



County of King William, Virginia

**BOARD OF ZONING APPEALS MEETING  
OCTOBER 19, 2022 – 6:30 P.M.  
KING WILLIAM COUNTY ADMINISTRATION  
BUILDING KING WILLIAM, VIRGINIA  
A G E N D A**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes:**
  - a. June 1, 2022, meeting
- 5. Public Comment Period** – *One Opportunity of Three Minutes per Individual or Five Minutes per Group on Non-Public Hearing Matters*
- 6. Public Hearing**
  - a. Variance Request 03-2022
- 7. Old Business**
- 8. New Business**
- 9. Adjournment or Recess**

**4a.**

**June 1, 2022**

**Meeting Minutes**

**MINUTES  
KING WILLIAM COUNTY  
BOARD OF ZONING APPEALS  
REGULAR MEETING OF JUNE 1, 2022**

A regular meeting of the King William County, Virginia Board of Zoning Appeals was held on the 1<sup>ST</sup> day of June 2022, beginning at 6:30 p.m. via Zoom. The meeting was called to order with the following members:

**Agenda Item 1. CALL TO ORDER**

Chairman Shumaker called the meeting to order at 6:30 p.m.

**Agenda Item 2. ROLL CALL**

**The members were polled:**

Michael Nolan	Aye
Doris White	Absent
Amanda Walker	Aye
Benjamin Shumaker	Aye
Yvonne Broaddus	Aye

Also in Attendance:

Sherry Graham, Director of Planning  
Christina Grover, Zoning Administrator

**Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA**

Chairman, Shumaker requested a motion to approve the meeting agenda. Ms. Walker made a motion, seconded by Ms. Broaddus to adopt the agenda

**The vote was unanimous on this motion.**

**Agenda Item 4. REVIEW AND APPROVAL**

**a. Review and approval of the January 26, 2022, minutes**

Ms. Broaddus made a motion, seconded by Ms. Walker to approve the minutes from the January 26, 2022, meeting.

**The vote was unanimous on this motion.**

**b. Review and approval of the March 23, 2022, minutes**

Ms. Broaddus made a motion, seconded by Mr. Nolan to approve the minutes from the March 23, 2022, meeting.

**The vote was unanimous on this motion.**

**Agenda Item 5. PUBLIC COMMENT PERIOD**

Chairman Shumaker opened the Public Comment Period, but there being no one to speak, the Public Comment Period was closed.

**Agenda Item 6. PUBLIC HEARING**

**c. V-02-2022 Zachary Lewis**

Ms. Grover, Zoning Administrator, presented the details of the variance request for the construction of a 30' x 30' detached garage in the front yard. Ms. Grover stated that the proposed detached garage would be located 18.7 feet from the front property line; therefore, staff was recommending denial of the request. Mr. Lewis spoke to the members of the BZA and presented pictures of his property along with adjacent properties.

Chairman Shumaker opened the public comment period regarding this variance request.

Mr. Don Wagner spoke in opposition of the construction.

Ms. Bonnie Brenzie, 90 Etna Mills Road, spoke in favor of the variance request.

There being no further respondents, the public hearing was closed. After closing the comment period, Chairman Shumaker asked if there was a motion to approve or deny the variance request. Ms. Walker made a motion, seconded by Mr. Nolan to deny the request.

**Members were polled:**

Michael Nolan	Aye
Amanda Walker	Aye
Yvonne Broaddus	Aye
Chairman Shumaker	Aye

**The vote carried 4-0 to deny variance request 02-2022.**

**Agenda Item 7. COMPREHENSIVE PLAN UPDATE**

Ms. Graham gave an update on the Comprehensive Plan and informed the members that the Board of Supervisors approved the Comprehensive Plan on May 25, 2022.

**Agenda Item 8. ADJOURNMENT**

Ms. Walker made a motion to adjourn the meeting, seconded by Ms. Broaddus.

**The meeting adjourned at 7:38 p.m.**

---

**Benjamin Shumaker, Chairman**

---

**Yvonne Broaddus, Secretary**

**6a.**

**Public Hearing**

**Variance Request 03-2022**



King William  
County  
Est. 1702

Board of Supervisors

Department of Community Development

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

**TO:** Board of Zoning Appeals  
**FROM:** Sherry Graham, Director of Planning  
**SUBJECT:** Variance-03-2022  
**DATE:** October 19, 2022

### **Summary of Request For V-03-2022**

The applicant/owner, Wayne Castleberry, is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires the front setback in the A-C district to be a minimum of seventy-five feet from a secondary road and for accessory buildings which exceed 800 square feet to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 45' x 60' detached garage in the front yard approximately 208.5' from the front property line. The property is located at 338 Hazelwood Road, Tax Map Parcel 5A-1. The property is zoned A-C (Agricultural-Conservation) and consists of 5 acres.

### **Materials/Background**

The Variance packet includes the following:

Application  
Health Department Approval  
Plat  
Public Hearing Notice  
Public Notice – Adjacent Property Owners List  
Adjacent Property Owner Letters  
Notice – Property Owners  
Zoning Map  
GIS View  
Zoning District Map  
Ordinance  
Pictures

## **Ordinance Requirements**

Article VI, Section 86-110 of the Zoning Ordinance of King William County requires accessory buildings and structures greater than 50% of the main structure or more than 800 square feet to be located in the side or rear yard. Article VI, Section 86-110 of the Zoning Ordinance also requires a front setback in the A-C district to be a minimum of seventy-five feet from secondary roads.

