AGENDA
Board of Zoning Appeals
January 28, 2020
6:30 p.m.

1. Call to Order.

2. Approval of Minutes.
   - Meeting of April 23, 2019

3. Public Hearings.
   None

4. Old Business.
   None

5. New Business.
   - Annual Report
   - 2019 Text Amendments Update:
     1. Case Number 19-01-Z01: Zoning Ordinance Text Amendment to Section 1.9
        Definition of Terms, Section 2.9.3 and Section 2.10.3 Commercial uses permitted
        by Special Exception and Section 2.12.2 Industrial Uses by Right to include Data
        Centers. Amendment to add Section 4.17 Data Centers.
     2. Case Number 19-06-Z02: Amendment to the King George County
        Zoning Ordinance to allow the keeping of chickens in the One-Family Dwelling
        District, R-1 and General Dwelling District, R-2. Amendment to Sections 1.9,
        2.6.2 and 2.7.2, and Article 4.
   - 2019 Comprehensive Plan Update
   - Election of Officers
   - Review of By-Laws and Establishment of Meeting Date
   - Standards of Conduct

6. Other Business.
   - 2020 Disclosure of Real Estate Holdings Filings
   - Upcoming Certified Board of Zoning Appeals Training

7. Adjournment.
The regular meeting of the King George County Board of Zoning Appeals (BZA) was called to order at 6:30 PM by Chairman, Dr. Robert V. Gates in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George County Virginia 22485.

**Staff Present:**
Heather Hall, Zoning Administrator
Louis Pancotti, Planner
Jaci Fish, Recording Secretary

**Members Present:**
Chairman, Dr. Robert V. Gates
Jason Greenwood
Caroline Mack
Steve Tarrell

**Members Absent:**
Vice Chairman, Harold Anderson
Penny Smith

**Quorum:**
Chairman, Dr. Gates called the meeting to order at 6:30 PM and noted there was a quorum.

**Approval of Minutes:**
Approval of King George County (KGC) Board of Zoning Appeals (BZA) meeting minutes included: February 27, 2018.

Corrections: Ms. Mack would like the English honorific of her name to be consistently changed to Ms. instead of Mrs. throughout the February 27, 2018 (and future) BZA meeting minutes.

There being no further revisions, Chairman, Dr. Gates called for a motion. A motion from Mr. Tarrell to approve the February 27, 2018 meeting minutes with revisions was made, seconded by Ms. Mack, and carried by a vote of 4-0-0. Each member voting as follows: Chairman, Dr. Gates, Aye; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Aye.

**Public Hearing:** No new public hearings.

**Old Business:** No old business.
New Business:

a. Annual Report
   - BZA Board members reviewed the BZA 2018 Annual Report, including but not limited to: Term of Office, Variance Requests, Appeals to Zoning Administrators Determinations, and Membership.
   - Chairman, Dr. Gates stated Mr. Greenwood’s name was missing from the BZA 2018 Annual Report cover page and would like this to be amended.
     - Mrs. Hall, Zoning Administrator/Senior Planner, with King George County Department of Community Development (KGCDCD) will make the revision.

There being no further revisions to the BZA 2018 Annual Report, Chairman, Dr. Gates called for a motion. A motion from Mr. Greenwood to approve the BZA 2018 Annual Report with amendment was made, seconded by Ms. Mack, and carried by a unanimous vote of 4-0-0. Each member voting as follows: Chairman, Dr. Gates, Aye; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Aye.

b. 2018 Text amendments Update:
   - **Article 5 Developer of Notification Requirements**
     - Mrs. Hall stated King George County Board of Supervisors (KGCBOS) received reports from KG citizens that citizens were unaware of what was occurring near or abutting to their property; therefore, KGCDCD adopted Article 5 Developer of Notification Requirements (including but not limited to):
       - Section 5.9 Developer Notification Requirements. 5.9.1 Developer Notification Requirements. Any application for development which requires review and/or approval from the Planning Commission and/or Board of Supervisors and/or Board of Zoning Appeals must provide documentation of the following notification requirements:
         1. Notification. Notification of the proposed project and location must be mailed to all adjacent property owners by certified mail, no less than 20 days prior to placement on the Planning Commission, Board of Zoning Appeals or Board of Supervisors agenda. An affidavit shall be provided to the Department of Community Development certifying the mailings to adjoining property owners.
         2. Signage. Signage notifying the public of the public hearing must be posted onsite of the proposed project no less than fifteen (15) days prior to the public hearing.
   - **Article 14 Mixed Use Development District**
     - Mrs. Hall stated Article 14 Mixed Use Development District (MUDD) was adopted.
       - Mrs. Hall stated MUDD is a new zoning classification.
       - Currently, no KGC property is zoned as MUDD.
c. Standards of Conduct

- Mrs. Hall stated the proposed 2019 Standards of Conduct (SOC) is a directive from KGCBOS.
  - Mrs. Hall stated the Standards of Conduct are the proposed 2019 standards for all KGC Board members to adopt with approval and sign, i.e. Wetlands Board, KGCP, KGCBOS, etc...
- After reviewing the proposed 2019 Standards of Conduct, it was the consensus of the BZA that the Board members would like to remove numbers 6, 9, and 10 from the 2019 SOC.
  - Number 6: Offer criticism of colleagues or county employees only in private meetings with appropriate individuals or in closed sessions.
  - Number 9: To emphasize planning, policy making and public relations rather than becoming involved in the day to day management of departments or County administration.
  - Number 10: To set clear goals for the County Administrator and/or departments and agency heads and to provide financial resources to help ensure the community is aware of these goals.

There being no further revisions to the 2019 SOC, Chairman, Dr. Gates called for a motion. A motion from Ms. Mack was made to adopt the 2019 Standards of Conduct with exclusion of Numbers 6, 9, and 10, seconded by Mr. Greenwood, and carried by a unanimous vote of 4-0-0. Each member voting as follows: Chairman, Dr. Gates, Aye; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Aye.

- Mrs. Hall stated she will remove numbers 6, 9, and 10 from the 2019 SOC. Mrs. Hall will send a revised 2019 SOC to BZA Chairman, Dr. Gates for his review and signature.

d. Upcoming Certified Board of Zoning Appeals Training

- Mrs. Hall stated the Board of Zoning Training will be held in Richmond, VA at Virginia Commonwealth University and will be instructed by Dr. Mike Chandler, Education Director.
  - Mrs. Hall stated BZA Board members may select a training program based on Board members schedule and availability.

Other Business:

a. Election of Officers

- Chairman, Dr. Gates called for nomination(s) for a new BZA Chairman from the Board members respectively.
  - Ms. Mack nominated Chairman, Dr. Gates respectively. Mr. Greenwood seconded the nomination.

Chairman, Dr. Gates called for a motion. A motion from Ms. Mack was made to elect Chairman, Dr. Gates as the BZA Chairman, seconded by Mr. Greenwood, and carried by a vote of 3-0-1. Each member voting as follows: Chairman, Dr. Gates, Abstain; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Aye.

The King George County Board of Zoning Appeals Meeting Minutes
April 23, 2019

Page 3
Chairman, Dr. Gates called for nomination(s) for a new BZA Vice Chairman from the Board members respectively.

- Mr. Greenwood nominated Mr. Tarrell respectively. Ms. Mack seconded the nomination.

Chairman, Dr. Gates called for a motion to elect Mr. Tarrell as the new BZA Vice Chairman. A motion from Mr. Greenwood was made, seconded by Ms. Mack, and carried by a vote of 3-0-1. Each member voting as follows: Chairman, Dr. Gates, Aye; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Abstain.

b. Review of By-Laws

- The BZA Board members reviewed the annual BZA Bylaws.
- Chairman, Dr. Gates stated the meeting date listed in the BZA Bylaws should be listed as the fourth Tuesday of each month at 6:30 PM.
  - Mrs. Hall stated she will make the amendment.

