

**5-10.1. Regulations for Zoning District C-1, Conservation District.**

- (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.
- (2) **Permitted Uses** (also identified in Table of Uses Permitted by District, Sec. 5-70).
  - a. The **use** table in (e) below 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.)**
  - b. Certain uses have additional, modified or more stringent standards listed in Article 9B Supplemental Use Regulations. References to those regulations are identified in the use table in (e) below for each use in which they apply.
  - c. 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.
  - d. **In the C-1 Conservation District more than one (1) permitted principal use and its associated structures may be established on a single lot, provided that yard and other requirements of this ordinance shall be met.**
  - e. **Use Table for C-1 Conservation District.**

Permitted Uses: C-1 Conservation District	Supplemental Regulations	P	SE	CUP
<b>Agricultural, Animal, and Outdoor</b>				
<b>Agriculture</b>				
Agricultural operation				√
Aquaculture facility	<b>9B-2.20</b>		√	
Forestry <b>operation</b>		√		
<b>Animal</b>				
Domestic Pets		√		
<b>Outdoor</b>				
<b>Camping, personal use or enjoyment</b>	<b>9D-30</b>	√		
Hunting and fishing clubs			√	
<b>Nature based tourism</b>				√
<b>Civic and Institution Uses</b>				
Park, <b>natural area, or community recreation facility</b>	<b>9B-5.30</b>	√		
Public <b>building / facility</b>		√		

Permitted Uses: C-1 Conservation District	Supplemental Regulations	P	SE	CUP
<b>School, private, in-home</b>		√		
<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>				
<b>Freight containers as accessory structures</b>	<b>9D-10</b>	√		
Seafood processing plant				√
<b>Utilities</b>				
<b>Commercial communication facility, major</b>	<b>9B-8.10</b>		√	
<b>Commercial communication facility, minor</b>	<b>9B-8.10</b>	√		
<b>Power utility-electric</b>	<b>9B-8.20</b>			√
<b>Solar energy facility, private large-scale, ground mounted</b>	<b>9B-8.30</b>			√
<b>Solar energy facility, private large-scale, roof mounted / solar canopy</b>	<b>9B-8.30</b>	√		
<b>Solar energy facility, private small-scale</b>	<b>9B-8.30</b>	√		
Uses required for provision and maintenance of public utilities	<b>9B-8.40</b>	√		
Wind energy facility	<b>9B-8.50</b>	√		
<b>Residential</b>				
None Permitted				

(3) **Minimum Lot Area and Maximum Residential Density.**

- a. Lot size:
  - i. Minimum lot area: None (or as specified in Article 9B Supplementary Use Regulations for specific uses)
  - ii. Minimum frontage/average lot width: None (or as specified in Article 9B Supplementary Use Regulations for specific uses)
- b. Density: Maximum residential density: N/A

(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) **Setback requirements.**

a. Setback table

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

b. Additional Setback Regulations:

- i. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
- ii. There is no setback requirement for fences **or retaining walls'**, however on corner lots **they must comply with General Article 9E Other Regulations "Visibility at Intersections" Section 9E-30** and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks.
- iii. 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.
- iv. **There is no setback requirement for residential utilities and utility shelters such as well pump houses, heating, ventilation, and air conditioning (HVAC) units, generators, and the like.**
- v. **Where a development requiring a site plan is proposed to encompass and be situated on multiple existing lots, the lot lines separating said lots shall be vacated through the preparation and recordation of a plat in accordance with the subdivision ordinance. There shall be no fee for boundary line vacation plats necessitated by this requirement. The recordation of such plat shall be required prior to site plan approval. In the event the development proposed can stand alone on each of the lots and in compliance with all applicable setback, parking, and other zoning requirements, then vacation of the lot lines shall not be required. Buildings cannot straddle property lines unless they meet building code requirements and are located in a zoning district where setback requirements do not apply.**

(6) **Building/Structure Requirements. Maximum footprint and height.**

	Maximum Footprint	Maximum Height <i>See (i&amp;ii) below.</i>
Principal Building / Structure	None	50 feet
Accessory Building / Structure	None	35 feet <i>See (iii) below.</i>

*i - The height limitations do not apply to buildings / structures used for agricultural purposes or to spires, belfries, cupolas, antennas, water tanks, 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 9B Supplemental Use Regulations.*

*ii - The maximum permitted height of principal buildings located in designated special flood hazard areas inundated by the one hundred (100) year flood shall be **an additional five (5) feet above the** height limitation set forth **above**.*

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

(7) **Other Requirements. (None)**

(8) **Other Regulations. The following regulations may be applicable to uses in this district.**

- a. See Article 6A Highway Corridor Development District. For lots located along Route 17 additional requirements apply.
- b. See Article 9A for Supplementary Regulations applicable to all Districts.
- c. See Article 9B for Supplementary Use Regulations
- d. See Article 9C for Screening and Buffering regulations
- e. See Article 9D for regulations related to Temporary and Accessory Uses/Structures.
- f. See Article 10 for regulations related to Nonconformities.
- g. See Article 11 for regulations related to Off-Street Parking and Loading Facilities.
- h. See Article 12 for regulations related to Signs.