## **Code of Virginia**

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

## **Additional findings:**

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The proposed detached garage would be located approximately 208.5 feet from the front property line and 15' from the side property line. The property owner had a pole barn at the same location, but it had deteriorated and had to be demolished.

2. The reduction will not be out of character in the development.

Staff Comment: The proposed detached garage will be in an area that is not visible to the adjacent neighbors. This will also be located in an area of the property that is flat and suitable for construction

## **Recommendations:**

The property has several steep slopes which makes it difficult for construction. The applicant is limited as to where he can place the proposed garage due to the topography of the land and the septic location. The Health Department also recommends that the structure be located a minimum of 50' from the well if the foundation will be termite treated and 10' for a non-treated or alternative treated foundation.

Due the limited area that the owner has to place the detached garage, staff recommends approval of this application along with the Health Department's required setbacks.



**VARIANCE APPLICATION**  
King William County  
Department of Community Development  
180 Horse Landing Rd. #4 King William, VA 23086  
Phone (804) 769-4980 Fax (804) 769-2235

1. Owner(s): Wayne Castleberry

Address: 338 Hazelwood Road; Aylett, Virginia

Phone Number:

Cell- 804-338-2322 ; Home - 804-994-5500

Email Address:

\_\_\_\_\_

2. Applicant (if different from owner): \_\_\_\_\_

Address:

\_\_\_\_\_

Phone Number:

\_\_\_\_\_

Email Address:

\_\_\_\_\_

3. Property Identification

Tax Map:

5A-1

Physical Address of Property:

338 Hazelwood Road; Aylett, VA

Deed Book or Instrument Number for title of property:

D.B. 320; Page 933

Zoning District:

Mangohick

Present Use of Property:

Single family dwelling

4. A variance is requested from the requirements of Article 86, Section 154,  
of the Zoning Ordinance for King William County, Virginia.

Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:

---

---

---

---

---

---

(a) Strict application of the ordinance will produce undue hardship relating to the property;

LAND FALL AWAY FROM HOUSE AND HOUSE AND PROPOSED BUILDING WILL BE ON THE ONLY FLAT PORTION OF PROPERTY. THE PROPOSED LOCATION OF THE BUILDING IS THE ONLY LEVEL SPOT ON PROPERTY

(b) The hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

THE ADJACENT LOTS DO NOT HAVE THE SAME LAY OF THE LAND AS MINE. THE OTHERS ARE MAINLY FLAT

(c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

NO. WILL NOT BE DETRIMENTAL TO NEIGHBORS. THE PROPERTY IS HEAVILY WOOD AND FROM ROAD HOUSE IS NOT VISIBLE

(d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

THERE IS AN DMNT THER HAS ACREADY BEEN CONSIDERED THAT I AM ASKING FOR A LARGER BUILDING

---

---

---

(e) The hardship seeking relief from is not self-inflicted by the owner.

NO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

\_\_\_\_\_  
Applicant

*E. W. C. [Signature]*  
Owner

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF King William : to wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of Aug.,  
20 20.