There being no further revisions to the current BZA Bylaws, Chairman, Dr. Gates called for a motion. A motion from Ms. Mack to approve the BZA Bylaws as amended was made, seconded by Mr. Tarrell, and carried by a unanimous vote of 4-0-0. Each member voting as follows: Chairman, Dr. Gates, Aye; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Aye.

c. Establish regular meeting date as fourth Tuesday of each month at 6:30 PM.

- It was the consensus of the BZA that the regular meeting of the BZA will be held on the fourth Tuesday of each month at 6:30 PM.

d. Mrs. Hall introduced the new KGC city planner, Mr. Louis Pancotti. Mr. Pancotti will be the facilitator for future BZA meetings.

e. Mrs. Hall Zoning Administrator, with KGCD stated there will be a potential public hearing at the next scheduled BZA meeting (May or June 2019) that will include an appeal against Mrs. Hall’s decision that a winery is agriculturally exempt, however, weddings (on winery property) require an events venue by special exception.

Adjournment:

Having completed their agenda, Chairman, Dr. Gates called for a motion to adjourn. Ms. Mack motioned to adjourn, seconded by Mr. Greenwood and carried by a unanimous vote of 4-0-0. Each member voting as follows: Chairman, Dr. Gates, Aye; Mr. Greenwood, Aye; Ms. Mack, Aye, and Mr. Tarrell, Aye. The King George Board of Zoning Appeals adjourned their meeting at 06:53 PM.
KING GEORGE COUNTY
BOARD OF ZONING APPEALS

Meeting Date: January 20, 2020
Item Number: ___

Subject: Board of Zoning Appeals 2019 Annual Report.

Action Requested: Forward to the King George County Board of Supervisors.

Summary of Information: Attached is the Calendar Year 2019, Annual Report of the King George County Board of Zoning Appeals.

Legal Review | Complete | X N/A
Attachments | X Yes | ___ No
KING GEORGE COUNTY BOARD OF ZONING APPEALS
2019 Annual Report

Presented to the King George County
Board of Supervisors

February 4, 2020

Board Members

Dr. Robert V. Gates, Chairman
Steve Tarrell, Vice-Chairman
Harold Anderson
Jason Greenwood
Caroline Mack
Penny Smith
ANNUAL REPORT

The King George County Board of Zoning Appeals (BZA) is pleased to provide the King George County Board of Supervisors with the following Annual Report.

2019 BZA Members. Dr. Robert V. Gates, Chairman, Steve Tarrell, Vice-Chairman, Harold Anderson, Caroline Mack, Jason Greenwood and Penny Smith

Variance Requests

None

Appeals to Zoning Administrators Determinations:

None

Membership:

All members of the Board of Zoning Appeals are as follows:

<table>
<thead>
<tr>
<th>Member</th>
<th>Term Expires</th>
<th>District</th>
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<td>Harold Anderson</td>
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<td>Steve Tarrell</td>
<td>1/31/2023</td>
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<td>Caroline Mack</td>
<td>6/30/2022</td>
<td>James Monroe</td>
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<td>Jason Greenwood</td>
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<td>Penny Smith</td>
<td>12/31/2020</td>
<td>James Madison</td>
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Subject: Text Amendments in 2019

Action: The Department of Community Development recommends that the King George County Board of Zoning Appeals take the following action:

- None

Summary of Information: The King George County Board of Supervisors have adopted the following Zoning Text amendments in 2019:

1. **Case Number 19-01-Z01**: Zoning Ordinance Text Amendment to Section 1.9 Definition of Terms, Section 2.9.3 and Section 2.10.3 Commercial uses permitted by Special Exception and Section 2.12.2 Industrial Uses by Right to include Data Centers. Amendment to add Section 4.17 Data Centers.

2. **Case Number 19-06-Z02**: Amendment to the King George County Zoning Ordinance to allow the keeping of chickens in the One-Family Dwelling District, R-1 and General Dwelling District, R-2. Amendment to Sections 1.9, 2.6.2 and 2.7.2, and Article 4.

Please use the attachments to update your copy of the King George County Zoning Ordinance.

Legal Review: Complete X N/A

Attachments: Yes X No
ZONING ORDINANCE AMENDMENTS SUMMARY

84-01-T3: Planned unit development (section was deleted from ordinance).
84-03-T4: Special exception regulation for land application of Class "A" Sludge (Ordinance of 5-7-84).
84-12-T5: Delete all sections allowing mobile homes outside mobile home parks (Ordinance of 1-8-85).

Article 2, Section 3.2.5
Article 2, Section 3.2.6
Article 2, Section 3.3.14
Article 2, Section 4.3.3
Article 3, Section 3.5.2

85-05-T6: Establishment of mobile home park (Ordinance of 1-11-85)
87-05-T1: Allow more than one main dwelling on a lot by special exception (Ordinance of 6-9-87).
88-10-T2: Allow sludge storage facilities only by special exception in the A-1 and A-2 zoning districts (Ordinance of 2-16-89).
89-01-T1: Regulations for construction of a road within a R.V. Park/Campground (Ordinance of 4-20-89).
89-09-T3: Procedures for special exception (Ordinance of 12-21-89).
89-10-T4: Established the resort community zoning district (Ordinance of 5-24-90).
90-06-T2: Established Zoning Administrator, Article 5, Section 5.1 (Ordinance of 7-17-90).
90-06-T3: Establishment of conditions at the time of rezoning, Article 5, Section 5.3.7 (Ordinance of 9-18-90).
90-10-T5: Floodplain regulations (Ordinance of 12-4-90).
90-10-T6: Allow community recreational facility in A-2 zoning district (Ordinance of 11-10-88).
91-02-T1: Lot area and width requirements, Article 2, Section 2.8.4.1 (Ordinance of 10-11-92).
91-04-T2: Allow exploratory drilling for oil and/or natural gas in the A-1 and A-2 zoning district by special exception (Ordinance of 6-18-92).
91-04-T3: Lot area and width requirements, Article 2, Section 2.8.4.1 (Ordinance of 10-11-92).
91-10-T04: Allow Bed and Breakfast and Bed and Breakfast Inn in the A-1, A-2 districts by special exception (Ordinance of 3-17-92).
92-05-T01: Allow single-wide mobile for reason of hardship in the A-3 zoning district (Ordinance of 6-12-92).
92-11-T02: Allow single-family dwellings constructed prior to 1987 as a use-by-right in the C-1 and C-2 zoning districts, Article 2, Section 2.9, 2.10 (Ordinance of 12-15-92).
93-01-T01: Allow storage buildings in the A-1 and A-2 districts (Ordinance of 2-16-93).
93-01-T03: Delete Article 4, Section 4.6.2, Storage facilities, from the Ordinance (Ordinance of 10-5-93).
94-03-T01: Amend definition of Silviculture in the County's Chesapeake Bay Overlay Zoning District Ordinance (Ordinance of 5-3-94).
94-03-T01: Amend Section 8.13.E.(1)d to specify that only a Class IIIB Surveyor can provide certification for stormwater management structures (Ordinance of 5-3-94).
94-06-T02: Amend Section 1.9, Definition of terms; Section 2.9, C-1 Retail trade commercial district regulations, C-2 General trade district regulations; To delete Section 2.11, Industrial district regulations; and, add Section 2.11, I-1, Industrial Ltg district regulations and add Section 2.12 1, Industrial district regulations (Ordinance of 1-3-95).
95-04-T03: Amend Article 7, Site Plan Regulations, to provide the Planning Commission with the authority to approve site plans (Ordinance of 5-2-95).
96-09-T07 Amend Article 5, Chesapeake Bay Preservation Area Overlay District to delete Section 8.3.D (Ordinance of 12-3-96).
96-07-T05 Amend Section 5.1, Violations (Ordinance of 1-21-97).
96-10-T08 Amend Section 1.9.3, Definition of Private School and add to Section 2.3.3.9A. Private School (Ordinance of 1-21-97).
96-06-T02 Amend Section 1.9.3, Delete Definition for Multi-family, Elderly and Section 2.8.2 delete the use Multi-family, Elderly, and amend Section 2.8.4 to provide minimum area and yard regulations for townhouses (Ordinance of 3-18-97)
96-01-T01 Amend Sections 1.7, Definitions, and add Section 3.14 Restricted Keeping of Inoperative Vehicles (Ordinance of 4-15-97).
98-01-T01 Amend Sections 3.12 and 7.3.c to require a 22 foot wide travel lane between parking isles (Ordinance of 4-21-98).
98-03-T02 Amend Section 1.10.1 to allow non-conforming lots to be made less non-conforming through boundary adjustments (Ordinance of 5-19-98).
98-05-T03 Amendments to allow a shared well (two connections) by right and to allow waste water treatment plant in commercial and industrial districts by special exception (Ordinance of 8-18-98/adopted on 9-1-98).
98-08-T04 Amendment to repeal and readopt Section 3.12 Parking Requirements and to add a definition for Dustless Surface (Ordinance of 11-17-98).
98-08-T05 Amendment to Section 7.7.11 Validity of Site Plans from 1 year to 5 years per amendment to the Code of Virginia (Ordinance of 9-15-98).
99-02-T01 Amendment to repeal and readopt Section 3.11, Sign Regulations (Ordinance of 7-20-99).
ZONING AMENDMENTS SUMMARY

