



County of King William, Virginia

**BOARD OF SUPERVISORS  
WORK SESSION MEETING OF JULY 20, 2022 - 7:00 PM  
KING WILLIAM COUNTY ADMINISTRATION BUILDING  
KING WILLIAM, VIRGINIA**

**A G E N D A**

- 1. Call to Order**
- 2. Roll Call**
  - a. Board of Supervisors
  - b. Planning Commission
- 3. Review and Adoption of Meeting Agenda**
- 4. Joint Work Session Matters**
  - a. Affordable Housing - Renee Robinson, Executive Director of Hanover & King William Habitat for Humanity
  - b. Amendments to Zoning Ordinance - Sherry Graham, Director of Planning
- 5. Board of Supervisors' Requests**
- 6. Adjourn or Recess**

**NOTES REGARDING AGENDA:**

This agenda is tentative only and subject to change by the Board of Supervisors.

There is no Public Comment Period during Work Sessions.

During any Public Hearings, speakers shall be provided one opportunity of three minutes per individual or five minutes per group. Speakers shall provide their name, district of residence, and if applicable, the group they are representing. The Board of Supervisors may modify and/or set other rules governing the conduct of Public Hearings.

Detailed instructions for viewing live-streams of meetings, signing up to speak via Zoom (registration required by noon on the day of the meeting), and general guidelines for Public Comment & Public Hearings are available from the [King William County website](#).



## **AGENDA ITEM 4.b.**

Amendments to Zoning Ordinance - Sherry Graham, Director of Planning



King William County  
Est. 1702

Board of Supervisors

County Administrator

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

**DATE:** July 20, 2022  
**TO:** King William County Board of Supervisors  
King William County Planning Commission  
**FROM:** Sherry Graham, Director of Planning  
**SUBJECT:** Changes to the Subdivision and Zoning Ordinance

**REQUEST FOR ACTION**

- The Planning Commission has reviewed the attached changes and are looking for input from the Board of Supervisors.
- Review the proposed changes to the ordinance during the joint work session and provide guidance as to whether any additions or changes should be made and to move forward with public hearings.

**SUMMARY**

The Planning Commission has held a couple of work sessions to review and make changes to the recently adopted ordinance. These changes include the following:

Building exteriors in the Transportation Corridor Overlay District  
Agriculture, private use  
Exempt subdivisions  
Cluster subdivisions  
Modification to front yard regulations  
Kennels, private  
Special events and event venues  
Landscaping requirements  
Temporary Sales  
Changes to Definitions

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King William County  
Est. 1702

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## **BACKGROUND**

The revisions to the Subdivision and Zoning Ordinance were adopted on September 27, 2021. We have found that some items had been removed and some of the changes were not incorporated into the new ordinance

## **ATTACHMENTS**

- Changes to the New Ordinance
- Existing Definitions
- Subdivision & Zoning Ordinance Use Matrix
- Event Venue & Special Events
- Landscaping Requirements
- Landscaping Requirements from Hanover
- Adjacent Locality Permitted Use Matrix

SUBDIVISION & ZONING ORDINANCE  
DISCUSSED CHANGES WITH PROPOSED WORDING

# Review of Zoning and Subdivision Ordinances Adopted September 27, 2021

## Division 2 – Primary Zoning District Yard, Height, and Bulk Requirements

### Section 86-136. TCO Transportation Corridor Overlay District. (Page 84)

6. Building exteriors. Building exteriors visible from U.S. Highway 360 or State Highway 30 shall consist of brick, stone, or hardi-plank siding unless approved by the Zoning Administrator approved by the Planning Commission prior to zoning approval.

## ARTICLE VIII: USE AND DESIGN STANDARDS

### Division 1 – Agricultural Uses (page 106)

#### Section 86-151.1

##### Agriculture, private use

Private stables and other livestock housing facilities used for keeping horses or livestock shall be at least 100 feet from all property lines and at least 300 feet from any adjacent property owner's residence. The setbacks do not apply to fencing or pasture.

Private stables and other livestock housing facilities used for keeping horses or livestock must be located on a lot in the agricultural or rural residential zoning district that is at least five acres in size. On a five-acre lot in the agricultural or rural residential zoning district, there may be up to a total of two of any of the following animals: horses, ponies, cows, or a total of five of any of the following animals; sheep, goats, swine, llamas, or alpacas. For every acre in addition to the first five acres, there may be a total of one additional; horse, pony, cow, or a total of three sheep, goats, swine, llamas, or alpacas. This limitation does not apply to lots ten acres or larger in an agricultural-conservation zoning district.

Poultry, including fowl, ducks, and other birds kept for the production of eggs for domestic consumption, specifically excluding roosters, geese, guinea fowls, turkeys and peafowl, may be permitted in the R-1 Suburban-Residential zoning on parcels less than five acres in size provided there are no more than ten birds per parcel as a by-right use, however, the birds must be kept in a coop and shall not be permitted to free-range. In order to have more than ten birds and/or any roosters, geese, guinea fowls, turkeys and peafowl, a conditional use permit shall be required. Any coop housing the birds must be located a minimum of 100 feet from the adjacent property line and at least 300 feet from any adjacent property owner's residence. No coop or pen housing the birds shall be located in the front yard.

## ARTICLE XVIII: SUBDIVISIONS

### Section 86-438. Exempt Subdivisions. (Page 194)

- c. Every lot abuts an existing **primary or** secondary highway.

Note: Under the new ordinance, Single lot, Minor residential, Farmstead, allow access to a primary or secondary highway

2. Any further subdivision of a previously exempted lot pursuant to this exemption shall constitute a major subdivision **except for family divisions** and shall be subject to all applicable governing ordinances and requirements.

### Section 86-456. Cluster subdivisions (page 202)

2. Improvements. Cluster subdivisions shall comply with all requirements outlined in Section 86-454 in this Ordinance, with the following modifications:

- a. Number of lots. Cluster Subdivisions are allowed one lot per 5 acres.
- b. Lot area. Lots shall have a minimum lot size of 15,000 sf for lots served by both water and sewer, 20,000 sf if lots are served by public water or public sewer only, and ~~30,000~~ **40,000** sf if the lot is not served by either public water or sewer.

### Modifications to front yard regulations. (Page 73)

**Accessory buildings and structures shall not be constructed in a front yard on a lot that is less than five acres. An accessory building may be constructed in a front yard on a lot that is five acres or more provided that the requirements for front yard setbacks in Article VI are met and the size of the accessory structure does not exceed 50% of the first floor area of the main dwelling, and not located directly in front of the primary dwelling, and in conformity with all other applicable provisions of this ordinance.**

**For lots where the rear and side yards are located in the Resources Protection Area, accessory buildings and structures may be located in a front yard in order to be located outside of the Resources Protection Area.**

### Division 2 – Residential Uses

#### Section 86-154. Accessory dwelling unit. (Page 107)

3. An accessory dwelling that is detached shall be no more than 800 gross square feet **unless a conditional use permit has been approved.**

### Division 6 – Miscellaneous Uses (page 124)

Section 86-245. Kennel, private.

All private kennels must:

1. Provide a setback of at least 100 feet from the property lines;
2. Provide a setback of at least 300 feet from any residence not on the associated parcel;
3. Provide screening that is approved by the Zoning Administrator that visually blocks the front and closest side property lines.

### **Special Events and Event Venues (page 37)**

Definition of Special Event: *Special event* means circuses, fairs, carnivals, festivals, weddings, family reunions or other types of special events that:

1. Run for no longer than two weeks
2. Are intended to or likely to attract substantial crowds
3. Are unlike the customary or usual activities generally associated with the property where the special event is to be located.

**Definition of Special Event-Private:** A private event such as a birthday party, family reunions that is for invite-based only. Private special event are defined as events that include persons who have not been charged an admission or made a contribution towards the costs of such gathering or assembly for the purpose of amusement, entertainment, or similar common purpose on private property where the special event is to be located.

**Definition of Special Event-Public:** An event such as a circus, fair, carnivals, festivals which is advertised to the public. Events in which the public is invited on public and private property which may affect public safety, health, or welfare by its impact on surrounding property.

**Definition of Special Event-Charity or Religious:** An event such as a fund raiser held by a non-profit organization or a church affiliation.

**Special event permits for public and charity/religious events require a zoning permit.**

Definition of Event Venue: *Event venue* means a location that hosts affairs, including but not limited to, banquets, dinners, parties, weddings, and the like for up to three consecutive days, for which attendance is permitted only by invitation or reservation. (Page 21)

### **Sec. 86-191. Event venue. (Page 115)**

Event venues shall comply with the following general standards:

1. Structures used for an event in whole or in part and requiring a building permit by King William County code must have a valid certificate of occupancy prior to use.
2. The minimum yard setbacks for the district shall apply to all structures, including but not limited to, tents and portable toilets that are used in whole or in part for the event.
3. Parking may be provided on a pervious or impervious surface. If the parking area is on grass or in a field, the applicant shall reseed or restore the parking area within 30 days of the event.
4. The private water supply and onsite sewage system serving the event shall be approved by the Virginia Department of Health.
5. Temporary improvements to accommodate the event, such as but not limited to tents and portable toilets, must be removed within 48 hours of the event's cessation.
6. Signs advertising the event must comply with the sign article of this ordinance.
7. Lighting for the event must comply with the exterior lighting standards article of this ordinance.
8. There shall be no outdoor use of amplified sound later than 9:00 p.m. on Sundays through Thursdays or later than 10:00 p.m. on Fridays or Saturdays.
9. The Zoning Administrator must be notified at least 30 days prior to each event.

An event venue is permitted with approval of a CUP. The matrix does not address special events.

### **Temporary Sales**

Under the old ordinance:

Temporary stands, or outdoor areas for sale of Christmas trees, and the like. (Permitted in B-1, B-2, M, and in the A-C district ~~with approval of a CUP~~. **not to exceed ninety (90) days.**

Temporary stands for sale of fireworks not to exceed **fourteen** ~~ten~~ days per calendar year. (Permitted in B-1 and B-2)

Temporary open-air stands for seasonal sales of products raised on the premises. (Permitted in A-C, B-1, B-2, and M)

**Temporary sales require a zoning permit.**

### **Landscaping, Article XI, (page 136)**

#### **Section 86-294 (page 137)**

1. A landscape buffer **including a six-foot high berm** shall be required where a commercially or industrially zoned development abuts an agricultural or residential

zoning district, or where multi-family residential development abuts any property zoned A-C or R-R. Landscape buffers shall be approved by the Zoning Administrator during the site plan process.

When the buffer includes undulating berms, the berms shall have a minimum height of six (6) feet and a gradient of no more than 3:1. No berms shall be located within the sight distance triangle at each entrance to the site. Where such berms are provided, there shall be a fifty-percent reduction in the number of required trees within the thoroughfare buffer, with such credit being calculated at the rate of two hundred (200) square feet of canopy per tree as shown in the King William County tree canopy chart; shrubbery shall be provided according to the requirement specified above.