Betty B. Brooks  
Notary Public



8/31/2023  
My Commission Expires

King William County

Date: 08/29/2022 Time: 03:55 PM

Invoice Payment

Customer: 0-000651

Name: CASTLEBERRY EVERETT W

E CASTLEBERRY

Invoice: 22-04835

Permit No: 22-00393

Item 1 1,500.00

ZONING VARIANCE

-----  
1,500.00

Chk#: 1001 TRUIST

Batch Id: BR082922

Ref Num: 5931 Seq: 47 to 47

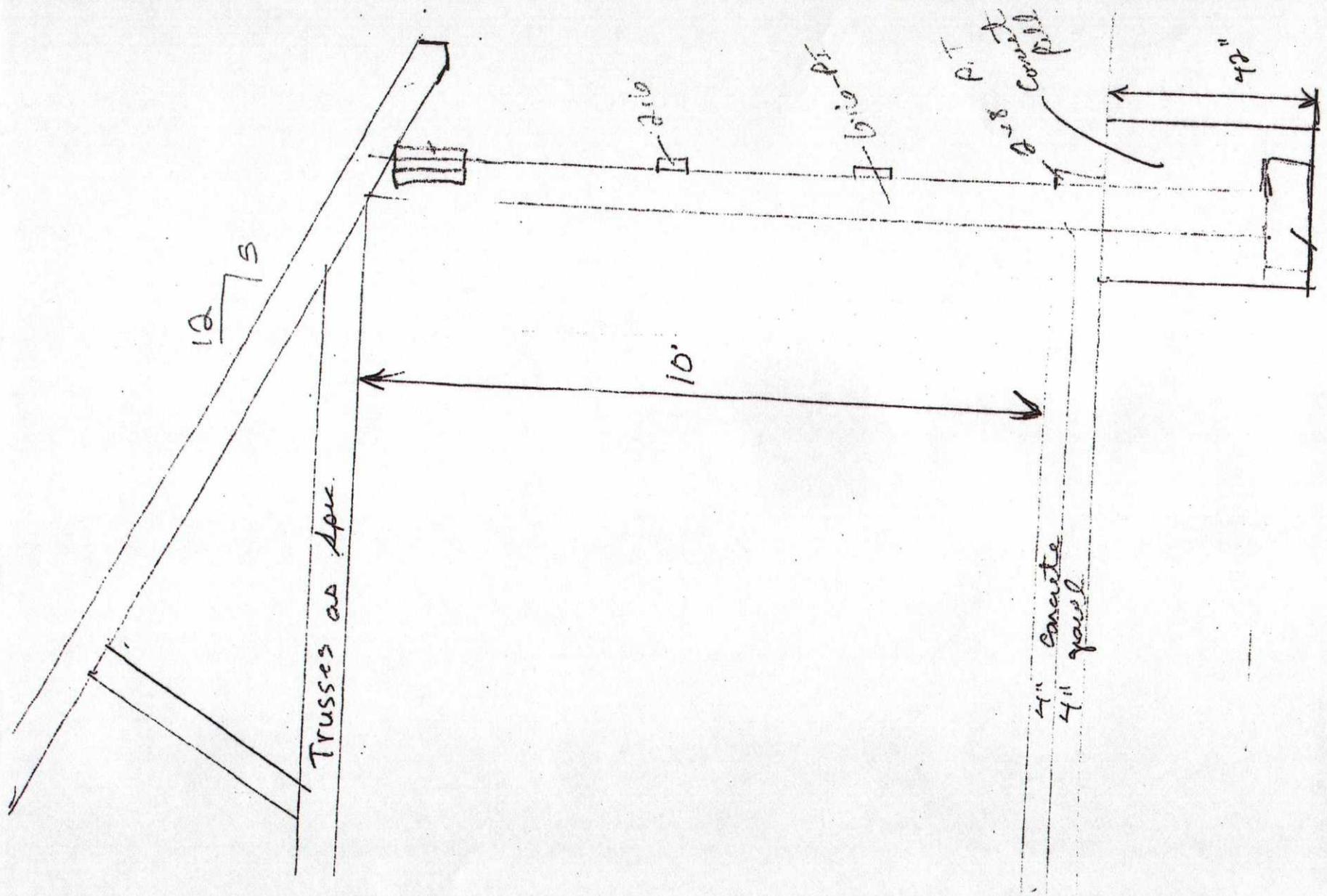
Cash Amount: 0.00

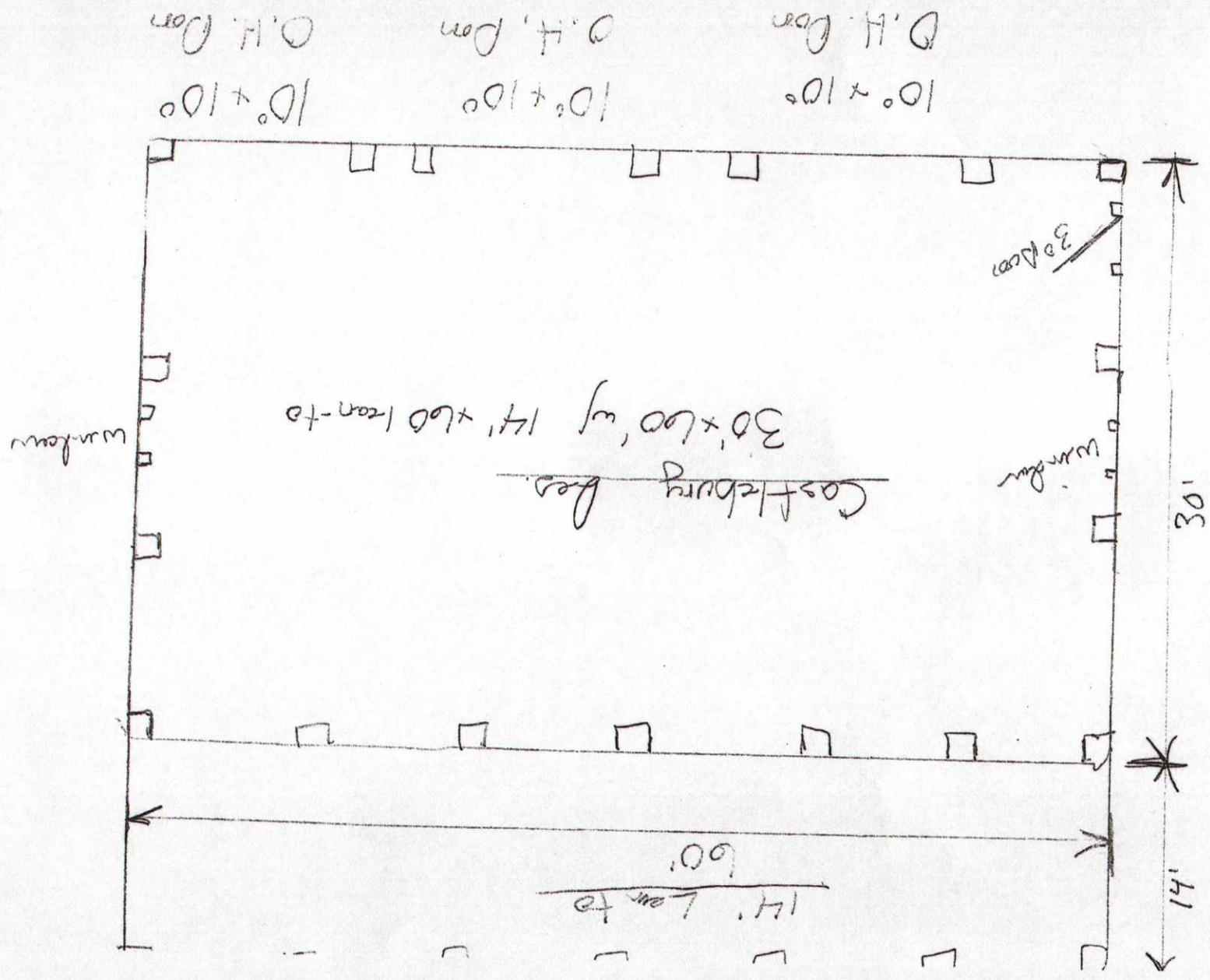
Check Amount: 1,500.00

Credit Amount: 0.00

-----  
Total: 1,500.00

Thank You for your payment!





10' x 10'  
D.H. Door

10' x 10'  
D.H. Door

10' x 10'  
D.H. Door

30' x 60' w/ 14' x 60' door-to

Castbury Res.

14' x 60'  
14' door-to

30'

14'

window

window

30' door

King William County Department of Planning and Zoning  
180 Horse Landing Road #4  
King William, VA 23086

August 29, 2022

Dear Sirs/Madams of the Board of Planning and Zoning,

I, Wayne Castleberry, want to thank you in advance for reviewing my request of a variance to build a 30' x 60' pole barn, in the front portion of my property. I previously had a shed building in the same location; however, I had to finally knock it down due to its deteriorating condition. I am on a five acre lot and have lived here for almost 32 years. I am off of a secondary road, and the pole barn will not be easily seen from the road, as there is a hill from the road, down to my home. The rest of my property is very hilly and will not allow for a pole barn, due to the topography of the land. The only flat part of my lot, other than where I am requesting a variance, contains my septic and my drain field, so that is not an option.

I understand as the ordinance now states, I cannot have a building more than 50% of the first floor square footage, of the main dwelling. This would only allow me to build an 1,100 s.f. pole building. I have four vehicles (2 are antiques), one off road motorcycle, a Jeep I am currently restoring, 2 riding lawn mowers, a welding machine, pressure washer, grill, smoker, chest freezer, large rolling tool box, floor jack, air compressor, chain saws, trimmers, a leaf blower, several ladders and work benches, a canoe, scaffolding, a log splitter and hoping to purchase a small tractor in the near future. I heat my home with wood, so I would also like to have wood stored in the building to keep out of the weather, and to be closer for me load and unload. I am retired and working on my vehicles and equipment is what I mainly do with my time. This building is something I have wanted and worked for since I moved to this county. I want to be able to