99-12-T02 Amendment to create Section 4.12, Telecommunication Facilities (Ordinance of 3-21-00).
00-05-T01 Amendment to create Article 10, Highway Overlay Corridor District (Ordinance of 6-28-01).
01-03-T01 Amendment to Section 4.12 (Ordinance of 4-17-01).
01-06-T02 Amendment to A-1, A-2, A-3 - Setback Requirements (Ordinance of 9-21-01).
01-08-T03 Amendment to Article 10, (Ordinance of 8-21-01).
01-12-T04 Amendment to Article 2, Article 3, Outdoor, Recreational Facility (commercial) (Ordinance of 3-19-02).
02-01-T01 Amendment to Article 1, Article 2, Article 7 (Ordinance of 3-19-02).
02-03-T02 Amendment to Article 1, Article 2. (Ordinance of 5-21-02).
02-09-T03 Amendment to Article 1, Section 1.10.1 (Ordinance of 10-15-02).
02-10-T04 Amendment to create Article 11, Residential Cluster Provisions (Ordinance of 12-17-02).
02-11-T05 Amendments to Setbacks in Residential Zoning Districts (Ordinance of 2-18-03).
02-11-T06 Amendment to Article 8, Chesapeake Bay Preservation Area Overlay Zoning District (Ordinance of 2-18-03).
03-04-T01 Amendment to Article 5, Administration and Enforcement (Ordinance of 6-17-03).
04-05-T01 Amendment to Article 8, Chesapeake Bay Preservation Area Overlay Zoning District (Ordinance of 8-3-04).
05-01-T01 Amendment to Section 1.9.1, Definitions and Article 2 adding use Recreation Facility, Community to Zoning Districts: A-1; A-2; A-3; R-1; R-2; R-3 (Ordinance 3-15-05).
05-02-T02 Amendment to Section 5.6.4.5 (Ordinance of 4-19-05).
05-02-T03 Amendment to Sections 2.11 and 2.12 and Article 7, Site Plan Regulations (Ordinance 4-19-05).
06-07-T02 Amendment to Section 1.9.3, Specific Definitions, Retail Sales (Ordinance 8-15-06).
06-10-T03 Amendment to Section 12, Sexually Oriented Businesses (Ordinance of 2-20-07).
06-12-T04 Amendment to Section 11.6.A, Cluster Option Table (Ordinance 3-6-07).
07-01-T01 Amendment to Section 1.9.1, Definitions (Ordinance of 4-17-07).
07-05-T02 Amendment to Section 11.2, Residential Cluster Provisions (Ordinance of 7-17-07).
07-08-T03 Amendments to the Zoning Ordinance Text (Ordinance of 2-19-2008).
08-08-T01 Amendments to Zoning Ordinance Text (Ordinance of 11-18-2008).
08-08-T02 Amendments to Article 9, Floodplain Management Overlay Zoning District (Ordinance of 2-18-2010).
10-07-T01 Amendment to Section 1.9.3, Specific Definitions, and 4.13, Outdoor Wood Furnace (Ordinance of 11-16-2010).
10-11-T02 Amendments to Article 8, Chesapeake Bay Preservation Area Overlay Zoning District (Ordinance of 4-5-2011).
11-02-T01 Amendments to Section 3.11, Sign Regulations (Ordinance of 6-7-2011).
12-12-T01 Amendment to Section 1.9.1, Definitions, & Sections 2.4.4. (A-2) and 2.5.4, (A-3) regarding keeping of horses in Major Subdivisions (Ordinance of 5-21-2015).
14-05-T01 Article 13, Stormwater Management (Ordinance of 7-1-2014).
14-08-T01 Amendments to Article 2.3.3 Additional Uses permitted only by Special Exception to include Telecommunication Facility in A-1 and to add to Section 4.12, Telecommunication Facilities to include 4.12.13, Excluded Uses.
14-08-T02 Amendments to Article 9 Flood Plain Management Overlay Districts (Ordinance of 2-18-2015).
15-11-T03 Amendments to Article 8 Chesapeake Bay Preservation Area Overlay District (Ordinance of 1-19-2016).
16-04-Z01 Amendment to Section 2.9.2, Uses permitted by right within the Retail Commercial (C-1) Zoning District to allow Churches and/or other places of worship as a use by right within. Amendment allows churches and/or other places of worship within the C-1, C-2, and I-1 Zoning Districts (Ordinance of 6-14-2016).
15-04-Z02 Zoning Ordinance Text Amendment to Section 4.11, Exploratory drilling for oil and/or natural gas, effective date (Ordinance of 8-16-2016).
16-07-Z01 Zoning Ordinance Text Amendment to define and create conditions for the use “Event Venue”.
16-07-Z01 Zoning Ordinance Text Amendment to define and create conditions for the Keeping of Bees in the One family dwelling district (R-1) and General dwelling district (R-2).
16-10-Z03 Zoning Ordinance Text Amendment to define “Solar Farm”, Allow Solar Farm as a use permitted by right within the Industrial Zoning District (Section 2.12.2 Uses Permitted by Right) and Section 4.16 Solar Farm supplementary conditions.
16-10-T05 Zoning Ordinance Text Amendment to define “Crematory” and “Funeral Home”.
17-01-T01 Zoning Ordinance Text Amendment to Article 3, General Requirements, Section 3.12 Off-Street Parking, Section Lighting of Parking Areas; Article 4, Supplementary Requirements, Section 4.11 Drilling for Oil and/or Natural Gas, Section 4.11.3 & 4.0 Lighting Standards; and Article 10, Highway Overlay Corridor Overlay District, Section 10.4, Development Standards, Section 10.4.4, Lighting to require all lighting fixtures be dark sky compliant.
17-03-Z02 Zoning Ordinance Text Amendment to allow Solar Farms within the General Agricultural Zoning District (A-1) and the Rural Agriculture Zoning District (A-2) by Special Exemption Permit.
17-04-Z03 Zoning Ordinance Text Amendment to Section 4.16.3 to modify interior property line setback requirements, require proof of utility company approval of grid tied systems and require landscape plans for solar farms.
18-01-Z01 Zoning Ordinance Text Amendment to Article 5, Administration and Enforcement, to add Section 5.9, Developer Notification Requirements.
18-02-Z02 Zoning Ordinance Text Amendment to add Article 14, Mixed Use Development District.
ZONING AMENDMENTS SUMMARY

19-01-Z01 Zoning Ordinance Text Amendment to Section 1.9 Definition of Terms, Section 2.9.3 and Section 2.10.3 Commercial uses permitted by Special Exception and Section 2.12.2 Industrial Uses by Right to include Data Centers. Amendment to add Section 4.17 Data Centers.