Definitions: (page 25)

*Industry, heavy*, means manufacturing with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes

~~● *Industry, light*, means processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, any other product of a similar nature.~~

*Industry Light*: Means buildings not more than one story in height and not exceeding 10,000 square feet. Light industrial means the indoor manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties. Examples of light industrial uses include materials testing laboratories, assembly of data processing equipment, contractor offices, cabinetry work, machine shops, management services, photocopying services, software publishing/production, engineering/architectural services, and electronic/computer component production.

~~● *Industry, medium*, means goods which are generally mass produced from raw materials on a large scale through the use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, and the like.~~

**Industry, Medium:** Means an industry in which 25 to 100 employees work. A development which would be considered to be a light industrial use except that the development may not be able to co-exist compatibly in proximity to other uses or population concentrations due to the potential for obnoxious or offensive activities; an adverse environmental impact beyond the immediate site of the medium industrial use; the potential for significant toxic or noxious by-products such as air or water-born emissions which may be offensive or hazardous to human health, safety or well-being; the storage of toxins, flammable or explosive products in significant quantities; or large-scale outdoor storage that is unsightly or visually offensive.

**Standards for trees and shrubs used in buffers.**

Minimum standards for trees and shrubs used in buffers:

*Tree and Shrub Sizing Table:*

Type	Minimum height at maturity (in feet)	Minimum width at maturity (in feet)	Minimum size at time of planting
Evergreen trees	15'	8'	6' in height
Small deciduous trees	15'	None	Single stem: 1.5" in caliper (measured 2' from ground) Multiple stem: 10' in height
Large deciduous trees	35'	None	2" in caliper (measured 2' from ground)
Shrubs	4'	4'	2' in height

1. Sizes at maturity and any other matters related to whether a tree or shrub meets the requirements of this section shall be determined by reference to the American Horticultural Society, the Virginia Landscape and Nursery Association, or other industry-recognized standards applicable to Hardiness Zone 7.
2. Evergreen trees and shrubs must be of varieties that do not lose their lower branching structure as the trees and shrubs mature.
3. All newly installed landscaping shall be placed in mulched and stabilized planting beds of groups of three or more. In all other areas, ground cover shall be provided.
4. For buffers in which more than twenty (20) trees are required, no individual species shall exceed thirty percent (30%) of the total number of plants required within the buffer.
5. After submission of a preliminary site plan, the applicant shall set up an appointment with the Planning Department for an inspection of the proposed material to be saved.
  - a. Plant materials that are to be saved and used to meet the buffer requirements shall be clearly delineated on the landscape plan and marked in the field prior to the Planning Department's inspection.
  - b. A tree protection plan certified by a Landscape Architect, Certified Horticulturist or ISA Certified Arborist must be provided to the Planning Department prior to site plan approval.
  - c. Tree protection measures shall be installed, inspected, and certified by a Landscape Architect, Certified Horticulturist, or ISA Certified Arborist prior to land disturbance.

6. The number of required trees and shrubs for buffers may be reduced fifteen percent (15%) when all the trees or shrubs used to satisfy a listed requirement are native or drought-resistant. In order to qualify as a native or drought-resistant plant, the applicant must provide the following information with the site plan:
  - a. Documentation that the species is classified as drought-resistant in Hardiness Zone 7 or native to Virginia by the American Horticultural Society, the Virginia Department of Conservation and Recreation, or other industry-recognized standard;
  - b. Evidence that the conditions on the site are suitable for the cultural requirements of the species, including the current and future size of the tree or shrubs and the water and light requirements of the tree or shrub; and
  - c. Documentation that the species is not listed on the Virginia Department of Conservation and Recreation Invasive Species list.

**Buffers for industrial uses.**

When an I-1, I-2, or I-3 zoning district adjoins an A-C, R-1, R-R, B-1 or B-2-zoned district, a buffer shall be provided in accordance with the standards set forth in Table I or Table II below:

1. Table I: Standards for buffers utilizing all newly planted vegetation

Minimum depth of buffer (measured from property line)	40 foot wide buffer (minimum)	30 foot minimum width buffer (berm required)	20 foot minimum width buffer (no berm)
Minimum number of required trees and shrubs:	One tree for every five linear feet of buffer length and One shrub for every four linear feet of buffer length <i>Note: No less than 30% and no more than 50% of the trees are to be evergreen</i>	One evergreen tree per fifteen linear feet of buffer and One evergreen shrub per four linear feet of buffer <i>Note: Trees and shrubs are to be planted on the berm</i>	One evergreen tree per seven linear feet of buffer; One evergreen shrub per three linear feet of buffer; One small deciduous tree per twenty-five linear feet of buffer; and One large deciduous tree per fifty linear feet of buffer
Berm (if applicable)	n/a	Design: Undulating and serpentine Height: At least four (4) feet for a minimum of sixty percent (60%) of the length of the buffer* Slope: Maximum three to one ratio (3:1), unless otherwise approved by the Planning Department and the Department of Public Works.	n/a

\* When a berm is used in an area that naturally contains a slope steeper than a ratio of 12:1 (8%), the Planning Department may require that the height of the berm be modified, and other design features adjusted so that the same screening effect is created as is intended by the Table I standards.

2. Table II: Standards for buffers utilizing some or all existing vegetation

Minimum depth of buffer (measured from property line)	40 foot wide buffer (minimum)	20 foot minimum width buffer (no berm)
Minimum number of required trees and shrubs:	Same as listed for 40' wide buffer in Table I	Same as listed for 20' wide buffer in Table I, provided that at least thirty three percent (33%) of the existing plant material to be used toward buffer requirements shall be trees
Supplementation requirements for buffers using existing vegetation	Where the Table II buffers are denuded or void of existing vegetation ("gaps") for ten (10) or more linear feet or the existing stand of trees have no branches or understory growth lower than six feet from the ground, supplementation is required in the form of evergreen trees and shrubs planted as follows: <ol style="list-style-type: none"> <li>1. Placement can be a straight line staggered,</li> <li>2. Trees shall be seven feet on center or less</li> <li>3. Shrubs shall be three feet on center or less</li> </ol>	

3. The following additional requirements shall apply to the buffers provided for in Tables I and II:

- a. Existing vegetation used to satisfy buffer requirements shall comply with the minimum standards for trees and shrubs.
- b. The Planning Department shall determine the suitability of existing vegetation for buffers and the necessity for supplemental plantings.
- c. Prior to certificate of occupancy, all planted and preserved trees and shrubs shall be inspected to verify that the trees and shrubs are healthy and meet the minimum requirements set forth in this section.

SUBDIVISION & ZONING ORDINANCE  
DEFINITIONS (INDUSTRY, SPECIAL EVENT)  
INTENT OF THE I – INDUSTRIAL DISTRICT

## King William County Zoning and Subdivision Ordinance

that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operations.

- *Hotel* also referred to as a motel or motor lodge; means a building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week, or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms, and/or recreation facilities.
- *Hunt camp* means an area of a property devoted to the temporary, seasonal use for a camp dedicated for hunting that often includes a structure for sleeping, but not for permanent use. The structure may or may not include such features as a kitchen, indoor plumbing, and other amenities found in a typical dwelling unit. A hunt camp may include facilities such as private kennels or pens.
- *Impervious cover* means a surface composed of any material that significantly impedes or prevents natural infiltration of water into the soil. Impervious surfaces include, but are not limited to; roofs, buildings, streets, parking areas, and any concrete, asphalt, or compacted gravel surface.
- *Industry, heavy*, means manufacturing with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes
- *Industry, light*, means processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, any other product of a similar nature.
- *Industry, medium*, means goods which are generally mass produced from raw materials on a large scale through the use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, and the like.
- *Intersection* means the area embraced within the prolongation of the lateral boundary lines of two or more streets which join one another at an angle whether or not one such street crosses the other.
- *Junkyard* means any area of land lying within 100 feet of a state highway or more than 200 square feet of land area in any location used as an establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk, and the term includes garbage dumps and sanitary fills.
- *Kennel, commercial* means any location where raising, grooming, caring for, or boarding of dogs, cats, or other small animals for commercial purposes is conducted.
- *Kennel, private* means keeping of five or more dogs which are all owned and licensed by a single owner and kept on the same property.
- *Land disturbance or land disturbing activity* means any activity which may result in soil erosion or the movement of sediments including grubbing, grading, excavating, utility line installation, or any surface preparation for the support of development or redevelopment, but not including silvicultural or agricultural activities
- *Landscaping* means the improvement of the appearance of an area by the planting of trees, grass, shrubs, or other plant or related materials.

an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services (Code of Virginia §15.2-2316.3).

- *Small-scale conversion of biomass* means the conversion of any renewable biomass into heat, power, or biofuels (Code of Virginia §15.2-2288.01).
- *Soils, highly erodible* means (excluding vegetation) with an erodibility index (EI) from sheet and rill erosion equal to or greater than eight. The erodibility index for any soil is deemed as the product of the formula  $RKLS/T$ , where K is the soil susceptibility to water erosion in the surface layer; R is the rainfall and runoff; LS is the combined effects of slope length and steepness; and T is the soil loss tolerance.
- *Soils, highly permeable* means soils with a given potential to transmit water through the soil profile. Highly permeable soils are identified as any soil having a permeability equal to or greater than six inches of water movement per hour in any part of the soil profile to a depth of 72 inches (permeability groups "rapid" and "very rapid") as found in the latest edition of the "National Soil Survey Handbook" of November 1996, in the "Field Office Technical Guide" of the U.S. Department of Agriculture, Natural Resources Conservation Service.
- *Solar facility, medium-scale* means a facility that generates electricity from sunlight primarily to reduce onsite consumption of utility power for commercial and industrial applications. Sites are between one to three acres with a maximum capacity of 999 kilowatts.
- *Solar facility, roof* means a system consisting of solar panels, modules, accessory structures and related equipment (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects solar energy and converts it into heat and/or electricity in which the solar panels are located on the roof of a residential dwelling unit (Code of Virginia §15.2-2288.7).
- *Solar facility, small-scale* means a facility that either: (a) generates less than 15 kilowatts electricity from sunlight, consisting of one or more Photovoltaic (PV) systems and other appurtenant structures and facilities within the boundaries of the site; or (b) utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce electrical or mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy; and (c) meets at least one of the following criteria: has a disturbance zone equal to or less than an acre; is mounted on or over a building, parking lot, or other previously disturbed area; or utilizes integrated PV only.
- *Solar facility, utility-scale* means a facility that generates electricity from sunlight which will be used to provide electricity to a utility provider. Sites are generally over two acres and have a capacity in excess of one megawatt.
- *Solid waste* means any garbage, refuse, sludge and other discarded material, including solid, liquid, semisolid or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations and from community activities.
- *Special event* means circuses, fairs, carnivals, festivals, weddings, family reunions or other types of special events that:
  1. Run for no longer than two weeks
  2. Are intended to or likely to attract substantial crowds

