an existing accessory building (could be 5' or less)
 - Isle of Wight and JCC require secondary dwellings to meet principal setbacks. Others didn't specify.



Dwelling, single-family detached, conventional

- In Residential, Multi-family District (R-MF)
 - More than 1 single family detached dwelling on a lot can be allowed with a CUP



Home Occupations

- Type 1 – Permitted

- An accessory use of a dwelling unit ~~for gainful employment~~ involving the provision of goods and/or services
 - No employee, volunteer, customer, or other business traffic

- Type 2 – Special Exceptions (SE)

- An accessory use of a dwelling unit ~~for gainful employment~~ involving the provision of goods and/or services which:
 - Generates employee, volunteer, customer, or other business traffic in excess of what would be expected (VDOT assumes 10 AADT/day) for a single-family dwelling.
- Staff/PC suggest identifying parameters in which businesses would be permitted by right (i.e. no traffic, no outside storage, 2 or less commercial vehicles, etc.).
- If those parameters can't be met a SE is required.

Home Occupations



- Regulations for both Type I and Type II
 - Must be within a structure (principal/accessory) that is the bona fide residence of the owner of business
 - Similar to other localities – some limit it to the principal
 - No alterations to the structure which substantially change the character of it as a dwelling
 - Similar to other localities
 - Reasonably compatible with the district in which they are located
 - Other localities list specific business types allowed and not allowed.

Home Occupations



- Regulations for both Type I and Type II
 - Max floor area allocated to the business cannot exceed:
 - ~~25% of the finished floor area of the residence for business operations~~
 - ~~10% of the finished floor area of the residence for storage~~
 - **Maximum of 35% for operation and storage**
 - Most other localities restrict it to 25%. One goes as high as 50%, another limits it to 25% of the first floor area only.
 - No sign advertising the home occupation
 - Other localities allow up to 2 or 4 SF signs.

Home Occupations

- Allow flexibility for:
 - Outdoor storage?
 - Any allowed, if so how much?
Screened?
 - Outdoor operations?
 - Staff recommends any outdoor operations require a SE?



Home Occupations

- Allow flexibility for:
 - Commercial Vehicles
 - Any allowed, if so how many?
Screened? Setbacks?
 - Vehicles over 7500 lbs.
 - Any allowed, if so how many?
Screened? Setbacks?



Home Occupations

Requirement	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (B-2/VMX)	B-G (B-1)	B-R (B-4)	I-1
Storage & operations in structure	Required, unless SE granted			Required								
35% of principal SF max.	Required											

Home Occupations

Requirement	Districts											
	Conserv	Agriculture		Residential				Mixed Use	Business		Industrial	
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (B-2/VMX)	B-G (B-1)	B-R (B-4)	I-1
Vehicles limited to 1 commercial vehicle (<7,500 lbs.)	Required, unless SE granted for additional types or more than 1			Required				Required, unless SE granted for additional types or more than 1				
Must park on their property	Required											



Mercedes Sprinter



Ford 350 Super Duty

Home Occupations

Requirement	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (B-2/VMX)	B-G (B-1)	B-R (B-4)	I-1
All employees must reside at the residence	Required, unless SE granted											
No employee or customer traffic	Required, unless SE granted (Max business ADT – 10)											

Home Occupations

Requirement	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (B-2/VMX)	B-G (B-1)	B-R (B-4)	I-1
No external alterations, must retain residential character	Required											
Signs max SF	4SF	20 SF		4 SF								
Prohibited business types	Tow trucks, auto repair, others?											

Civic Uses

- Cemeteries
- Churches
- Family day homes
- Park, natural area, and community facilities
- Residential Group Homes (1-8)
- Transitional homes and Transitional community facilities

Cemetery

- Exemptions

- Churchyard cemeteries
- Family cemeteries

- Setbacks (per Va. Code 57-26)

- 250 yards from any residence (If a state highway separates the residence 250 feet)
- 300 yards from any public water wells



- Must have frontage on or deeded access to a state road.

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Cemetery		SE <u>CUP</u>	SE <u>CUP</u>	SE <u>CUP</u>	SE <u>CUP</u>	SE <u>CUP</u>						

Churches & other places of worship

- Churches currently require additional setbacks in certain districts.
 - Staff proposed to utilize standard district setbacks.
 - When adjacent to residential, Article 9-8 will require additional setbacks/buffering

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Church		P	P	P	P	P	P	<u>P</u>	P	P	P	

Family Day Home



- There shall be no signs(?), parking lots, or other features not normally found in a single-family neighborhood, but shall function in the manner of a normal single-family household and environment.
- Such a facility must comply with the minimum standards of the departments of building inspections, fire, and health.

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Family Day Home		P	P	P	P	<u>CUP</u>	<u>CUP</u>		<u>CUP</u>		<u>P</u>	

Park, natural area, or community facility

- “Lighting shall not shine directly on adjacent properties and shall not impair the safe movement of traffic. ~~All equipment and machinery shall be operated and maintained so as to minimize dust, noise, odor, and vibration.~~”
 - Add first sentence to General Development Standards
- **Proposed 50’ setback with screening for active recreational uses such as sports fields/courts, pools, etc. where adjacent to residential zones**

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Park, natural area...	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Residential group home, 1-8 individuals

- Applicant for a group home shall have a license from either the Virginia Department of Behavioral Health and Developmental Services or the Virginia Department of Social Services.
 - Staff to obtain CA's opinion on having to permit in multi-family (district or facilities?) and if we can request a copy of the applicant's license.