19-06-Z02 Zoning Ordinance Text Amendment to allow the keeping of chickens in the One-Family Dwelling District, R-1 and General Dwelling District, R-2. Amendment to Sections 1.9, 2.6.2 and 2.7.2, and Article 4.
ARTICLE 1
GENERAL PROVISIONS

Section 1.1. Ordinance Established.

An ordinance to establish comprehensive zoning regulations for the County of King George by setting forth general provisions and other provisions which divide the area of the County into districts; establish district boundaries on a Zoning District Map; specify regulations for each district and set forth procedures for administering, interpreting and amending the regulations hereby established.

Section 1.2. Enactment.

WHEREAS, it is the desire of the Board of Supervisors of King George County to carry out the general purpose and objectives of Title 15.2, Chapter 22, Article 7, of the Code of Virginia 1950 (Code of Virginia, § 15.2-2280 et seq.); and pursuant thereto said Board on, March 21, 2006, adopted a Comprehensive Plan for the physical development of the territory within its jurisdiction;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of King George County that the following Ordinance be enacted.

Section 1.3. Title.

This Ordinance shall be known and cited as the "Zoning Ordinance of King George County, Virginia."

Section 1.4. Left Blank Intentionally

Section 1.5. Purpose of regulations.

This Ordinance shall be for the general purpose of promoting health, safety or general welfare of the public and of further accomplishing the objectives of Code of Virginia §§ 15.2-220 and 15.2-2283.

For the purpose of this Ordinance, permitted uses are listed for the various districts. Unless the contrary is clear from the context of the lists or other regulations of this Ordinance, uses not specifically listed are prohibited.

Section 1.6. Official zoning map.

King George County is hereby divided into districts, as indicated on a set of sheets entitled "Zoning Map of King George County, Virginia" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

The zoning map shall be identified by the signature or the attested signature of the Chairman of the Board of Supervisors, together with the date of adoption of this Ordinance.

Regardless of the existence of purported copies of the official zoning map, which may from time to time be made or published, the official zoning map, which shall be located in the office of the Clerk of Circuit Court, shall be the final authority as to the current zoning status of land and water areas, buildings and other structures in the County.

1.6.1 Amendment of zoning map. Whenever any amendment is made to the zoning map by action of the Board of Supervisors such change shall be incorporated onto such zoning map at such time in such manner as the Board of Supervisors may prescribe. Said changes shall be validated with reference to correct notation by Zoning Administrator, who shall affix his signature thereto, thereby certifying that approved amendments to the zoning map have been correctly incorporated. The date of official action and nature of the change shall be entered on the map.
1.6.2. Unauthorized changes. No changes of any nature shall be made on said zoning map or any matter shown thereon except in conformity with the procedures and requirements of this Ordinance. It shall be unlawful for any person to make unauthorized changes on the zoning map.

Section 1.7. Application of regulations.

The regulations set by this Ordinance within each district shall be minimum or maximum limitations as appropriate to the case and shall apply uniformly, to each class or kind of structure or land, and particularly except as hereinafter provided:

1.7.1. Use, occupancy and construction. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be constructed except in conformity with all of the regulations herein specified for the district in which it is located. Any change of use or new construction shall require issuance of a zoning permit from the zoning administrator.

1.7.2. Height, bulk, density, lot coverage, yards and open spaces. No building or other structure shall hereafter be erected or altered:

a. To exceed the height or bulk limitations;

b. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or,

c. In any other manner contrary to the provisions of this Ordinance.

1.7.3. Required yard, open space area, parking or loading space for one structure, or use, not to be used to meet requirements for another. No part of a yard, or other open space area, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, area, or off-street parking or loading space similarly required for any other building.

1.7.4. Reduction of lots or areas below minimum prohibited. No lot or area existing at the time of passage of this Ordinance shall be reduced in dimension area below the minimum requirements set forth herein. Lots or areas created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

1.7.5. Reduction of yards below minimum. No yard existing at the time of passage of this Ordinance shall be reduced in dimension below the minimum requirements set forth herein, unless a variance has been granted in accordance with Article 5 hereof. Yards created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

1.7.6. Reduction of required off-street parking or loading space. No existing off-street parking or loading space, and no off-street parking or loading space hereafter provided, which meets all or part of the requirements for off-street parking or loading space set forth in these regulations, shall be reduced or eliminated so that the reduction results in area not meeting requirements or standards contained herein. Reductions may be permitted where spaces are no longer required by these regulations or alternative spaces meeting the requirements of these regulations are provided.

Section 1.8. Intent, where in conflict with other regulations or agreements.

Whenever the regulations of this chapter require a greater width or size of yards, courts or other open spaces, require a lower height of building or less number of stories, require a greater percentage of the lot to be left unoccupied or impose other higher standards than are required in any other statute or ordinance or regulation, the provisions of this chapter shall govern. Whenever the provisions of any other statute or ordinance or regulation require a greater width or size of yards, courts or other open spaces, require a lower height of building or a less number of stories, require a greater percentage of a lot to be left unoccupied or impose other higher standards than are required by this chapter, the provision of such statute or ordinance or regulation shall govern.

It is not intended by this Ordinance to interfere with or annul any contract, easement, covenant or other private agreement; provided, however, that in cases where the Zoning Ordinance imposes a greater restriction than a private agreement, the Zoning Ordinance shall prevail.
Section 1.9. Definitions of terms.

1.9.1. General usage. For the purpose of this Ordinance, certain words and terms are herein defined as follows:

Words used in the present tense include the future tense; words in the singular number include the plural number and words in the plural number include the singular number; unless the obvious construction of the wording indicates otherwise.

The word "shall" is mandatory.

Unless otherwise specified, all distances shall be measured horizontally and at right angles to the line in relation to which the distance is specified.

The word "building" includes the word "structure"; the word "lot" includes the words "plot" and "parcel."

The word "used" shall be deemed also to include "erected," "reconstructed," "altered," "placed," or "moved."

The terms "land use" and "use of land" shall be deemed also to include "building use" and "use of a building."

The word "State" means the Commonwealth of Virginia.

The word "County" means the County of King George, Commonwealth of Virginia, and the term "county boundary" means any exterior boundary of the County or any boundary of unincorporated territory within the County.

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The term "Code of Virginia" shall include "as amended."

The word "adjacent" means "nearby" and not necessarily "contiguous."

1.9.2. Interpretation by Zoning Administrator. In case of any dispute over the meaning of a word, phrase or sentence, whether defined herein or not, the Zoning Administrator is hereby authorized to make a definitive determination thereof, being guided in such determination by the purpose and intent of this Ordinance as set forth in this article, provided however that an appeal may be taken from any such determination as provided in Section 5.6.7.

1.9.3. Specific definitions.

Accessory building, use, or structure. A subordinate building, use of land, structure, or a portion of a main building or use which is clearly incidental to or customarily found in connection with and located on the same lot as the main building or use.

Acreage, gross. The total area within a tract of land before dedication for roads, open spaces or other public uses but not including rights-of-way, easements owned by others or marshlands/wetlands within a development.

Administrator, Zoning. An individual appointed by the Board of Supervisors and authorized to administer and enforce this Ordinance.

Agriculture. Bona fide production, keeping, or maintenance for sale or lease of plants and animals useful to man including, but not limited to, forages and solid crops, grains and seed crops, dairy animals and dairy products, poultry and poultry products, livestock, bees, and avianary products, fur animals, trees and forest products, fruits of all kinds including grapes, nuts, berries, vegetables, nursery, floral, ornamental, and greenhouse products or lands devoted to a soil conservation or forestry management program. The term does not include home gardens nor does it include those activities that occur primarily or exclusively for the person use or enjoyment of the land owner.