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3. Are unlike the customary or usual activities generally associated with the property where the special event is to be located.
- *Special exception* means a special use exception, yard exception or height exception specifically listed in this ordinance that is a use not permitted in a particular district except by a conditional use permit granted under the provisions of this ordinance.
  - *Specialty food shop* means the use of land, such as a coffee, candy, or ice cream shop, where the primary client consumption is off-site with limited seating and the product is limited to one type or line of food service and the food preparation is such that:
    1. All odors must be contained within the establishment and specialized equipment may be required to contain the odors;
    2. It does not involve “cooking” but the application of heat, by microwave or the boiling of water for beverages, shall not be considered “cooking” for purposes of this definition; and
    3. No open flame heat source is used.
  - *Specialty shop* means a small-scale (less than 2,500 square feet per business) retail use which offers for sale items of art or crafts, or which offers for sale items related to a specific theme, such as kitchen wares and pet care.
  - *Stable, commercial* means the sheltered boarding of horses or ponies, or other livestock, for a revenue generating purpose. Included in this definition are horse riding academies and horse, or livestock, grooming operations.
  - *Stable, private* means the keeping, breeding, or raising of horses or ponies, or other livestock, exclusively for the personal use and enjoyment of the owner or occupant of the property or the riding of horses or ponies by the owner or occupant of the property and their guests.
  - *Stockyard* means a facility intended for the keeping and storing of livestock in association with a slaughterhouse or abattoir.
  - *Store, general. See General retail.*
  - *Store, grocery* means a retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may engage in incidental sales of prepared foods for personal consumption on-or off-site.
  - *Store, neighborhood convenience* means an establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.
  - *Story* means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it. For the purpose of height measurement for any building other than a detached single-family dwelling, a basement shall be counted as a story if its ceiling is five feet above the level from which the height of the building is measured.
  - *Story, half*, means a partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior sides are not more than two feet above the floor of such story; provided, however, that any such story used as a separate dwelling unit, by other than a janitor or other employee and his family, shall be counted as a full story.
  - *Street* means a public or private thoroughfare which affords the principal means of access to abutting properties, and whether designated as a freeway, expressway, thoroughfare, highway, road, parkway, avenue, boulevard, lane, place, circle, or however otherwise designated.
  - *Street line (right-of-way line)* means a dividing line between a lot, tract, or parcel of land and a contiguous street, and also referred to as a right-of-way-line.

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envisioned as the major development style of this R-R district, although slightly higher densities are acceptable where public water is provided for larger subdivisions.

3. *Intent of the R-1 suburban residential district.* The R-1 district is to provide for higher residential development together with recreational facilities, public uses, and accessory uses as may be necessary or are normally compatible with residential surroundings. Since substantial tracts of vacant land are or may be included in the R-1 district, agricultural and open uses are permitted, but in general, urbanization is planned, and utilities and public services exist or are planned which will be adequate for the types of development contemplated. While a major purpose of the R-1 district is to protect and conserve areas of predominantly single-family detached residences, other types of residences may be permitted in order to provide for a wide spectrum of housing needs, provided that these new units are of generally compatible architectural character and are located on tracts of sufficient size so that necessary amenities can be provided and harmonious relationships between residences of different types ensured by means of careful planning and the process of subdivision plat review and approval.
4. *Intent of the B-1 local business district.* The B-1 district is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, and to serve the needs of families living in the County or the needs of the traveling public on the highways. To enhance the general character of the B-1 district, its function of local service, and its compatibility with its surroundings, the size of certain uses is limited.
5. *Intent of the B-2 general business district.* The B-2 district is to provide sufficient space in appropriate locations for a wide variety of commercial and light industrial activities, serving a wide area of the County and generally located in or near development centers where a mixture of commercial and service activity now exists or is planned, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, odor, and noise, associated with medium or heavy industrial activity.
6. *Intent of the I industrial district.* The I district is to provide for a wide variety of manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located for access by highways and providing a controlled environment within which signage is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the I district and residential uses are restricted.

**Sec. 86-101—86-109. Reserved.**

**Division 2 – Primary Zoning District Yard, Height and Bulk Requirements**

**Sec. 86-110. Minimum site area and dimensional regulations for primary zoning districts**

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
Minimum Lot Area						
	5-acres <sup>1</sup>	3-acres	Dependent upon public utilities <sup>2</sup>	N/A	N/A	N/A
Minimum Lot Depth (in feet)						

SUBDIVISION & ZONING ORDINANCE

USE MATRIX

**ARTICLE VII: USE MATRIX**

**Sec. 86-140. Use matrix.**

1. The following table provides all use types and all zoning districts where the use type is permitted ("R") or permitted with approval of a conditional use permit ("C") in accordance with the requirements of this ordinance.
2. All uses listed in Tables 1 and 2 not specifically permitted ("R") or permitted with approval of a conditional use permit ("C") are prohibited.
3. Overlay Districts: Regardless of whether the use table lists a use type as permitted or permitted with approval of a conditional use permit, the use type shall be restricted or prohibited by the requirements of any overlay district.

**KING WILLIAM COUNTY USE MATRIX**

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
<i>R = by-right use</i>						
<i>C = conditional use</i>						
<b>AGRICULTURAL</b>						
Abattoir	C					C
Agriculture	R	R				
Agriculture, intensive	R					
Agritourism	R					
Biomass	R					R
Conservation easement	R	R	R	R	R	R
Fish hatchery	R					
Forestry	R	R				R
Greenhouse, commercial	R			C	C	R
Greenhouse, private	R	R	R			
Livestock market	C					
Nursery	R			R	R	R
Sawmill, permanent	C					R
Sawmill, temporary	R					R
Small-scale conversion of biomass	R					R

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Stable, commercial	R					
Stable, private	R	R	R			
Stockyard	C					C
Wayside stand	R			R	R	
Wildlife reservation	R					
Winery	R					
Wood yard	R					R
<b>RESIDENTIAL</b>						
Accessory dwelling unit	R	C	C			
Dwelling, attached single-family	C	C	R			
Dwelling, detached single-family	R	R	R			
Dwelling, manufactured home	R	R	R			
Dwelling, modular home	R	R	R			
Dwelling, multi-family		C	C			
Dwelling, townhouse	C	C	C			
Dwelling, two-family	C	C	R			
Family health care structure, temporary	R	R	R			
Group home	R	R	R			
Guesthouse	R					
Living quarters	R			R	R	
Manufactured home park		C				
<b>COMMERCIAL</b>						
Auction house				R	R	R
Automobile auction house					R	R
Automobile repair service					R	R

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Automobile dealership					R	
Bed and breakfast	R	C		R		
Boarding house (Rooming house)	C			C	C	
Brewery or distillery					R	R
Brewpub or tasting room				R	R	R
Campground	C					
Camp, day or youth	C					
Camp, recreational	C					
Car wash				C	R	
Commercial indoor amusement				R	R	
Commercial indoor entertainment				R	R	
Commercial indoor sports and recreation					R	R
Commercial outdoor entertainment				C	C	R
Commercial outdoor sports and recreation	C			C	C	C
Commercial vehicle repair service					R	R
Consumer repair service				R	R	
Convalescent home				R	R	
Crematory				R	R	R
Day care center				R	R	
Equipment sales and rental					R	R
Event venue	C	C	C	C	C	
Extermination business					R	R
Family day home (5-12 individuals)	C	C	C			
Farm supply and service establishment					R	
Farmer's market	R			R	R	
Financial institution				R	R	

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Flea market, indoor				R	R	
Flea market, outdoor					C	R
Funeral home	C			R	R	R
Garden center				R	R	
Gasoline station				R	R	
General retail				R	R	
Halfway house	C			C	C	
Home occupation, Type I	R	R	R			
Home occupation, Type II	C	C	C			
Hotel	C			C	C	
Kennel, commercial	C			C	C	R
Life care facility				R	R	
Manufactured home sales					R	R
Marina	C			C	C	
Mini-warehouse facility					R	R
Office, general				R	R	R
Office, medical				R	R	
Outdoor storage				C	C	R
Parking facility				C	R	R
Pawn shop				C	C	
Personal improvement services				R	R	
Personal services				R	R	
Recreational vehicle sales and service					R	R
Restaurant, drive-in				R	R	
Restaurant, fast food				R	R	
Restaurant, general				R	R	

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Restaurant, mobile				R	R	R
Restaurant, small				R	R	
Shooting range, indoor				C	C	C
Shooting range, outdoor	C					
Shooting range, private	R	R				
Shopping center				R	R	
Short term business rental	R	C	C			
Specialty food shop	C			R	R	
Specialty shop				R	R	
Store, grocery					R	
Store, neighborhood convenience	C			R	R	
Taxidermy	C				R	R
Trade school	C			R	R	R
Veterinary hospital	C			R	R	R
Wholesale sales					R	R
<b>INDUSTRIAL</b>						
Industry, heavy						C
Industry, light					C	R
Industry, medium						R
Petroleum or chemical storage over 30,000 gallons						C
Petroleum or chemical storage up to 30,000 gallons						R
Power generation plant						C
Railroad facility						C
Research and development				R	R	R
Resource extraction	C					R
Salvage and scrap service						C

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Sanitary landfill						C
Truck /freight terminal						R
Warehousing and distribution						R
<b>CIVIC</b>						
Community center			R	R	R	
Correctional institution						C
Cultural institution	C	C	C	R	R	C
Educational facility	C	C	C	R	R	
Emergency shelter	C			R	R	R
Governmental facility				R	R	R
Greenway	R	R	R	R	R	R
Hospital				R	R	
On-site sewage disposal	R	R	R	R	R	R
On-site water supply	R	R	R	R	R	R
Post office				R	R	R
Public assembly					C	C
Public maintenance and service facility					R	R
Public park and recreational area	R	R	R	R	R	R
Public recreation assembly	R	R	R	R	C	
Public water and sewer system	C	C	R	R	R	R
Recreation facility, public	C			C	R	
Recycling center					C	R
Refuse collection site						C
Religious assembly	R	R	R	R	C	C
Transfer station	R	R	R	R	R	R
Utility service, major	C	C	C	C	C	R

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Utility service, minor	R	R	R	R	R	R
Water control structure	R	R	R	R	R	R
Water tower			R	R	R	R
<b>MISCELLANEOUS</b>						
Accessory structure	R	R	R	R	R	R
Airport or helipad	C					C
Bikeway	R	R	R	R	R	R
Boathouse	C	C	C	C	C	C
Boatshed	R	R	R	R	R	R
Cemetery	R	R		R	R	
Club, private	C			R	R	R
Country Club	C	C	C	C	C	
Hunt camp	R					
Kennel, private	R	R	C			
Picnic shelter or area	R	R	R	R	R	R
Pier, private	R	R	R	R	R	R
Pier, commercial	C	C	C	C	C	R
Pier, community	C	C	C			
Pier gazebo, large	C	C	C	C	C	C
Pier gazebo, small	R	R	R	R	R	R
Recreation facility, private	R	R	R			
Shooting, private recreational	R	R				
<b>Telecommunications and Solar Facilities</b>						
Amateur radio antenna	R	R	R	R	R	R
Antenna, private	R	R	R	R	R	R
Base station						R

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Broadcasting or communication tower	C					C
Communications service					C	R
Micro-wireless facility	R	R		R	R	R
Small-cell facility	R	R	R	R	R	R
Solar facility, medium-scale	C			C	C	R
Solar facility, roof small-scale	R	R	R	R	R	R
Solar facility, utility-scale	C					

**Sec. 86-141—86-150. Reserved.**

SUBDIVISION & ZONING ORDINANCE  
EVENT VENUE & SPECIAL EVENTS

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Financial Institutions - bank teller lane	3	Teller window/tube
Professional Personal Service - dry-cleaning/laundry	3	Cleaner/laundry window
Retail Sales - pharmacy	3	Pharmacy window
Restaurant	6	Order box/speaker
	4*	Pick-up window
Other	To be determined by County. Such determination shall consider any study prepared by an engineer or other qualified design professional.	
* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.		