have space to do this, without having to worry about weather, and a general unkept look of my property. I want everything to be kept nice, neat and in order. I don't want vehicles, equipment, wood, etc. just sitting in/on different areas on my property. Currently I have as much of my listed items, stored in my basement, which does not leave me this area for living, entertaining and recreation time with my family and friends.

Again, due to the topography of my lot, I would not be able to build this building anywhere else. I also realize this requested pole barn is closer to the well, than is usually permitted; however, because it is a metal building, there will be no harmful chemicals used as a pre-treat, as there are with traditional garages and outbuildings. A termite pre-treat is not necessary nor warranted.

I sincerely hope you will consider this request, as a taxpayer of our county; as well as, a man who would like to continue my retirement and enjoy my hobbies, without concern of weather, property looking unkept, and to have the ability to continue to heat my home without having to work so hard, at my age (and not getting any younger), to load and unload wood to and from my home.

Again, thank you for this consideration to allow me to build this pole barn at the location requested and the size requested.

Warm regards,

Wayne Castleberry

## Sherry Graham

---

**From:** Christina Grover  
**Sent:** Friday, September 30, 2022 2:32 PM  
**To:** Sherry Graham; Barbara Trimmer  
**Subject:** FW: External: Re: Tax map 5A-1 (608 Hazelwood Road) BZA Application response from Robert

---

**From:** Becker, Robert <[robert.becker@vdh.virginia.gov](mailto:robert.becker@vdh.virginia.gov)>  
**Sent:** Friday, September 30, 2022 11:34 AM  
**To:** Christina Grover <[cgrover@kingwilliamcounty.us](mailto:cgrover@kingwilliamcounty.us)>  
**Subject:** External: Re: Tax map 5A-1 (608 Hazelwood Road)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Christina,

The 1986 permit in our files for this parcel depicts the septic system located on the northeast side of the dwelling, away from the proposed construction. However, based on the plat you have attached, the proposed garage does appear to be very close to the existing well location. Our regulations call for a minimum 50' of separation to a termite treated foundation, or 10' for a non or alternative treated foundation. My recommendation would be that the garage location be required to comply with these setbacks. Please let me know if you have any other questions or if you'd like to request a SAP or Courtesy Review for this project.