Agricultural animals. All livestock and poultry.
Airport, commercial. Any area of land or water which is used, or intended for public use, for the landing and takeoff of aircraft, and any appurtenant areas which are used, or intended for use for airport buildings or other airport facilities or rights-of-way easements and together with all airport buildings and facilities located thereon.

Airport, private. Same as commercial airport except limited to use by an individual property owner, his family, employees and guests.

All-weather road. A road having a significant gravel base which is free of objectionable dust and passable under all conditions of weather.

Alteration. Any change in the supporting members of a building or structure including bearing walls, partitions, columns, beams, girders or similar parts of a building or structure; or change in the total floor area or use of an existing building or structure.

Amendment. A change in the text or in the official zoning district map which is a part of this Ordinance.

Amusements enterprises. Establishments in which a principal use is in the operation of mechanical, electronic and/or coin-operated games and/or devices for the general amusement of the public. This definition shall include pool halls and billiard parlors.

Apartment. A building containing three or more dwelling units for rent (an apartment house).

Application. A written request for a zoning permit, an amendment, Special Exception or for action by the Board of Zoning Appeals which has been properly executed in forms supplied by the Zoning Administrator.

Automobile repair facility. Buildings and premises where the following services may be provided and sales made:

a. Major mechanical and body work; and/or
b. Straightening of frames and body parts; and/or
c. Steam cleaning, painting and welding; and/or
d. Upholstering and replacement of glass.

Permissible uses do not include storage of automobiles not in operating condition or salvage operations.

Bed and Breakfast. Any establishment having no more than fifteen (15) bedrooms, offering to the public, for compensation, transitory lodging or sleeping accommodations, and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is provided.

Bed and Breakfast inn. Any establishment having no more than fifteen (15) bedrooms, offering to the public, for compensation, transitory lodging or sleeping accommodation, and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is providing. The term shall also include catered group functions, such as luncheons, dinners, wedding and receptions and/or the operation of a restaurant.

Boardinghouse or rooming house. A building other than a motel where meals and/or lodging for compensation are provided for three or more persons.

Building. Any structure having a roof supported by columns, walls or other means.

Building height. The vertical distance from the average grade to the highest point of the roof surface.

Building line. Straight line distance from boundary to boundary of the lot at the rear of the required front yard.

Building, main. A building in which is conducted the principal use of the lot on which it is situated. In any residential zone, any dwelling shall be deemed to be a main building on the lot on which the same is located if the lot is used primarily for residential purposes.
Building, public. A building, or part thereof, owned or leased and occupied by an agency or political subdivision of the United States of America, the Commonwealth of Virginia of King George County.

Building, semipublic. A building or part thereof, owned or leased and occupied by a nonprofit organization and which is primarily used for nonprofit activities.

Building setback line, required. An imaginary line extending between the side lot lines which is parallel to and measured at the building line and which defines the closest point to the street right-of-way that any portion of a building may be located.

Chicken or domesticated chicken. A subspecies of the species Gallus domesticus.

Chicken coop. A structure providing shelter for chickens which is completely enclosed. Coops may be stationary or mobile.

Chicken run or pen. A fenced or other type of enclosure that is mostly open to the elements, for the purpose of allowing chickens to leave the henhouse or coop while remaining in a predator-safe environment. The chicken run or pen is typically attached to the henhouse or chicken coop and can be stationary or mobile.

Chimney. Flue or flues that carry off exhaust from an outdoor wood furnace firebox or burn chamber.

Churches and/or other places of worship. Any structure, the primary use of which is for religious services. The term “church” shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. A church and/or other place of worship as defined under this section shall not include the operation of daycare and/or a nursery school. However, nothing in this section shall prohibit a church and/or other places of worship from applying for the appropriate permits to operate a daycare and/or nursery school.

Clinic. An establishment where patients, who are not lodged overnight, are offered and receive health services.

Club. An organization using a building, premises or facility operated for special, educational or recreational purposes, but not for profit or to render a service which is customarily carried on as a business.

Community center. A building, group of buildings or other place designed and/or used for the cultural, educational and/or recreational activities of the inhabitants of a definable geographic area and not operated for profit.

Community sewer systems. A sewer system owned and operated by a sanitary district, public service authority, municipality or county, or owned and operated by a corporation and properly chartered and certified by the State Corporation Commission, and subject to special regulations of the Virginia Department of Health, State Water Control Board and as herein set forth.

Companion animal. Any domestic or feral dog, domestic or feral cat, nonhuman primate, guinea pig, hamster, rabbit not raised for human food or fiber, exotic or native animal, reptile, exotic or native bird, or any feral animal or any animal under the care, custody, or ownership of a person or any animal that is bought, sold, traded, or bartered by any person. Agricultural animals, game species, or any animals regulated under federal law as research animals shall not be considered companion animals for the purposes of this Ordinance.

Contractor’s Equipment Yard. An establishment where equipment including, construction machinery, equipment vehicles and other material used for construction purposes is stored and/or maintained.

Crematory. A place where bodies are consumed by incineration and the ashes of the deceased are collected for permanent burial or storage in urns. Crematoriums do not include establishments where incinerators are used to dispose of toxic or hazardous materials, infectious materials or narcotics.

Data Centers. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.
Day Camp. A lot or tract of land on which any or all of the following facilities may be provided for nonresidents of such lot or tract; camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental to the above but not including motorized amusement devices or permanent structures for housing of guests.

Day care facility. A building and premises used to provide supervision and/or instruction of nonresidents and where meals, toilet facilities and recreation facilities are provided.

Dental Laboratory. A building wherein the primary occupation and use of the structure is the manufacture of dental prosthetics.

Dustless surface: A surface adequately covered, in accordance with good construction standards, with a minimum of either two (2) applications of bituminous surface treatment, concrete, or bituminous concrete, or equivalent paving material approved by the Zoning Administrator and maintained in good condition at all times.

Dwelling, farm. A residential building or portion thereof designed or used primarily for residential purposes as associated with one or more agricultural uses occurring upon the property which the dwelling is to be located.

Dwelling, industrialized building unit (modular home). A combination of one or more sections or modules, subject to state regulations and including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, to comprise a finished building. For the purpose of this Ordinance, an industrialized building unit shall be deemed a single-family dwelling and shall not be deemed a mobile home dwelling.

Dwelling, manufactured home (mobile home on a permanent foundation). A structure subject to federal regulation, which is transportable in one or more sections; is eight (8) body feet or more in width and (40) forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

Dwelling, multifamily. A building containing three or more dwelling units.

Dwelling, multifamily, elderly, etc. A residential living facility which includes buildings and structures which house six or more individuals who because of age, mental disability or other reasons, must live in a supervised environment but who are physically capable of responding to an emergency situation without personal assistance. To include both assisted living and independent living or combination of assisted living and independent living facilities.

Dwelling, one family (single-family). A residential building designed for or occupied exclusively by one family.

Dwelling, single-family attached (townhouse). One of a group of three to eight units arranged or designed as dwellings located on abutting walls without openings, and with each unit having a separate lot with minimum dimensions required by district regulations.

Dwelling, two family (duplex). A building containing two dwelling units.

Dwelling unit. One room, or rooms connected together, constituting a separate, independent housekeeping establishment physically separated from any other dwelling units which may be in the same structure, and containing independent cooking, sleeping and bath facilities.

Event venue. A business where the primary use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable federal, state, and local laws, regulations and codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, law enforcement ard
fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.

**Effective Date.** September 3, 1987, at 10:00 p.m. Except as otherwise provided, uses of terms such as “existing,” “hereafter,” or “time of passage” shall also mean September 3, 1987 at 10:00 p.m. as the case may be.