**Sec. 86-191. Event venue.**

Event venues shall comply with the following general standards:

1. Structures used for an event in whole or in part and requiring a building permit by King William County code must have a valid certificate of occupancy prior to use.
2. The minimum yard setbacks for the district shall apply to all structures, including but not limited to, tents and portable toilets that are used in whole or in part for the event.
3. Parking may be provided on a pervious or impervious surface. If the parking area is on grass or in a field, the applicant shall reseed or restore the parking area within 30 days of the event.
4. The private water supply and onsite sewage system serving the event shall be approved by the Virginia Department of Health.
5. Temporary improvements to accommodate the event, such as but not limited to tents and portable toilets, must be removed within 48 hours of the event's cessation.
6. Signs advertising the event must comply with the sign article of this ordinance.
7. Lighting for the event must comply with the exterior lighting standards article of this ordinance.
8. There shall be no outdoor use of amplified sound later than 9:00 p.m. on Sundays through Thursdays or later than 10:00 p.m. on Fridays or Saturdays.
9. The Zoning Administrator must be notified at least 30 days prior to each event.

SUBDIVISION & ZONING ORDINANCE  
LANDSCAPE REQUIREMENTS  
KING WILLIAM CURRENT

## **ARTICLE XI. LANDSCAPING, SCREENING, AND FENCING**

### **Sec. 86-290. Purpose and intent.**

The purpose of this section is to establish standards for landscape architecture, site design, site buffering, and landscape screening. With the intent of preserving and promoting the health, safety, and general welfare of the County, these regulations are based on the following goals:

1. Preserve and enhance the aesthetic character of the County;
2. Protect the quality of the County's natural rivers, streams, and wetlands;
3. Enhance erosion control;
4. Improve the relationship between adjacent properties through screening and buffering;
5. Promote economic development in the County's neighborhoods, historic districts, and entrance corridors.

### **Sec. 86-291. Application of landscape standards.**

1. These landscape requirements shall apply to:
  - a. All new developments, or redevelopments, requiring an approved site plan as specified by this ordinance.
  - b. All properties seeking rezoning or conditional use permit under the requirements of this ordinance.
2. These requirements shall not apply to parcels containing single-family detached dwellings or two-family dwellings.

### **Sec. 86-292. Landscape plan requirements.**

The landscape plan shall include:

1. Location, type, size, height, and number of proposed plantings.
2. Planting specifications and installation details.
3. Location and size of all existing plants and trees to be retained during construction, as well as protection measures to be implemented during construction.
4. Location, size and other related design details for all hardscape improvements, signage, recreational improvements and open space areas, fences, walls, barriers and other related elements.
5. Designation of required setbacks, yards and screening areas.
6. Location of other man-made site features, parking lots, hardscape improvements, overhead structures and underground utilities to ensure that landscape materials will not be in conflict with the placement and operation of these improvements.

### **Sec. 86-293. General standards.**

1. Required landscaping shall be installed prior to the issuance of a certificate of occupancy. When the planting of landscaping conflicts with the planting season, a certificate of occupancy may be issued subject to the owner or developer providing surety in an amount approved by the Zoning Administrator for any remaining plantings. The owner or developer shall provide a development

agreement which sets a deadline by which the plantings will be installed to be approved by the Zoning Administrator. The surety and agreement must both be in a form approved by the County attorney.

2. Existing healthy trees and shrubs shall be credited toward any minimum landscaping required by this section, provided they meet minimum size standards and are protected before and during construction and maintained thereafter in a healthy growing condition.
3. The owner of the property upon which the required landscaping or buffering is installed shall be responsible for maintenance and replacement. If any required tree, shrub, or other landscaping element shall die or be removed after issuance of the certificate of occupancy, the developer, his or her successors or assigns, shall replace each by the end of the next planting season with trees or shrubs of the same or similar species, type, color, or character.
4. Landscaping shall not obstruct the view of motorists using any street, private driveway, parking isles, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to the public safety.
5. All required landscape materials shall conform to the following minimum size or height standards at the time of planting:
  - a. Deciduous shade trees: 2" caliper
  - b. Ornamental and understory trees: 4' height
  - c. Coniferous trees: 6' height
  - d. Shrubs: 12" spread or height

**Sec. 86-294. Buffering.**

Landscape buffering is intended to provide a year-round visual screen between two or more properties in order to minimize visual and other adverse impacts. Buffering may consist of fencing, evergreens, boulders, mounds, or a combination of materials.

1. A landscape buffer area shall be required where a commercially or industrially zoned development abuts an agricultural or residential zoning district, or where multi-family residential development abuts any property zoned A-C or R-R. Landscape buffers shall be approved by the Zoning Administrator during the site plan process.
2. In the above conditions, a continuous six-foot high buffer with a minimum width of 25 feet shall be required. Buffers shall be comprised of:
  - a. A combination of solid masonry wall or opaque fence at least six feet in height and landscaping consisting of six deciduous trees per 100 linear feet of buffer; or,
  - b. Landscaping consisting of:
    - i. One (1) evergreen tree per seven linear feet of buffer, which shall be placed in two staggered rows six feet apart;
    - ii. One (1) understory tree per twenty-five linear feet of buffer;
    - iii. One (1) deciduous tree per fifty linear feet of buffer.
    - iv. One (1) shrub per three linear feet of buffer; and,

## King William County Zoning and Subdivision Ordinance

3. Plants should be sufficiently large and planted in such a fashion that a year-round screen at least six (6) feet in height shall be produced within one growing season.
4. No buildings, structures, storage of materials, or parking shall be permitted within a buffer area.
5. Buffer plantings shall be maintained in perpetuity in such a way as to ensure that the buffering requirements of this ordinance continue to be met. Any dead or dying plants shall be removed within thirty (30) days of notification by the Zoning Administrator and shall be replaced by the property owner during the next viable planting season.

### **Sec. 86-295. Screening.**

1. Screening shall be required to conceal specific areas from both on-site and off-site views. Such areas shall be screened at all times, regardless of adjacent uses, adjacent districts, or other proximate landscaping material. Specific areas to be screened include:
  - a. Trash, recycling, and grease containers (including dumpsters and cardboard recycling containers).
  - b. Loading and service areas.
  - c. Outdoor storage areas (including storage tanks).
  - d. Ground-based utility equipment with size in excess of 12 cubic feet.
  - e. Ground level electrical and mechanical units, including heating, ventilation, and air conditioning units.
2. The above-mentioned areas shall be screened using an appropriate combination of landscape plants, fencing, or masonry walls to adequately screen them from views both on and off the subject property.
3. Access to all grease containers, recycling and trash containers, and other outside storage shall be through gates capable of closure when not in use. All gates shall be closed when not in use.
4. Screening plantings shall be maintained in perpetuity in such a way as to ensure that the buffering requirements of this ordinance continue to be met. Any dead or dying plants shall be removed within thirty (30) days of notification by the Zoning Administrator and shall be replaced by the property owner during the next viable planting season.

### **Sec. 86-296. Parking lot landscaping.**

All vehicle parking areas shall include landscaping, both within the interior of the parking area and around its perimeter, to provide shade, screen views, mitigate runoff, and provide aesthetic appeal. However, the landscape provisions of this section shall not apply to off-street parking for individual single or two-family residential dwellings, or for parking structures or vehicle display areas.

1. Parking Lots Adjacent to Lot Lines: For parking lots immediately adjacent to lot lines, the following landscape regulations shall apply:
  - a. Where a parking lot (or a private driveway providing access to a parking lot or building entry) abuts a property line not common with the right-of-way of a street, a landscaping strip of two and one-half (2 1/2) feet in width shall be located between the parking lot and the abutting property line.

## King William County Zoning and Subdivision Ordinance

- b. A minimum of one tree for each forty (40) feet of contiguous property line shall be planted in the landscape strip.
2. Parking Lots Adjacent to Public Streets: For parking lots and private access adjacent to public streets which are subject to site plan approval, the following landscape regulations shall apply:
  - a. Where a parking lot (or a private driveway providing access to a parking lot or building entry) abuts a public right-of-way for a County street, a landscaping strip of five (5) feet in width (not including the pedestrian path) shall be located between the parking lot or private driveway and the right-of-way line.
  - b. A minimum of one tree for each forty (40) feet of property line common with the public right-of-way shall be planted in the landscaping strip.
3. All parking lots of thirty (30) or more spaces shall contain within the interior of the parking lot not less than one tree for every twelve (12) continuous parking spaces or fraction thereof. Such trees shall be dispersed throughout the interior of the parking lot. In the case of redevelopment proposals, this parking lot tree requirement is only applicable to those proposals that necessitate additional parking spaces over those that are currently provided.
4. Landscaped planting islands (located such that parking spaces are on opposing sides of the planting island) shall be developed in parking lots meeting the following criteria:
  - a. The total size of the parking lot exceeds one hundred fifty (150) total parking spaces.
  - b. Parking lot layout incorporates three or more double-loaded or single-loaded parking bays which are contiguous and parallel to each other.
  - c. Planting islands which are designed to be perpendicular to the parking bay shall be constructed for every other parking bay.
  - d. Planting islands shall have a minimum width of six (6) feet to allow for bumper overhang and shall otherwise provide adequate width for the growth and maintenance of the intended landscape materials to be planted therein.
5. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubs and other live planting material may be used to complement the primary, tree landscaping.
6. The landscaping shall be dispersed throughout the parking lot, with interior dimensions of any planting area (i.e. interior parking median) sufficient to protect and maintain all landscaping materials planted therein.

### **Sec. 86-297. Walls and fences.**

Fences and walls may be used within landscaped areas to provide buffering, privacy, separation, security, or for aesthetic reasons, but may not create an unsightly or unsafe condition on or off of the public or private property on which the fence or wall is proposed.