Robert Becker, Environmental Health Specialist  
Virginia Department of Health, King William County  
P.O. Box 155  
King William, VA 23086  
804-769-4988, ext 4706  
[robert.becker@vdh.virginia.gov](mailto:robert.becker@vdh.virginia.gov)

On Fri, Sep 30, 2022 at 10:49 AM Christina Grover <[cgrover@kingwilliamcounty.us](mailto:cgrover@kingwilliamcounty.us)> wrote:

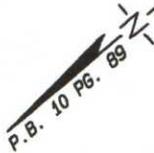
Good morning Robert,

We have a Board of Zoning Variance request for the above referenced parcel. The applicant is requesting a permit for a 60'x45' garage. The septic appeared to be in the front however the well appears to be very close to the structure. I am trying to confirm the type of structure with the applicant. They have stated metal but I have asked for some type of plans to verify that. Can you confirm that this doesn't interfere with the septic and what would be the Health Department's recommendation regarding the proximity to the well? Thank you so much sir. I will forward over the building information when I have that if you need it.

Christina T. Grover

OWNER: EVERETTE W. CASTLEBERRY

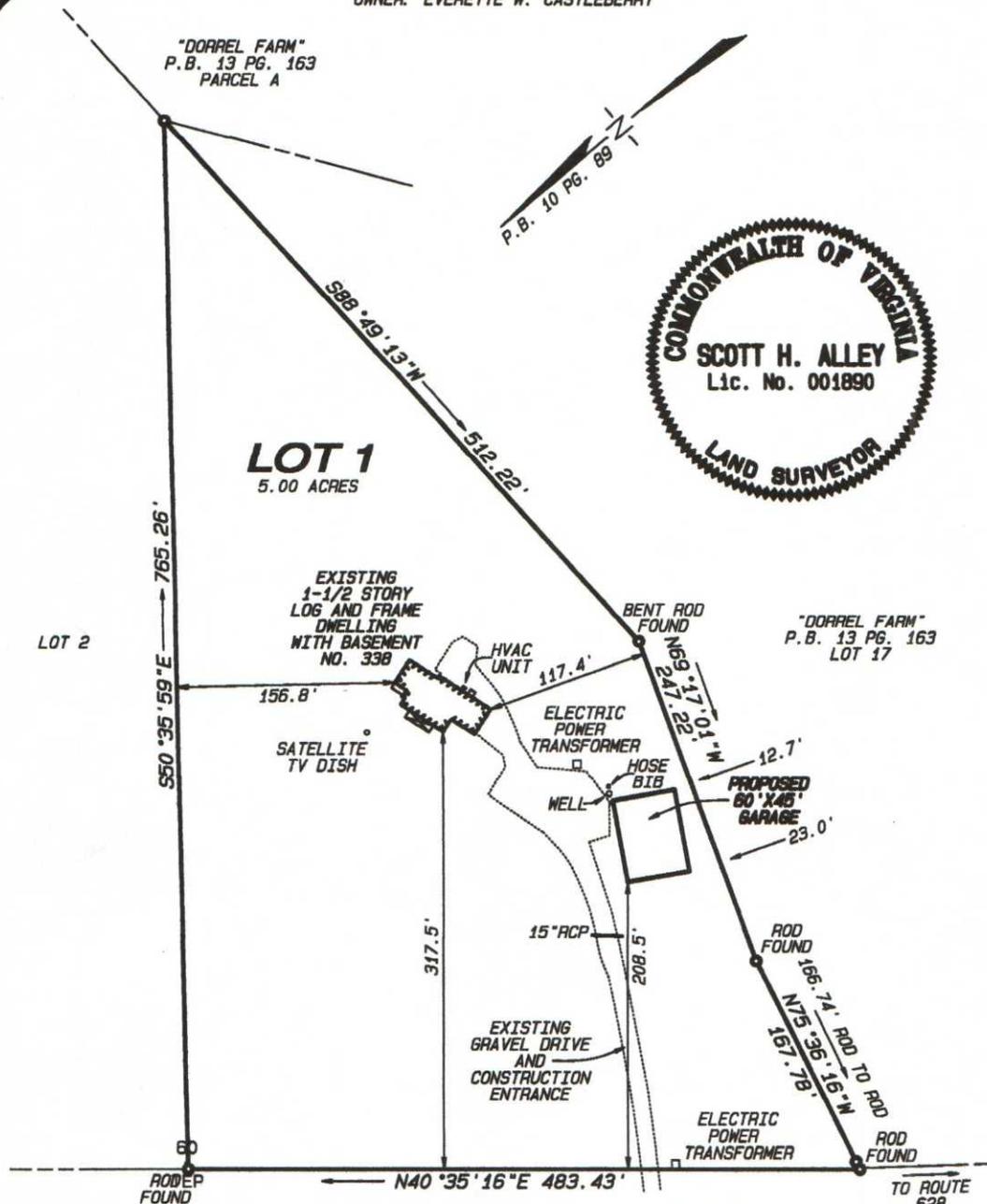
"DORREL FARM"  
P.B. 13 PG. 163  
PARCEL A



**LOT 1**  
5.00 ACRES

LOT 2

"DORREL FARM"  
P.B. 13 PG. 163  
LOT 17



**HAZELWOOD ROAD**  
STATE ROUTE NO. 608

**NOTES:**

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. IMPROVEMENTS LOCATED FROM MONUMENTS SHOWN.
3. EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN.
4. THERE ARE NO RPA FEATURES OR BUFFERS ASSOCIATED WITH THE PROPERTY.