**Family.** One or more persons occupying a single dwelling unit.

**Family day home.** A child care program offered in the residence of the provider or the home of any children in care for one to five children under the age of thirteen, exclusive of the provider’s own children and any children who reside in the home, when at least one child receives care for compensation.

**Farm.** A parcel of contiguous land of ten (10) or more gross acres used for the purpose of agriculture.

**Farm animal.** Those customarily associated with agricultural activities, including but not limited to horses, cattle, sheep, goats and/or swine.

**Farm tenant.** An individual, other than the primary resident, who, along with his family, is provided a residence on an operating farm as partial compensation for his labor and whose primary source of income is derived from the farm on which he resides.

**Flea Market.** A building or open area in which stalls or sales areas are set aside, and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, hand-crafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade. This definition shall not include private garage and private yard sales.

**Flyway barrier.** Consisting of dense vegetation, a wall or solid fence of at least six (6) feet in height, designed to direct the honeybees’ flight from the hive upward, out of humans’ way.

**Funeral Home.** A building used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial, (b) the performance of autopsies and other surgical procedures, (c) the storage of caskets, funeral urns and other related funeral supplies, and (d) the storage of funeral vehicles, but shall not include facilities for cremation. A crematorium with no more than two incinerators shall be considered an accessory use to a funeral home.

**Garage, private.** An accessory building intended for storage of motor vehicles which are owned and used by the occupants of the dwelling unit.

**Garage, commercial.** A building or portion thereof, other than a private garage, designed or used for repairing, servicing, equipping or storing motor vehicles in exchange for compensation.

**General store.** A store offering for sale, but not limited to, such items as food, clothing, sundries, conveniences, general hardware articles, sporting goods. Motor vehicle fuels and supplies may also be offered for sale, but only as a secondary activity.

**Governing body.** The Board of Supervisors of King George County, Virginia.

**Grade.** The average elevation of finished ground surface adjacent to the front exterior walls of the building.

**Group home.** A residential living facility in which no more than eight mentally ill, mentally retarded, or developmentally disabled persons reside, with one or more resident counselors or other staff persons as residential occupancy by a single family. A group home shall be considered as residential occupancy by a single family.
Health Officer. The legally designated health authority of the State Board of Health for the County or his authorized representative.

Heavy Equipment Sales, Rental and Service. One or more buildings and premises for the sale, rental and or servicing of farm and construction machinery or equipment vehicles with a carrying capacity of more than 2 tons or vehicles designed for more than fifteen (15) passengers.

Hive. A dwelling-place constructed for bees, measuring no greater than six feet in height from the base of the structure to the top.

Home Occupation. Any occupation, profession, enterprise or activity conducted in a dwelling unit by one (1) or more members of a family on the premises which is incidental and secondary to the use of the premises for dwelling, provided that:

(a) such occupation shall not require external alterations of the building, [and]
(b) not more than one person not a member of the family is employed on the premises, [and;]
(c) there shall be no group assembly or activity or display of goods or products that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling.

When within the above requirements, a home occupation includes but is not limited to the following:

(a) art or crafts studio/shop,
(b) musical instruction,
(c) dressmaking,
(d) professional office of a physician, dentist, minister, lawyer, engineer, architect, accountant, salesman or other similar occupations,
(e) tutoring,
(f) keeping of roomers or boarders.

A home occupation shall not be interpreted to include the conduct of nursing homes, convalescent homes, rest homes, restaurants, tourist home, day care centers, massage parlors or similar establishments offering services to the public.

Hospital (sanitarium, sanatorium). Any institution receiving in-patients and rendering medical, surgical and/or obstetrical care. This shall include general hospitals and institutions in which service is limited to special fields such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin and cancer, mental, tuberculosis, chronic disease and obstetrics. The term "hospital" shall also include sanitariums and sanatoriums including those wherein feeble-minded and mental patients, alcoholics, senile psychotics and drug addicts are treated or cared for under supervision of licensed medical personnel.

Inoperable vehicle. Any motor vehicle which is not in operating condition; or which for a period of sixty days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle or on which there are displayed neither valid license plate nor a valid inspection decal.

Intermediate Materials Recovery Facility (IMRF). A facility for the collection, compaction, storage, and transfer of residentially and commercially generated recyclable materials, limited to glass, paper, plastic, polystyrene and metal cans, for processing off-site. Separation may include both hand and mechanical sorting. All activities must be conducted inside an enclosed building. The recovery and/or separation of municipal solid waste is not allowed.

Horse Stable. A building in which domestic animals are sheltered and fed.
**Junkyard.** An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills.

**Junk.** Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof; iron, steel, and other old or scrap ferrous or nonferrous material.

**Keeping of Bees.** Shall only include European honeybee, otherwise known by the species name Apis mellifera. (Definition based on current state recommendations which are currently being reviewed. Upon issuance of new state recommendations this term may need to be amended)

**Kennel, commercial.** Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for sale or in return for compensation.

**Kennel, private.** Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for which no compensation is received and where dogs are not normally for sale.

**Laundry/Dry Cleaning Plant.** Establishment that provides services to bulk laundry customers for the washing, drying, and/or ironing of clothes, uniforms, linens, etc.

**Laundry Service.** Establishment that provides services to individual customers for the washing, drying and/or ironing of clothes. This definition shall include coin operated and self-service facilities.

**Livestock.** All domestic or domesticated bovine animals; equine animals; ovine animals; porcine animals; cervidae animals; capradae animals; animals of the genus Lama; raites; fish or shellfish in aquaculture facilities; or any other individual animal specifically raised for food or fiber, except chickens, goats, rabbits or hares, and companion animals.

**Loading space.** Any off-street space available for loading or unloading of goods from a truck or similar vehicle.

**Lot.** A parcel of land occupied or to be occupied by a building and its accessory buildings or by group dwellings and their accessory buildings, together with such open spaces as are required under the provisions of this Ordinance, having at least the minimum area required by this Ordinance for a lot in the zone in which such lot is situated.

**Lot area.** The total horizontal area included within the rear, side, and front lot lines or proposed street lines of the lot, excluding easements for streets or highways, whether dedicated or not dedicated to public use. Lot area for the purpose of satisfying minimum area requirements shall not include portions under water except where the total area of a body of water is within the lot and/or constitutes less than 20 percent of the lot area.

**Lot, corner.** A lot abutting on two or more streets at their intersection, where the interior angle of the intersection does not exceed one hundred thirty-five degrees.

**Lot, depth of.** Is the horizontal distance between the lot lines and the rear lot line of a lot, measured along a straight line.

**Lot frontage.** The distance from which the front boundary line of the lot coincides with the abutting street or road. Yards shall be provided as indicated under Yards in this section.

**Lot interior.** Any lot other than a corner lot, but including a through lot.

**Lot, through.** An interior lot, fronting on two parallel or approximately parallel streets.

**Lot, regular.** Any lot which is not an "irregular lot" as herein defined.

**Lot width.** Is the horizontal distance between the side lot lines of a lot, measured at the front yard setback line.
Lot, pipestem. A lot approved in accordance with the provisions of the subdivision ordinance, which does not abut a public street other than by its driveway which affords access to the lot.

Manufactured home. (See Dwelling, manufactured home.)

Manufacturing. The processing and/or converting of raw unfinished materials or products, or either of them, into articles or substances of different character, or for a different purpose.

Marina, commercial. Dock or similar structure which provides for boat mooring and related services to the general public for a fee.

Marina, private. A dock or similar structure which provides for boat moorings and related services for private use only.

Mobile home. (See Dwelling, manufactured home.)

Mobile home park. An area designed, constructed, equipped, operated and maintained for the purpose of providing spaces for two or more mobile homes intended for use as occupied dwelling units and meeting or exceeding all applicable requirements for mobile home parks as stipulated by the County of King George and the Commonwealth of Virginia.