1. The provisions of this section shall apply to all construction, reconstruction, or replacement of fences or walls except:
  - a. those required for support of a principal or accessory structure;
  - b. engineered retaining walls necessary to the development of a site;

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- c. temporary fences for construction activities, trees protection, and erosion and sediment control.
2. Fences or walls shall not be located within the public right-of-way.
3. Fences and walls may be located within any required yard or setback.
4. Fences located within an easement shall receive written authorization from the easement holder or the County (as appropriate). The County shall not be responsible for damage to, or the repair or replacement of, fences that must be removed to access such easements or facilities.
5. No fence or wall shall be installed in a manner or in a location so as to block or divert a natural drainage flow on to or off of any other land, unless the fence or wall has specifically been approved as part of an approved stormwater management plan.
6. A fence or wall in any residential zoning district shall not exceed 7 feet in height above the existing grade without approval of a conditional use permit.
7. A fence or wall in any commercial zoning district shall not exceed 8 feet in height above the existing grade without approval of a conditional use permit.
8. No fence or wall shall be constructed in a manner or in a location that impairs safety or sight-lines for pedestrians and vehicles traveling on public rights of way.
9. All fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition. The owner of the property on which a fence or wall is located shall be responsible for maintenance, including but not limited to, the replacement of missing, decayed, or broken structural and decorative elements.

**Sec. 86-298. Recommended plants.**

Landscaping plans and plantings installed within the County should generally be sustainable and biologically diverse with emphasis on trees and plants native to Virginia and the King William region.

1. Landscape designers shall make every effort to use healthy and locally sourced, trees, shrubs, and other plants, and to create landscapes that minimize the need for maintenance and irrigation. Invasive species are not recommended.
2. Final plant selections should be made by property owners in consultation with qualified landscape professionals, and should consider specific site conditions, disease resistance, and other qualities to ensure healthy and beautiful landscapes.

**Sec. 86-299. Compliance.**

The landscaping standards shall be enforced by the King William County Zoning Administrator.

1. The Zoning Administrator may reduce full buffering and screening to partial buffering and screening as deemed appropriate when commercial uses are in-kind with adjacent uses.
2. An appeal to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the County affected by any decision of the Zoning Administrator in enforcement of this section as outlined in article IV, Division 7 of this ordinance.

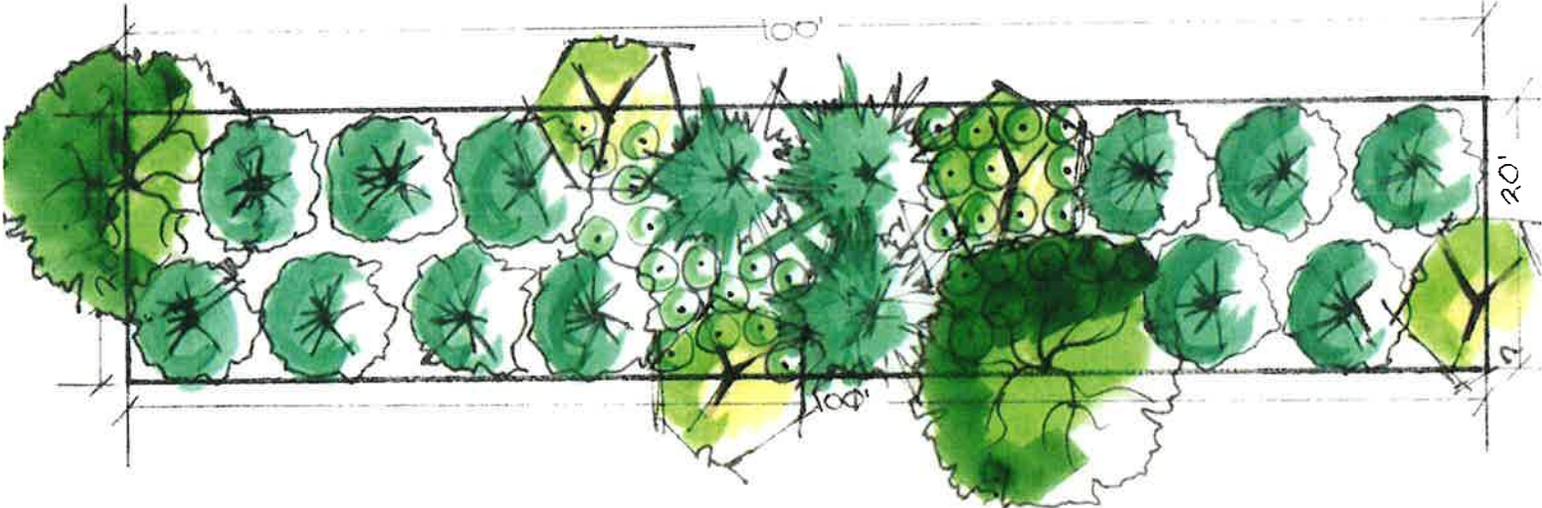
**Secs. 86-300—86-309. Reserved.**

SUBDIVISION & ZONING ORDINANCE  
LANDSCAPE REQUIREMENTS  
HANOVER

**20' Commercial Buffer at 100 Linear Feet**

Planting Requirements per 100 linear feet:

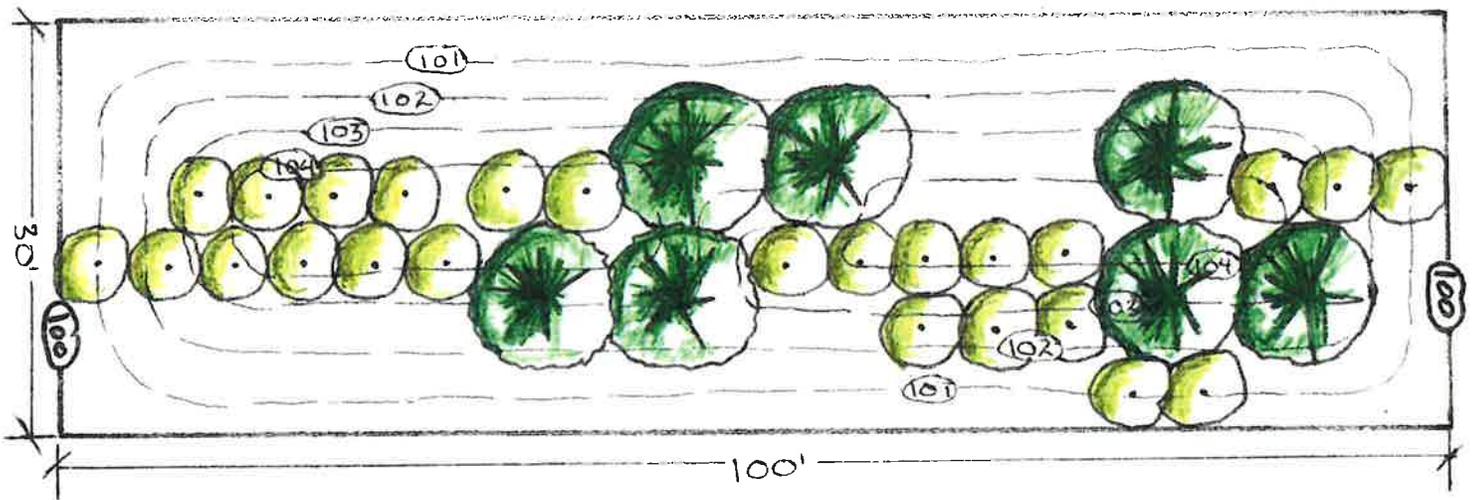
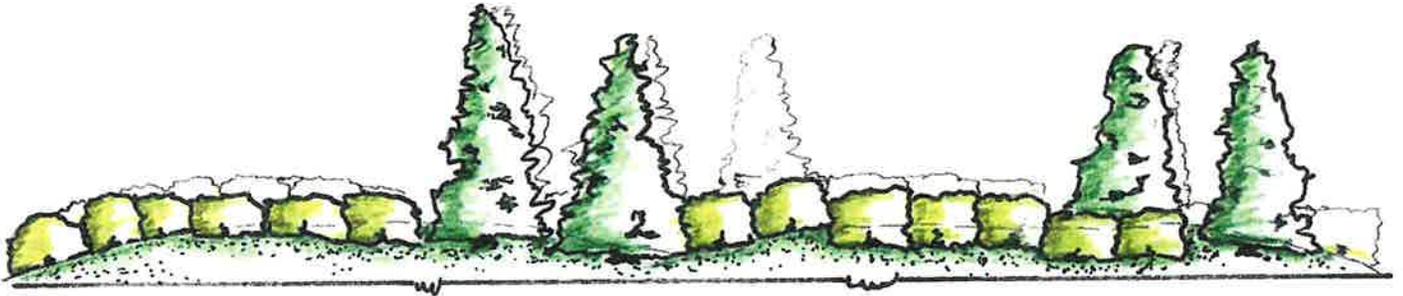
<u>Plant Type</u>	<u>Quantity</u>	<u>Total</u>
Small Deciduous Tree	4	Trees Required: 21
Large Deciduous Tree	2	Shrubs Required: 34
Evergreen Tree	15	
Evergreen Shrub	34	



### 30' Commercial Buffer at 100 Linear Feet

Planting Requirements per 100 linear feet:

<u>Plant Type</u>	<u>Quantity</u>	<u>Total</u>
Evergreen Tree	7	Trees Required: 7
Evergreen Shrub	25	Shrubs Required: 25
Berm		