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Residential group home, 1-8 ind.		P	P	P	P	P	P	P	P			

Transitional homes and Transitional Community Facilities

- Definitions:
 - Transitional Community Facility means a residential facility for the temporary accommodations of ~~more than eight (8)~~ nine (9) and up to a maximum of fifty (50) persons, including those on probation or parole, which provides supervision and appropriate levels of care, which may including counseling and rehabilitative services. This definition shall include homeless shelters.
 - Transitional Home means a residential facility for the temporary accommodations of no more than eight (8) persons, including those on probation or parole, which provides supervision and appropriate levels of care, which may including counseling and rehabilitative services.

Transitional Homes and Transitional Community Facilities

- Use shall obtain and maintain a license to operate issued by the Commonwealth of Virginia.
 - Staff to ask CA if we can require a copy of license.
- Additionally, the owner/applicant must submit an annual report to the zoning administrator, demonstrating compliance with all requirements and conditions.
- Minimum lot sizes? Setbacks? Or determine w/ CUP on a case by case basis?

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Transitional Community Facility										CUP		
Transitional home		CUP					CUP				CUP	

Agriculture Uses

- Application of Biosolids
- Aquaculture facility
- Concentrated animal feeding operations
- Farm brewery limited, farm distillery limited, and farm winery
- Farmers Market and Farm Produce Stand
- Farm livestock market
- Farm wayside stand

Application of Biosolids

- See Gloucester County Code Chapter 9.5 Health and Sanitation, Article IV Land Application of Biosolids for the procedures to be followed for land application of biosolids in the county.

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Application of biosolids		P										

Aquaculture Facility

- The applicant shall secure all appropriate permits required by federal, state, and local agencies.
- Setbacks shall be as required by the zoning district or as otherwise permitted by the Chesapeake Bay Preservation and Erosion Commission.
 - C-1 currently requires a 100' front, side and rear setbacks. Staff proposes to utilize the standard setbacks of the district (75' front/50' side/100' rear)

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Aquaculture Facility	SE	<u>P</u>	<u>P</u>	SE	<u>SE</u>					P	P	<u>P</u>

Concentrated Animal Feeding Operation



The applicant shall secure all appropriate permits required by federal, state, and local agencies. (DEQ VPDES Permit required)

2. Minimum lot size: 20 acres

3. Setbacks shall be as follows:

- a. From existing residences in a nonresidential district: 300 feet.
- b. From existing similar facilities not owned by the operator: 300 feet.
- c. From property lines and public roadways: 150 feet.
- d. From platted residential subdivisions, residentially zoned districts, manufactured home parks, schools, churches, publicly owned buildings and recreation areas, public

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Concentrated Animal Feeding Op		P	P									

Farm brewery, distillery, winery

- The applicant shall secure all appropriate permits required by federal, state, and local agencies.
- Property shall have frontage on, or exclusive deeded access to, a state-maintained road and be served by an entrance meeting the standards of the Virginia Department of Transportation. Waiver possible w/ approval of all property owners sharing the access.

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Farm brewery		P	P	<u>SE</u>	<u>SE</u>							
Farm distillery		P	P	<u>SE</u>	<u>SE</u>							
Farm winery		P	P	<u>SE</u>	<u>SE</u>							

Farmers Market & Farm Produce Stand



Farmers' Market



Farm Produce Stand

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Farmers market		SE	SE		<u>SE</u>				P	P	P	
Farm produce stand		SE	SE						P	P	P	

Farmers Market & Farm Produce Stand

- Application required to include:
 - Narrative of proposed activities
 - Sketch plan to scale showing parking, circulation, merchandise, etc.
 - Written authorization from property owner
 - Health Dept approvals or letter from VDH stating that none are required.
- Off-street parking and safe ingress/egress to the site required, VDOT approval may be required.
- Signs permitted in conformance with Article 12.
- Farmers Markets Only – No overnight storage of vehicles or permanent structures associated with the site's use as a farmers' market. **Temp structures OK during multi-day events.**
 - **Removal of limiting the permit to the season it is issued and the requirement for only daylight hours of operation.**

Farm Livestock Market

- A minimum right of way of fifty (50) feet to a state-maintained road. If access is not owned by the applicant, verification that they have the right to use the right-of-way for purposes of the proposed use.
- ~~Activities shall be conducted at least 500 feet from any residential district.~~
- Confirm w/ CA we can regulate in Ag



Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Farm livestock market		<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u>							<u>SE</u> <u>CUP</u>	

Farm Wayside Stand



- Front yard setback: 35 feet
- At least fifty (50) percent of the merchandise shall be produced on the site or on other properties owned or leased by the owner of the site.
- Access shall be clearly delineated and provide safe ingress and egress, may be subject to review by VDOT.



Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Farm wayside stand		P	P	SE	SE							

Questions?



The land of the life worth living.