Modular home. (See Dwelling, industrialized building unit.)

Motel. Any group of lodging units, combined or separated, used for the purpose of housing transient guests, each unit of which is provided with its own sleeping, toilet, bath and off-street parking facilities.

Motor vehicle. Every vehicle which is self-propelled or is designated for self-propulsion; any structure designed, used, or maintained primarily to be loaded on or affixed to a motor vehicle to provide a mobile dwelling, sleeping place, office, or commercial space shall be considered a part of a motor vehicle. For the purposes of this Ordinance, any device herein defined as a bicycle or a moped shall be deemed not to be a motor vehicle.

Natural Wood. Wood, which has not been painted, varnished or coated with a similar material, has not been pressure treated with preservatives and does not contain resins or glues as in plywood or other composite wood products.

Non-community water system. See Water and/or pumping facilities.

Nonconforming building. A structure which, due to excessive height or its location on a lot, does not comply with the requirements of the district in which it is located.

Nonconforming lot. An otherwise legally platted lot that does not conform to the area or width requirements of this Ordinance for the district in which it is located, either at the effective date of this Ordinance or as a result of subsequent amendments to this Ordinance.

Nonconforming use. A use that is not permitted by the zoning regulations of the district in which it is located.

Nursery school. Any facility operated for the care and educational instruction of children under 6 years of age.

Nursing Home. Any facility or any identifiable component of any facility licensed pursuant to this article in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more nonrelated individuals, including facilities known by varying nomenclature or designation such as convalescent homes, skilled nursing facilities or skilled care facilities, intermediate care facilities, extended care facilities and nursing or nursing care facilities.

Outdoor Wood Furnace. Any equipment, device, appliance or apparatus, or any part thereof, which is installed, affixed or situated outdoors and is hand-loaded or continuously fed (automatically fueled) for the purpose of combustion of fuel to procure heat or energy used as a component of a heating system providing heat for any
interior space or water source. An outdoor wood furnace may also be referred to as an outdoor wood boiler, or hydronic heater.

Parking lot, commercial. An open area used exclusively for the storage of one or motor vehicles, boats, recreational vehicles, and/or trailers. All motor vehicles, boats, recreational vehicles, and/or trailers must be in operating condition. This use specifically excludes the storage of any inoperative vehicle.

Parking lot, public. An open area used or required for use by the public for parking of four or more motor vehicles exclusively and operated either with or without charge.

Personal service establishment. A place of business providing services related to personal grooming, appearance or cleanliness.

Pipestem driveway. A driveway or means of access to a lot or several lots, which do not abut a street other than by the pipestem driveway which is a part of the lot(s).

Pipestem lot. See Lot, pipestem.

Pier, commercial. A wharf, dock, quay or other structure which provides access to or from a body of water from land for recreational or commercial activity where a user fee is required or the use of the pier involves goods which are introduced into commerce.

Pier, private. A wharf, dock, quay or other structure which provides access to or from a body of water from land for private use.

Premises. A lot or parcel, together with any building or structure thereon.

Public Use. Any use for exclusively public purposes without reference to ownership of the building or structures or the realty upon which it is situated by any department or branch of the federal government; Commonwealth of Virginia; or King George County government under the direct authority of the Board of Supervisors; the King George County School Board; the King George County Service Authority; and, the King George County Wireless Authority when such uses are implemented under the direct authority of the Board of Supervisors through the capital improvements program; or any licensed public utility. Any exclusion from zoning compliance under this definition shall not affect any requirement for compliance with Section 15.2-2232 VA Code ann. or Section 32-201.20.1 of this Chapter.

Public water and sewer systems. (See Community sewer systems and see Water storage and/or pumping facilities)

Retail Sales. Any building wherein the primary occupation is the sale of merchandise in small quantities, not in bulk, for use or consumption by the immediate purchaser. The term shall not include pawn shops, vehicle sales/service, or fast food restaurants. All business/activities must be conducted entirely within an enclosed structure.

Recreational enterprises. Enterprises where the principal use is the operation of recreational enterprises, such as bowling alleys, skating rinks, swimming pools, tennis/racquet ball courts, miniature golf courses, health spas and dance halls.

Recreational equipment, major. Any travel trailer, pickup camper, motorized dwelling, tent trailer, boat and trailer, houseboat or similar transportable property, as well as cases or boxes used for transporting such equipment, whether occupied by such equipment or not.

Recreational facility. An establishment where facilities are provided for physical exercise, games or sports but not including mechanical or electrical amusement devices.

Recreation facility, community. A facility or facilities that are noncommercial, indoor/outdoor, including, but not limited to, swimming pools, walking, riding or biking trails, tot lots, playgrounds, picnic areas, tennis, racquetball, handball, basketball, or other similar courts, community club house or other similar uses all on land held by the owner/developer or Homeowner Association or similar membership organization whose members include all the
property owners within a Major Subdivision as defined by the King George County Subdivision Ordinance or
townhouse development.

Recreational purposes. Means any activity undertaken for recreation, exercise, education, relaxation, refreshment,
diversion, or pleasure.

Recreational vehicle park. A parcel of land intended for occupancy by R.V. units for transient dwelling purposes.

Recreational vehicle unit, dependent. A unit other than a self-contained unit.

Recreational vehicle unit (R.V.). A trailer, pickup camper, motor home, tent trailer, tent or similar device used for
temporary portable housing.

Recreational vehicle unit, self-contained. A unit which contains a water flushed toilet, lavatory, shower and kitchen
sink, all of which are integrally connected to water storage and sewage holding tanks located within the unit.

Recreational vehicle unit space. A parcel of land in a recreational vehicle park for the placement of a single unit and the
exclusive use of its occupants.

Recycling Plant. A facility that is not a junkyard/salvage yard and in which recoverable resources, not to include
sludge or municipal solid waste, such as newspapers, magazines, books, and other paper products; glass; metal cans;
tires; oil; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they
may again be used for production. All activities, including storage, must be conducted within an enclosed building and
not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State
regulated standards.

Repair Service Establishment. Any building wherein the primary occupation is the repair and general service of
common home appliances such as musical instruments, sewing machines, televisions and radios, washing machines,
vacuum cleaners, power tools, electric razors, refrigerators and lawn mowers not exceeding thirty (30) horsepower; or
any building wherein the primary occupation is interior decorating, including reupholstering and the making of
draperies, slipcovers and other similar articles. All activities, including storage, must be within an enclosed building.

Restaurant. A coffee shop, cafeteria, short-order cafe, lunchroom, hotel dining room, dinner theater, tavern, soda
fountain, or any other establishment maintained and operated where there is furnished for compensation food or drink
of any kind for consumption primarily therein. Entertainment which is provided for the enjoyment of the patrons shall
be considered an accessory to an eating establishment. This definition does not include fast food restaurants which is
otherwise defined herein.

Restaurant, fast food. Any establishment which provides as a principal use wrapped and/or packaged food and drink
which is ready for consumption on or off-premises.

Riding stable, private. A facility where horses are kept for the use and enjoyment of the horse owners for which no
compensation is involved.

Riding stable, commercial. Any facility where horses are cared for, boarded or let for hire.

Sanitary station. A facility used for removing and disposing of waste from recreational vehicle unit holding tanks.

Semitrailer. Every vehicle of the trailer type so designed and used in conjunction with a motor vehicle that some part
of its own weight and that of its own load rests on or is carried by another vehicle.