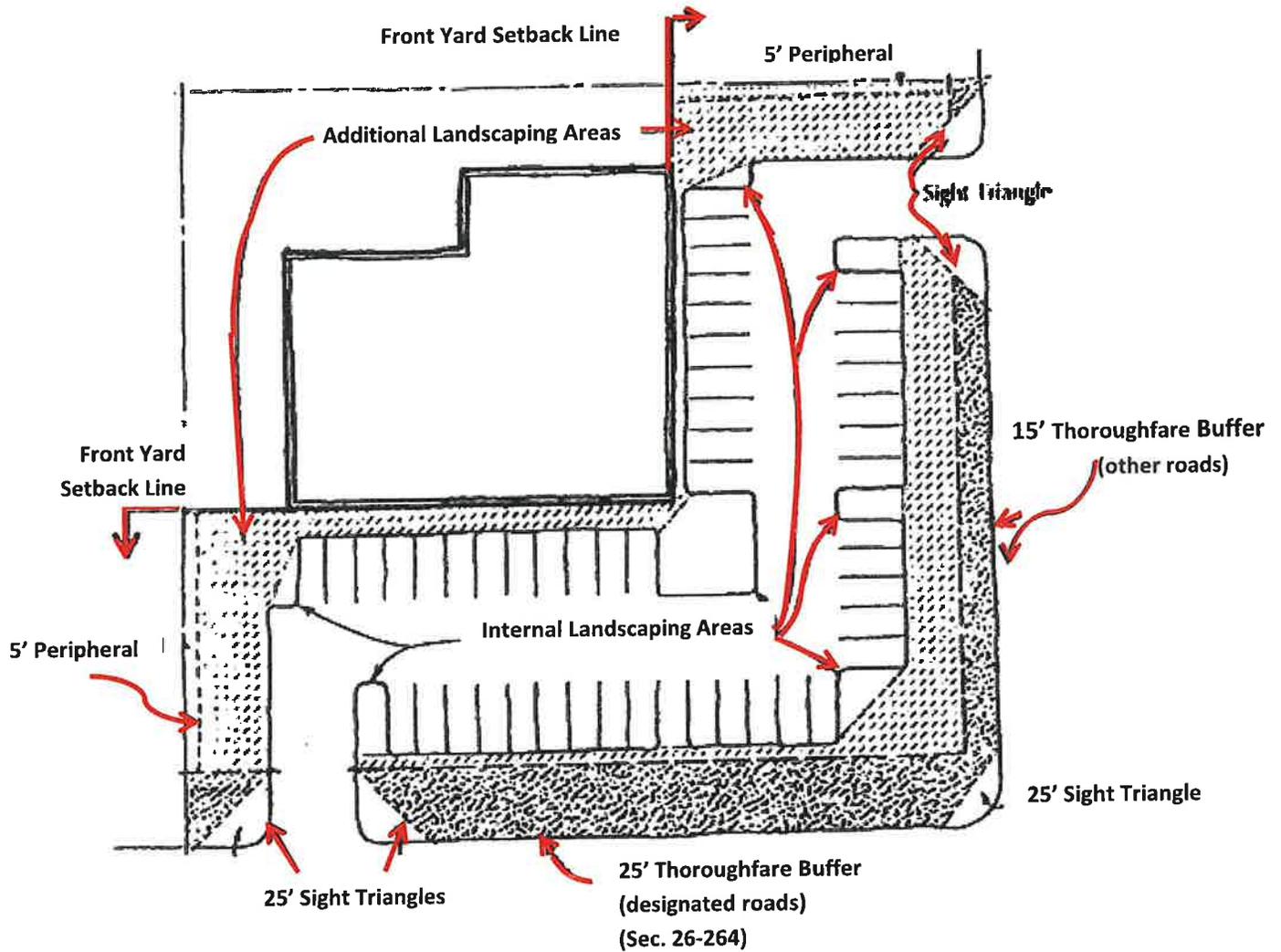
## **Suburban Development Overlay District**

Art. 4, Div. 2 – Sec. 26-192

Art. 5, Div. 5 - Sec. 26-264

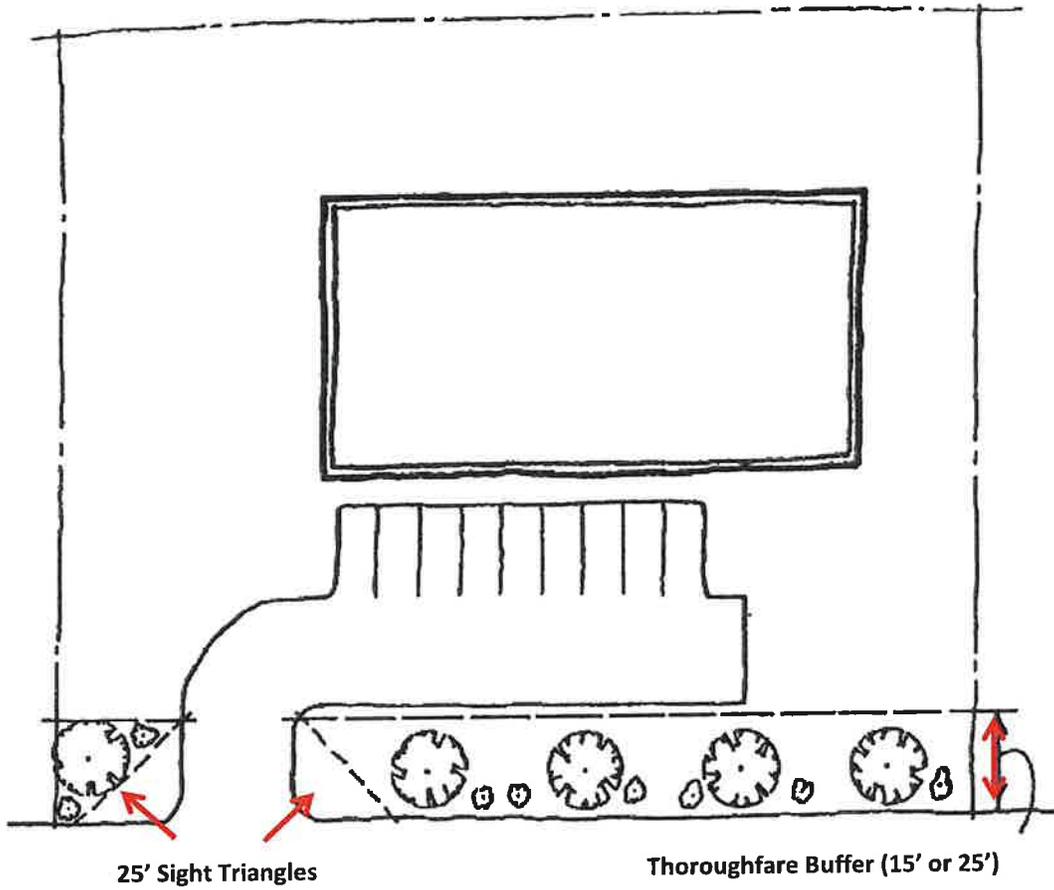
Non-residential sites located within the Suburban Development Overlay District with parking lots in excess of 4500 square feet are required to provide internal landscaping in accordance with the district standards. The following illustrations are examples of how these landscaping requirements may be applied to a particular site.

## Landscaping Requirements (Generally)



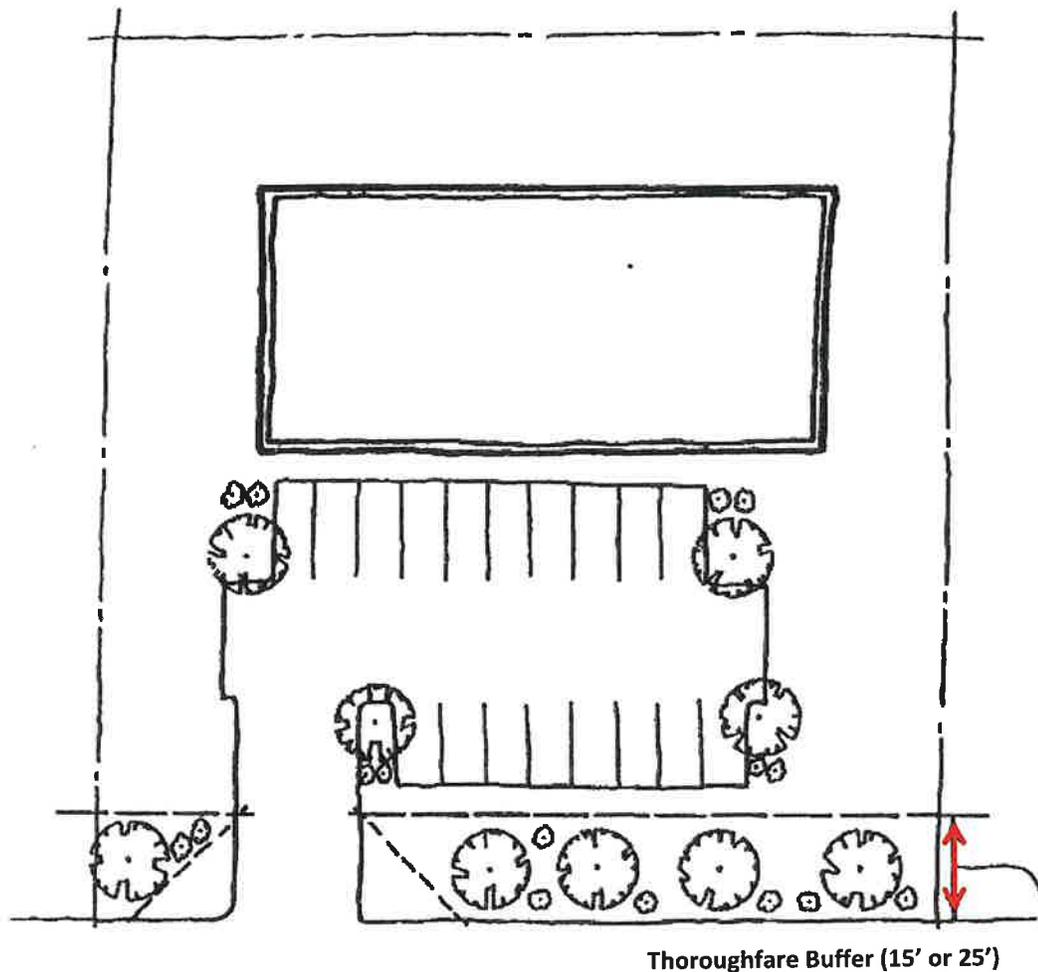
See Section 26-192 for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

**Requirements for Parking Lots with more than 4500 square feet of parking area**



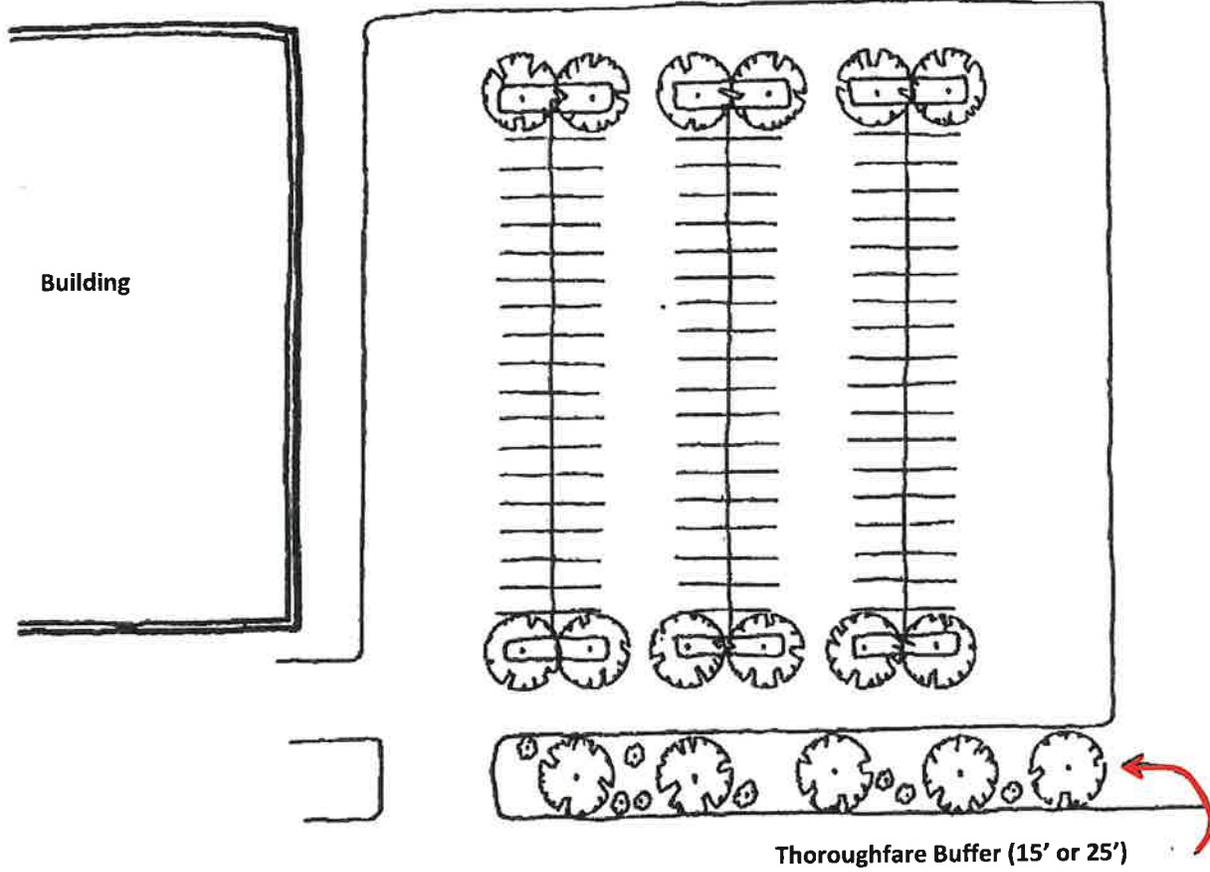
See Section 26-192(1)(c) for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