**PLAT OF SURVEY SHOWING EXISTING IMPROVEMENTS AND A PROPOSED GARAGE ON PROPERTY KNOWN AS NO. 338 HAZELWOOD ROAD AND BEING LOT 1, HAZELWOOD FARMS MANGOHICK DISTRICT KING WILLIAM COUNTY, VIRGINIA**

NOTE: THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", AREA OUTSIDE A FLOOD HAZARD. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 510304 0075 D EFFECTIVE DATE: JULY 20, 2009

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

DATE: 06-19-2022  
PROJ. NO.: KW-605  
SCALE: 1"=100'

DEED REF: D.B. 320 PG. 933  
PARCEL NO.: 5A-1  
ZONING: AC



**ASA SURVEYING & MAPPING, INC.**

1491 OWENS MILL ROAD  
ST. STEPHENS CHURCH, VA. 23148  
PH: (804) 730-7185

**KING WILLIAM COUNTY  
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, October 19, 2022, at 6:30 p.m., or as soon thereafter as may be heard, via Zoom to receive public comment and consider approval on the following matters:

Variance V-03-2022 – Owner/Applicant, Wayne Castleberry

A request for a variance to construct a 45' x 60' detached garage in the front yard approximately 208.5 feet from the front property line on property located at 338 Hazelwood Road, Tax Map Number 5A-1 consisting of approximately 5 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Mangohick District.

All interested persons may present their views during the meeting via ZOOM. **Those attending via Zoom must preregister at [kingwilliamcounty.us](http://kingwilliamcounty.us) by noon on the day of the meeting.** If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4980 or email to [sgraham@kingwilliamcountv.us](mailto:sgraham@kingwilliamcountv.us).

By the authority of  
Sherry L. Graham  
Director of Planning

Please publish in the Tidewater Review on October 5<sup>th</sup> and October 12<sup>th</sup>, 2022.

**BZA CASE # V-03-22**  
**OWNER/APPLICANT: WAYNE CASTLERRY**  
**TAX MAP: 5A-1 / ZONING: A-C / ACREAGE: 5.00**

Ida M Trusch  
Kathering M Gilbert  
550 Hazelwood Road  
Aylett, VA 23009  
TM#: 5-1-A  
Zoning: A-C  
Acreage: 3.29

Lane Samuel McIntyre  
430 Hazelwood Road  
Aylett, VA 23009  
TM#: 5A-2  
Zoning: A-C  
Acreage: 5.09

Charles W. Coulter, Jr.  
449 Hazelwood Road  
Aylett, VA 23009  
TM#: 5-33  
Zoning: A-C  
Acreage: 8.0

Gene Barry Smith  
305 Hazelwood Road  
Aylett, VA 23009  
TM#: 5-34  
Zoning: A-C  
Acreage: 137.00



King William  
County  
Est. 1702

Board of Supervisors

Department of Community Development

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

October 5, 2022

**RE: Notice to adjacent property owners**  
**Request for Variance: V-03-2022**  
**Tax Map Parcel: 5A-1**  
**Owner/Applicant: Wayne Castleberry**

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on Wednesday, October 19, 2022, at 6:30 p.m., or as soon thereafter, in person and via ZOOM to receive public comment on the following matter:

The applicant/owner, Wayne Castleberry, is requesting a variance from Article VI, Section 86-110 of the Zoning Ordinance, which requires the front setback in the A-C district to be a minimum of seventy-five feet from a secondary road and for accessory buildings which exceed 800 square feet to be located in the side or rear yard. The applicant is requesting a variance in order to construct a 45' x 60' detached garage in the front yard approximately 208.5' from the front property line. The property is located at 338 Hazelwood Road, Tax Map Parcel 5A-1. The property is zoned A-C (Agricultural-Conservation) and consists of 5 acres.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views in person or via ZOOM at the above time and place. Those attending via Zoom must preregister at [kingwilliamcounty.us](http://kingwilliamcounty.us) by noon on the day of the meeting. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by fax to (804)769-2235, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needed assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us).

Sincerely,

Sherry L. Graham  
Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086  
804-769-4969 • Fax: 804-769-4964



King William  
County  
Est. 1702

Board of Supervisors

Department of Community Development

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

October 5, 2022

Mr. Wayne Castleberry  
338 Hazelwood Road  
Aylett, VA 23009

**RE: Request for Variance, V-03-2022, Tax Map Parcel 5A-1**

Dear Property Owner:

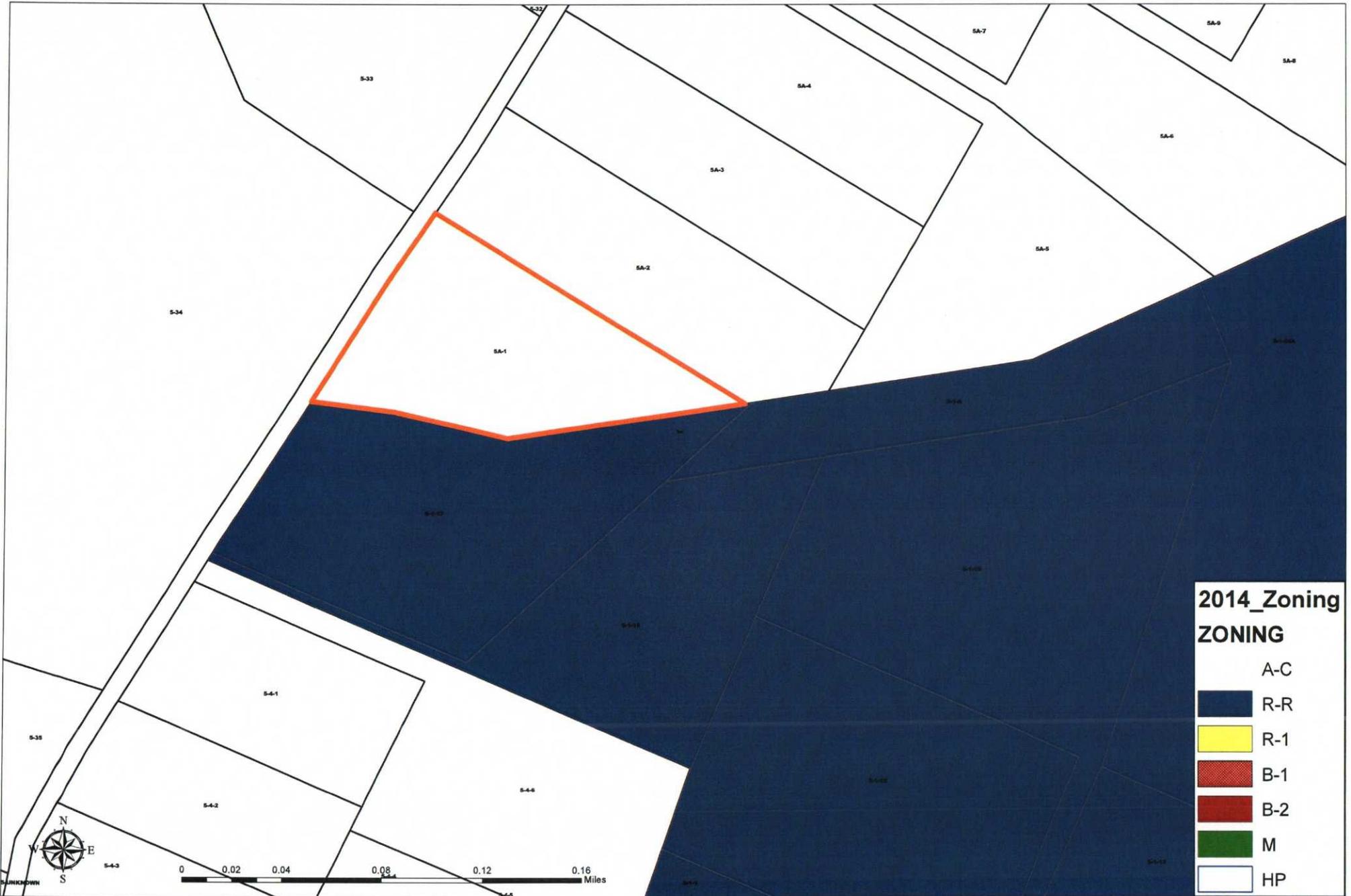
The Board of Zoning Appeals will hold a Public Hearing on Wednesday, October 19, 2022, at 6:30 p.m. to consider your request for a variance to construct a detached garage in the front yard of your property located at 338 Hazelwood Road.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham  
Director of Planning

CASE # V-03-22  
OWNER/APPLICANT: WAYNE CASTLEBERRY  
TAX MAP: 5A-1



This map was created for planning purposes only. September 20, 2022 B. Brooks

CASE # V-03-22  
OWNER/APPLICANT: WAYNE CASTLEBERRY  
TAX MAP: 5A-1



This map was created for planning purposes only. September 20, 2022 B. Brooks

# King William County Zoning District Map



## 2014\_Zoning

Town Of West Point

### ZONING

A-C (Agricultural-Conservation)

R-R (Rural Residential)

R-1 (Suburban Residential)