**Requirements for Parking Lots with Area between 4500 - 9000 Square Feet**



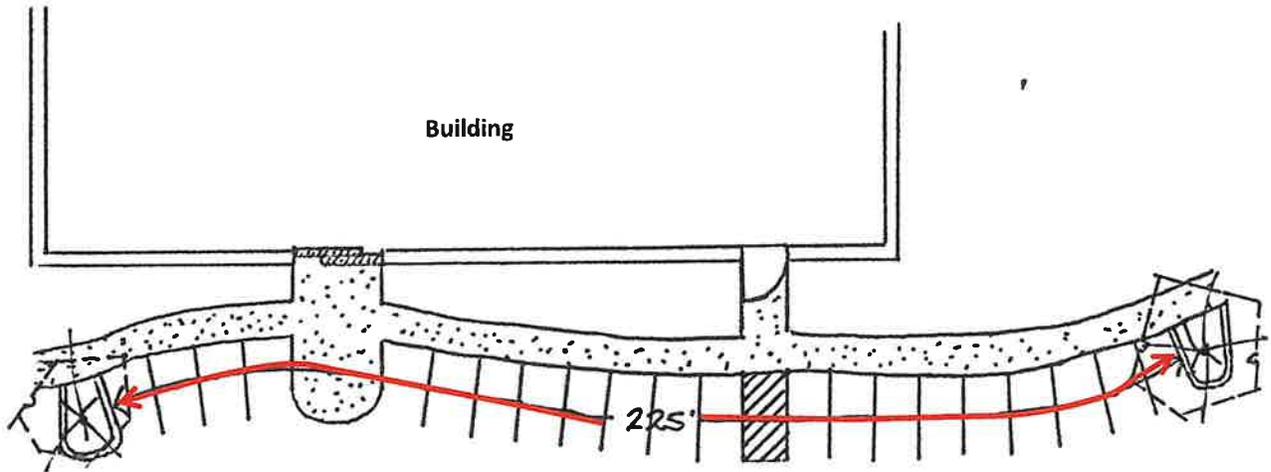
See Section 26-192(1)(d) for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

**Requirements for Parking Lots with 9000 square feet or greater of parking area**



See Section 26-192(1)(e) for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

## Spacing Between Required Landscape Islands



Section 26-192(1)(e)(4) provides for a maximum of 225 linear feet between certain landscaping islands. This illustration demonstrates how that measurement is to be calculated when parking spaces are not arranged in a straight line.

DIVISION 5. - Landscaping Regulations.

Section 26-263. - Screening and planting standards.

- (a) When screening is required through specific district regulations or through supplemental regulations contained in this ordinance, the following minimum standards shall apply:
  1. Where a "continuous visual screen" or "screening" is specified, such screen may be comprised of either plant materials or structural materials, such as masonry or wood fencing.
  2. Where a "masonry wall," "ornamental wall," or "fence" is specified, such structure shall be at least six (6) feet in height and shall be so constructed as to provide a permanent, year-round visual barrier from surrounding properties. Chain link, wire mesh, or similar fence materials may only be used in industrial districts and only when additional acceptable material is also used in such a manner as to provide the required visual barrier. Materials may be slats inserted into the wire fabric or boards attached directly to the frame to form the required visual barrier. Acceptable material shall be redwood, cedar, or other woods which have been pressure-treated, or 9-gauge polyethylene tubular slats in wood tones (slats shall have a minimum density of .951).
  3. Where a "hedge," "compact evergreen hedge," "foliage" or "screen planting" is specified, such planting shall be acceptable evergreen shrubs, trees or plants planted in accordance with standards specified below. If plant material dies within an existing vegetative screen installed prior to the effective date of this ordinance, replacement trees or shrubs may be installed under the original standards or the new guidelines and tree list.

(b) Planting standards.

1. All screening shall comprise of evergreen plants, including broadleaf evergreens. Plants shall be at least six (6) feet in height at time of planting, or if using smaller plants (minimum height three (3) feet) they may be installed on a berm so that the combination of the berm and plant equals a height six (6) feet.
2. Plantings shall be staggered to achieve the required visual screen. If the distance to be screened exceeds fifty (50) feet in length, at least two different types of evergreens shall be used. If using plants with different spacing requirements, the plants may be planted, as an example, with the back row at ten (10) feet on center and the front row at eight (8) feet on center. Examples of acceptable evergreen species and plant spacing to fulfill this requirement are as follows:

The following trees shall be planted at ten (10) feet on center with the rows six (6) feet apart (staggered, triangular spacing):

Abies concolor	White (concolor) Fir
Calocedrus decurrens	California Incense Cedar
Chamaecyparis nootkatensis	Alaskan Cedar
Chamaecyparis obtuse	Hinoki Falsecypress

Chamaecyparis pisifera	Japanese Falsecypress
Chamaecyparis thyoides	Atlantic White Cedar
Cryptomeria japonica	Japanese Cedar
Magnolia grandiflora	Southern Magnolia
Picea abies	Norway Spruce
Picea pungens	Colorado Spruce
Pinus aristata	Bristlecone Pine
Pinus bungeana	Lacebark Pine
Pinus densiflora	Japanese Red Pine
Pinus nigra	Austrian Pine
Pinus strobus	Eastern White Pine
Pinus sylvestris	Scotch Pine
Pinus taeda	Loblolly Pine
Pinus thunbergiana	Japanese Black Pine
Tsuga canadensis	Canadian Hemlock
Tsuga caroliniana	Carolina Hemlock

The following evergreen trees shall be planted at eight (8) feet on center with the rows six (6) feet apart (staggered, triangular spacing):

Cupressocyparis leylandii	Leyland Cypress
Cupressus arizonica	Arizona Cypress
Ilex opaca	American Holly

<i>Ilex x Nellie Stevens</i>	Nellie Stevens Holly
<i>Ilex x Marynell</i>	Marynell Holly
<i>Juniperus chinensis</i>	Chinese Juniper
<i>Juniperus scopulorum</i>	Colorado Red Cedar
<i>Juniperus semiglobosa</i>	Russian Juniper
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Myrica cerafera</i>	Southern Waxmyrtle
<i>Thuja occidentalis</i>	White Cedar
<i>Thuja orientalis</i>	Oriental Arborvitae

The following evergreen shrubs shall be planted four (4) feet on center with triangular spacing:

<i>Cephalotaxus fortunei</i>	Plum Yew
<i>Ilex cornuta burfordii</i> (not dwarf)	Chinese Burford Holly
<i>Ilex cornuta</i>	Chinese Holly
<i>Ilex crenata</i> (not dwarf i.e. helleri)	Japanese Holly
<i>Ilex glabra</i> (not compacta)	Inkberry Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Illicium Floridanum</i>	Florida Anise
<i>Illicium parviflorum</i>	Common Anise
<i>Ligustrum obtusifolium</i>	Border Privet
<i>Magnolia virginiana</i>	Sweet Bay Magnolia

Osmanthus americanus	Devilwood
Osmanthus heterophyllus	False Holly
Prunus caroliniana	Carolina Cherrylaurel
Prunus laurocerasus schipkaensis	Schip Laurel
Rhodendron catawbiense	Catawba Rhododendron
Taxus baccata (not dwarf)	Common Yew
Viburnum obovatum	Walters Viburnum
Viburnum x pragense	Prague Viburnum
Viburnum rhytidophyllum	Leatherleaf Viburnum
Viburnum tinus	Laurustinus

(Ord. No. 12-08, § 3, 1-9-13)

Section 26-264. - Buffers; General standards.

- (a) When a commercial site is located on a designated major thoroughfare, at least fifteen (15) feet shall be maintained along the road frontage as a buffer. When a site has frontage on Route 360, 301, 1, 33, 54, or 30, the buffer shall be increased to twenty-five (25) feet. The following standards shall apply to buffers required by this section:
1. The buffer shall be measured from the front property line.
  2. No parking area or structure, except for permitted signage, shall be located within the buffer.
  3. The buffer shall be landscaped with
    - a. at least one deciduous tree, at least two (2) inches in caliper measured six (6) inches from the ground when planted, with branching no closer than five (5) feet to the ground, or one evergreen tree, at least six (6) feet in height when planted, for each fifty (50) feet of lineal frontage;
    - b. at least one shrub, at least eighteen (18) inches in spread when planted, for each thirty (30) feet of lineal frontage, planted and maintained at twenty-four (24) inches in height or lower; and
    - c. other ground cover reasonably dispersed throughout the buffer.
  4. No required plantings shall be placed within the required sight distance triangle on site.
  5. When the buffer includes undulating berms, the berms shall have a minimum height of three (3) feet and a gradient of no more than 3:1. No berms shall be located within the sight distance triangle at each entrance to

the site. Where such berms are provided, there shall be a fifty-percent reduction in the number of required trees within the thoroughfare buffer, with such credit being calculated at the rate of two hundred (200) square feet of canopy per tree as shown in the Hanover County tree canopy chart; shrubbery shall be provided according to the requirement specified above.

- (b) *Outside speakers.* Outside speakers used in conjunction with any establishment shall not be audible beyond the property line of the establishment.

(Ord. No. 12-08, § 3, 1-9-13)

Section 26-265. - Standards for trees and shrubs used in buffers.