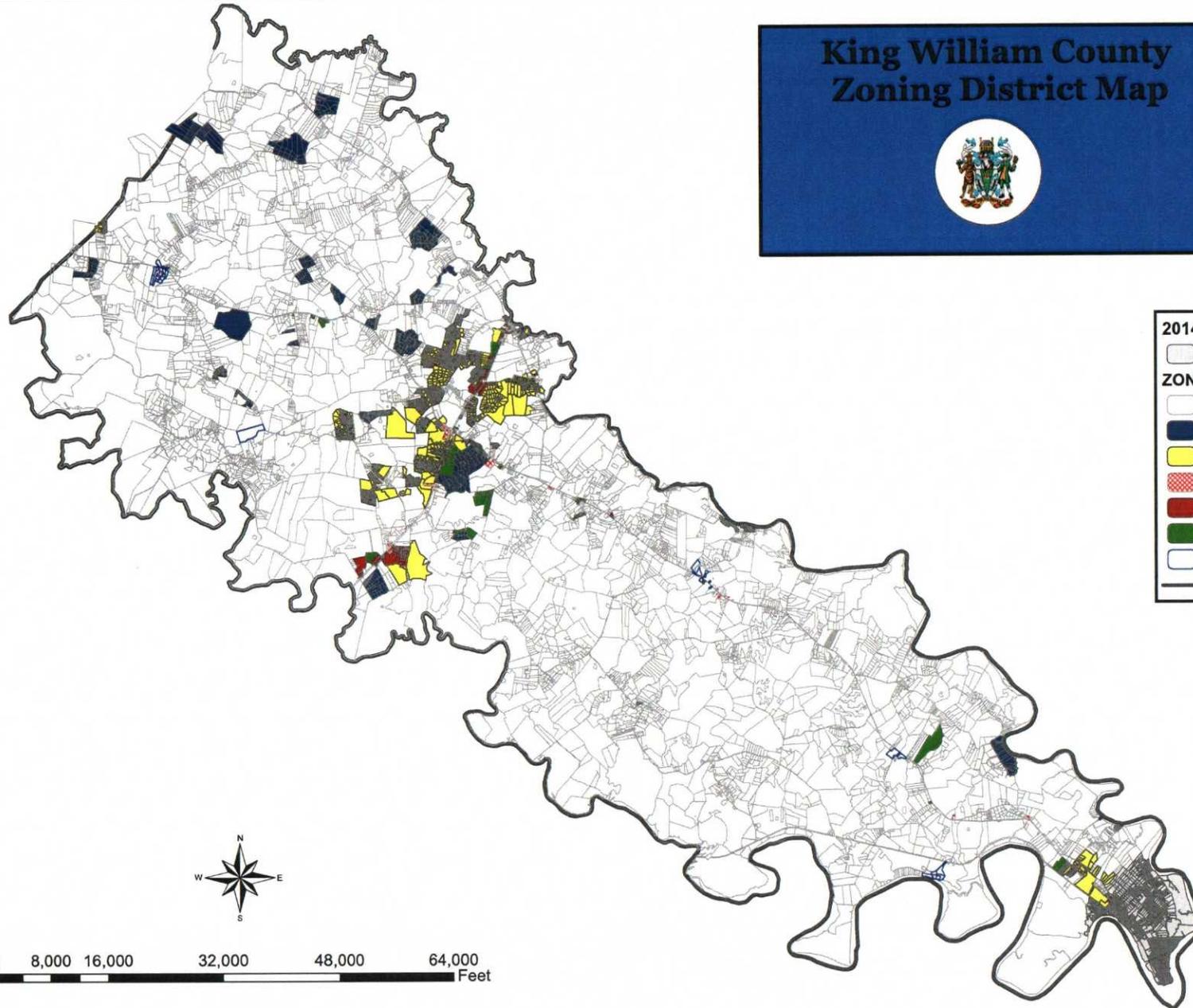
B-1 (Local Business)

B-2 (General Business District)

M (Industrial)

HP (Historic Preservation)

county



0 8,000 16,000 32,000 48,000 64,000 Feet

King William County Zoning and Subdivision Ordinance

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)						

King William County Zoning and Subdivision Ordinance

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
	500	300	150	100	100	100
Minimum Lot Frontage (in feet)						
Fronting Primary Road	400	200	200	100	100	100
Fronting Secondary Road	300	200	150	100	100	100
Fronting Subdivision Street	150	150	100	100	100	100
Minimum Setback (in feet)						
From Primary Road	100	75	75	75	75	75
From Secondary Road	75	50	40	50	50	50
From Subdivision Street	50	50	40	50	50	50
Minimum Yard (main building – in feet)						
Side	25	25	15	0 <sup>3</sup>	0 <sup>3</sup>	0 <sup>4</sup>
Rear	50	50	40	0 <sup>3</sup>	0 <sup>3</sup>	0 <sup>4</sup>
Minimum Yard (accessory buildings – in feet)						
Side	15 <sup>5</sup>	15	15	0 <sup>6</sup>	0 <sup>6</sup>	0 <sup>6</sup>
Rear	15 <sup>5</sup>	15	15	0 <sup>6</sup>	0 <sup>6</sup>	0 <sup>6</sup>
Maximum Height (in feet)						
	45 <sup>7</sup>	45	45	45	100 <sup>8</sup>	100 <sup>8</sup>

<sup>1</sup> The minimum lot area for a family subdivision shall be 3 acres.

<sup>2</sup>15,000 square feet (sf) for properties served by both public water and sewer;  
20,000 sf served by public water only or public sewer only;  
30,000 sf not served by public water or public sewer

<sup>3</sup>50 foot main building setback required from any residentially zoned parcel

<sup>4</sup>100 foot main building setback required from any residentially zoned parcel

<sup>5</sup>For non-agricultural accessory buildings only

<sup>6</sup>25 foot accessory building setback required from any residentially zoned parcel

<sup>7</sup>Agricultural structures may exceed 45 feet in height as long as they are exempt under the building code.

<sup>8</sup>No part of a building that is located within 200 horizontal feet of any R-R or R-1 residential zoning district may exceed 45 feet in height.

**Sec. 86-111. Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning district.**

Adjustments and special provisions to lot area and dimensional regulations in the A-C zoning districts are as follows:

Minimum Lot Size and Dimensions