Minimum standards for trees and shrubs used in buffers:

*Tree and Shrub Sizing Table:*

Type	Minimum height at maturity (in feet)	Minimum width at maturity (in feet)	Minimum size at time of planting
Evergreen trees	15'	8'	6' in height
Small deciduous trees	15'	None	Single stem: 1.5" in caliper (measured 2' from ground) Multiple stem: 10' in height
Large deciduous trees	35'	None	2" in caliper (measured 2' from ground)
Shrubs	4'	4'	2' in height

1. Sizes at maturity and any other matters related to whether a tree or shrub meets the requirements of this section shall be determined by reference to the American Horticultural Society, the Virginia Landscape and Nursery Association, or other industry-recognized standards applicable to Hardiness Zone 7.
2. Evergreen trees and shrubs must be of varieties that do not lose their lower branching structure as the trees and shrubs mature.
3. All newly installed landscaping shall be placed in mulched and stabilized planting beds of groups of three or more. In all other areas, ground cover shall be provided.
4. For buffers in which more than twenty (20) trees are required, no individual species shall exceed thirty percent (30%) of the total number of plants required within the buffer.
5. After submission of a preliminary site plan, the applicant shall set up an appointment with the Planning Department for an inspection of the proposed material to be saved.
  - a. Plant materials that are to be saved and used to meet the buffer requirements shall be clearly delineated

on the landscape plan and marked in the field prior to the Planning Department's inspection.

- b. A tree protection plan certified by a Landscape Architect, Certified Horticulturist or ISA Certified Arborist must be provided to the Planning Department prior to site plan approval.
  - c. Tree protection measures shall be installed, inspected and certified by a Landscape Architect, Certified Horticulturist or ISA Certified Arborist prior to land disturbance.
6. The number of required trees and shrubs for buffers may be reduced fifteen percent (15%) when all the trees or shrubs used to satisfy a listed requirement are native or drought-resistant. In order to qualify as a native or drought-resistant plant, the applicant must provide the following information with the site plan:
- a. Documentation that the species is classified as drought-resistant in Hardiness Zone 7 or native to Virginia by the American Horticultural Society, the Virginia Department of Conservation and Recreation, or other industry-recognized standard;
  - b. Evidence that the conditions on the site are suitable for the cultural requirements of the species, including the current and future size of the tree or shrubs and the water and light requirements of the tree or shrub; and
  - c. Documentation that the species is not listed on the Virginia Department of Conservation and Recreation Invasive Species list.

(Ord. No. 12-08, § 3, 1-9-13)

Section 26-266. - Buffers for industrial uses.

When an M-1, M-2, or M-3 district adjoins an AR- or R-zoned district, or when an M-1, M-2, or M-3 district adjoins an A-1-zoned property on which there is a residence within two hundred (200) feet of the common property line, a buffer shall be provided in accordance with the standards set forth in Table I or Table II below:

1. Table I: Standards for buffers utilizing all newly planted vegetation

Minimum depth of buffer (measured from property line)	40 foot wide buffer (minimum)	30 foot minimum width buffer (berm required)	20 foot minimum width buffer (no berm)
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<p>Minimum number of required trees and shrubs:</p>	<p>One tree for every five linear feet of buffer length and                  One shrub for every four linear feet of buffer length  <i>Note:</i> No less than 30% and no more than 50% of the trees are to be evergreen</p>	<p>One evergreen tree per fifteen linear feet of buffer and                  One evergreen shrub per four linear feet of buffer  <i>Note:</i> Trees and shrubs are to be planted on the berm</p>	<p>One evergreen tree per seven linear feet of buffer;                  One evergreen shrub per three linear feet of buffer;                  One small deciduous tree per twenty-five linear feet of buffer; and                  One large deciduous tree per fifty linear feet of buffer</p>
<p>Berm (if applicable)</p>	<p>n/a</p>	<p>Design: Undulating and serpentine                  Height: At least four (4) feet for a minimum of sixty percent (60%) of the length of the buffer*                  Slope: Maximum three to one ratio (3:1), unless otherwise approved by the Planning Department and the Department of Public Works.</p>	<p>n/a</p>

\* When a berm is used in an area that naturally contains a slope steeper than a ratio of 12:1 (8%), the Planning Department may require that the height of the berm be modified and other design features adjusted so that the same screening effect is created as is intended by the Table I standards.

2. Table II: Standards for buffers utilizing some or all existing vegetation

<p>Minimum depth of buffer (measured from property line)</p>	<p>40 foot wide buffer (minimum)</p>	<p>20 foot minimum width buffer (no berm)</p>
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Minimum number of required trees and shrubs:	Same as listed for 40' wide buffer in Table I	Same as listed for 20' wide buffer in Table I, provided that at least thirty three percent (33%) of the existing plant material to be used toward buffer requirements shall be trees
Supplementation requirements for buffers using existing vegetation	<p>Where the Table II buffers are denuded or void of existing vegetation ("gaps") for ten (10) or more linear feet or the existing stand of trees have no branches or understory growth lower than six feet from the ground, supplementation is required in the form of evergreen trees and shrubs planted as follows:</p> <ol style="list-style-type: none"> <li>1. Placement can be a straight line staggered,</li> <li>2. Trees shall be seven feet on center or less</li> <li>3. Shrubs shall be three feet on center or less</li> </ol>	

3. The following additional requirements shall apply to the buffers provided for in Tables I and II:
- a. Existing vegetation used to satisfy buffer requirements shall comply with the minimum standards for trees and shrubs in Section 26-265.
  - b. The Planning Department shall determine the suitability of existing vegetation for buffers and the necessity for supplemental plantings as established in Section 26-264.
  - c. Prior to certificate of occupancy, all planted and preserved trees and shrubs shall be inspected to verify that the trees and shrubs are healthy and meet the minimum requirements set forth in this section.

(Ord. No. 12-08, § 3, 1-9-13; Ord. 15-01, § 3, 3-11-15)

ADJACENT LOCALITY PERMITTED  
USE MATRIX

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-1	CP	M-1	M-2	FRRD	
Tire recapping and storage (not junkyards)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	—	C	C	—
Tobacco store	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	P	P	P	—	—	—	—	P
Truck repair	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Truck stop/travel plaza	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Vehicle rentals—passenger vehicles only, including recreational vehicles	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	—	—	—	—	—
<b>INDUSTRIAL, MANUFACTURING, RESEARCH AND WHOLESALE:</b>																							
Animal food manufacturer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Automobile auction	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—
Automobile graveyard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Automobile storage lot including vehicle tow yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—
Cleaning and processing establishment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Container depot, shipping	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-I	CP	M-1	M-2	FRRD	
Custom manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	C	C	—	C	C	P	C	
Food processing establishment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Heavy equipment and industrial storage lots	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Indoor operations and storage, assembly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	—	
Indoor operations and storage, food products	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—	
Indoor operations and storage, manufacturing/processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—	
Indoor operations with outdoor storage, assembly	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Indoor operations with outdoor storage, food products	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Indoor operations with outdoor storage, manufacturing/processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Industrial park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-1	CP	M-1	M-2	FRRD	
Junkyards/salvage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Machine shop	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-
Motion picture and video production (NAICS 51211)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Outdoor operations and storage, assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Outdoor operations and storage, food products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Outdoor operations and storage, manufacturing/processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Research and development, laboratories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C
Research and development, offices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C
Truck terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	P	-
Warehouse and freight storage (indoor operations, storage and loading)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-1	CP	M-1	M-2	FRRD	
Warehouse and freight storage (indoor storage with outdoor loading docks)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	P	—	—
Warehouse and freight storage (outdoor storage or loading)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Warehousing and distribution, general	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
Warehousing, wholesale and distribution, limited	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
Wholesale sales, generally (indoor operations, storing and loading)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—
<b>AGRICULTURAL AND EXTRACTIVE USES:</b>																							
Agribusiness	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Animal feeding operation (excluding concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding operation)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Aquaculture	P	P	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-I	CP	M-1	M-2	FRRD	
Concentrated animal feeding operation (including concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dairy	C	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Farmers markets	—	P	C	C	—	—	—	—	—	—	—	—	—	C	C	C	C	—	—	—	—	—	C
Feedlots/livestock facilities	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forestry/silvicultural activity consistent with Code of Virginia § 10.1-1126.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
General agricultural uses, farming	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Licensed limited brewery	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Licensed limited distiller	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mini-farms (excluding concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding operation)	—	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-1	CP	M-1	M-2	FRRD	
Neighborhood gardens	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	P	P	—	—	—	—	—	—
Nursery, wholesale or commercial	—	P	C	C	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	P	P	—
Oil or gas drilling	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Production agriculture and silviculture (see Code of Virginia § 15.2-2288)	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quarry	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Sand or gravel extraction or processing	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Sawmills	C	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Surface mining (borrow pits)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Wetlands mitigation bank	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Winery or micro-brewery	—	C	—	—	—	—	—	—	—	—	—	—	—	—	P	C	C	—	—	—	C	P	C

**TELECOMMUNICATIONS FACILITIES:**

Satellite dish antennas for private residential use (less than 36 inches in diameter)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-I	CP	M-1	M-2	FRRD	
Small cell facilities (see Code of Virginia § 15.2-2316.3, § 15.2-2316.4, and § 15.2-2316.5)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications (co-location on existing tower or alternative tower structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunication towers (new construction or increase in height)	C	C	C	C	—	—	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	C	C
Television or radio transmission towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	—	C	C	C	C
Television, radio and film studios	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	P	C	C	P	C	P	P
Towers (50,000 volts or more)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transmitting facilities, not specifically enumerated	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>WASTE-RELATED:</b>																							
Aboveground storage tank	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—
Composting system, confined (vegetative waste or yard)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-1	CP	M-1	M-2	FRRD	
Construction/demolition/debris landfill	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Crematorium—Large and small animals	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Hazardous waste facility, hazardous waste landfill, industrial waste landfill, land treatment facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Incinerator	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Materials recovery facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Recycling center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—
Recycling plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Resource recovery system	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Sanitary landfill	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Sewage sludge unit	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Sewage treatment plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—
Solid waste management facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-1	CP	M-1	M-2	FRRD	
Transfer station, hazardous waste or solid waste	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>AVIATION OR SURFACE TRANSPORTATION PASSENGER TERMINAL:</b>																							
Airports and heliports (commercial use multi-purpose)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Bus/commuter stops/light rail stations	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bus/railroad depot/taxi stand	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Helipads and airstrips	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Helipads and airstrips (private non-commercial use only)	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
All other aviation or surface passenger terminals	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>SOLAR ENERGY</b>																							
Solar energy facilities	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>WIND ENERGY:</b>																							
Wind energy facilities—Large	—	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

TABLE 406-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

Specific Use Type	Zoning Districts																						
	C	A	RR	RE	RL	RLM	RM	RC	RU	RU-12	RU-18	RU-24	MUC-40	B-1	B-2	VC	CBD	O-	CP	M-1	M-2	FRRD	
Wind energy facilities—Small	—	P	P	P	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	P	P	P	—
Wind energy facilities—Utility Scale	—	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—