Service building. A structure housing toilet, lavatory and such other facilities as may be required by Article 4, Section
4.3 of this Ordinance.
Service stations. Service stations shall be considered as buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and where in addition the following services may be rendered and sold made:

a. Sale and servicing of spark plugs, batteries, and distributor parts; and/or
b. Tire servicing and repair, but not recapping or re-grooving; and/or
c. Replacement or adjustment of mufflers and tail pipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wiper blades, grease retainers, wheel bearings, mirrors and the like; and/or
d. Radiator cleaning and flushing, provisions of water, antifreeze and the like; and/or
e. Washing and polishing and sale of automobile washing and polishing materials; and/or
f. Greasing and lubrication; and/or
g. Providing and repairing fuel pumps, oil pumps and lines; and/or
h. Servicing and repair of carburetors; and/or
i. Emergency wiring repairs; and/or
j. Adjusting and repair of brakes; and/or
k. Minor motor adjustments; and/or
l. Provisions of cold drinks, package foods, tobacco, and similar convenience goods for gasoline supply station customers, but only as accessory and incidental to principal operation; and/or
m. Provision of road maps and other information and material to customers; provisions of rest room facilities; and/or
n. Towing service.

Uses permissible at a service station do not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, or any activity involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in automobile service stations.

Setback. Horizontal distance from the street right-of-way or property line to the nearest required yardline.

School, private. A facility that provides a curriculum of elementary and/or secondary academic instruction including kindergartens, elementary schools, junior high schools, high schools and colleges which are owned and operated privately. This definition shall be construed as being inclusive of all buildings, structures, grounds and uses that are associated with the organization of the school including, but not limited to administration buildings, athletic fields, cafeterias, chapels, classrooms, dormitories, laundries, staff housing, and other similarly used buildings.

Shared water system. A system for supply and distribution of potable water serving a maximum of two connections and less than 25 persons (additional requirements in Section 4.9).

Sign. For definitions pertaining to signs, see Article 3, Section 3.11 of this Ordinance.

Site plan, final. A detailed drawing showing proposed development of a lot or tract of land indicating accurate boundary lines and exact horizontal dimensions for existing and proposed structures, pavement, utilities and easements; and such other information as may be required by the Governing Body.

Site plan, preliminary. A drawing showing proposed development of a lot or tract of land indicating accurate boundary lines and approximate locations and dimensions of existing and proposed structures, pavement, easement; and such other information as may be required by the Governing Body.

Solar Farm: An area of land designated for the purpose of producing electricity from photovoltaics.

Solar Energy System: Equipment required to produce solar photovoltaic electricity. Includes modules, racking, trackers, inverters, junction boxes, and transformers. Excludes equipment required to interconnect to and communicate with the electric utility's transmission or distribution system.

Special exception. A use allowed within a specific zoning district only upon approval of the Governing Body subject to such safeguards and conditions as may be imposed for a specific activity and location.
Store, general (See General store.)

Street/Road. A thoroughfare which provides the principal means of access to abutting property.

Street line. The dividing line between a lot, tract or parcel of land and a contiguous street.

Structure. An assembly of materials forming a construction for occupancy or use including, among others, buildings, stadiums, gospel and circus tents, platforms, staging, observation towers, radio and TV broadcasting towers, water tanks, trestles, piers, open sheds, coal bins, shelters, walls, power line towers, pipelines and railroad tracks.

Telecommunication Facility. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

Townhouse. (See Dwelling, single-family attached.)

Trailer. Every vehicle without motive power designed for carrying property or passengers wholly on its own structure and for being drawn by a motor vehicle, including mobile homes.

Travel trailer. Travel trailers are distinguished from mobile homes and may consist of any of the following:

a. A vehicular, portable structure built on a chassis, designed as a temporary residence for travel, recreation and vacation, having a body width not exceeding eight (8) feet.

b. A trailer having sleeping and kitchen facilities only and which is dependent upon a service building for toilet and lavatory facilities.

c. A trailer which can operate for short periods of time independent of connections to sewer, water and electric systems. It contains a water flushing toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer. For purposes of this Ordinance, travel trailer park requirements apply to motor homes or other automotive vehicles converted to serve the purpose of a travel trailer.

Travel trailer park. Any approved site, lot, field or tract of land used or intended to be used by travel trailers in land areas devoted to transient lodging and to recreational uses.

Variance. A form of administratively granted relief from the specific regulations in any zoning district authorized in specific cases by the Board of Zoning Appeals pursuant to the Code of Virginia 1950, Section 15.2-2309(2) where a literal enforcement of the provisions would result in undue hardship.

Vehicle Sales and/or Service. Any land whereon the primary activity is the sale, rental and service of any vehicle in operating condition such as, but not limited to, an automobile, motorcycle, truck, ambulance, taxicab, recreational vehicle, or boat. The term “service” shall include mechanical and body work, repair of transmissions and differentials, straightening body parts, painting, welding or other similar work is performed on vehicles within a completely enclosed structure. The term shall not include tractor trailer, heavy equipment sale, rental or service.

Vested rights. Rights of property owners or developers, as stipulated by this Ordinance or adjudicated by law, to continue to construct, develop, operate or otherwise use land or structures in a manner which was legal prior to the adoption of this Ordinance and for which purpose significant monetary investment has been made.

Warehouse, mini (self-storage center). A building or groups of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses.

Water and/or pumping facilities. Water storage and or pumping facilities are defined to include:

a. Community water system. A water system owned and operated by a sanitary district, public service authority, municipality or county, or owned and operated by a corporation and properly charted and certified by the
State Corporation Commission, and subject to special regulations of the Virginia Department of Health, State Water Control Board and as herein set forth.

b. Noncommunity water system. A system for supply and distribution of potable water serving three or more but less than 15 connections or 25 persons.

Yard. An open space between building or use and the adjoining lot lines, unoccupied or unobstructed by any portion of a structure or use. In measuring a yard for the purpose of determining the width of a side yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

Yard, required. A yard, as defined above, located along the perimeter of a lot, the dimensions of which are set by the district regulations of this Ordinance.

Zoning district. An area delineated on the zoning district map in which zoning regulations are uniform.

Zoning district map. A set of maps on file in the office of the Zoning Administrator upon which is shown the location of all official Zoning District boundaries for all the territory within the County of King George, Virginia.

Zoning permit. A permit issued by the Zoning Administrator on an appropriate form or certificate which certifies that a building or use of property is in compliance with the regulations of the Zoning District in which the building or use is located.

Section 1.10. Nonconforming uses.

Nothing in this Ordinance shall be construed to impair any vested right with the exception that land, buildings and structures and the uses thereof which do not conform to the regulations and restrictions prescribed for the district in which they are situated may be continued provided they are not enlarged upon, extended or expanded except as provided for in this Ordinance.

1.10.1. Nonconforming lots of record. Permitted structures may be erected upon any single lot of record at the time of adoption of this Ordinance, provided that minimum yard requirements are met. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area, width, or both that are generally applicable for the district in which it is located. Notwithstanding any other provisions of this Ordinance, the side yard requirements for existing nonconforming lots which are under 60 feet in width may be reduced to 10% of the lot width. However, in no case shall the side yard requirement be reduced to less than 5 feet. Any lot which is reduced in size as the result of the widening or realignment of any State or Federal highway, or by voluntary or required dedication of right-of-way along an existing State or Federal highway reason of any condemnation proceedings, shall be considered a nonconforming lot of record. The Zoning Administrator may approve a proposed change in boundary lines, involving nonconforming lots, which in the Administrator's determination would reduce the nonconformity of the existing lots. Any such change in boundary lines must also comply with all applicable procedures required by state law and the subdivision ordinance.

1.10.2. Nonconforming uses. Where at the time of adoption of this Ordinance or amendments thereto lawful use of land and/or structure exists which would not be permitted by this Ordinance, the use may be continued so long as it remains otherwise lawful, provided:

a. No such nonconforming use or structure shall be enlarged or increased to occupy a greater area than was occupied at the effective date of adoption or amendment of this Ordinance unless such enlargement does not result in an increase of nonconformity or is for a change to a use permitted in the district.

b. When a nonconforming use is suspended by a permitted use, no nonconforming use may thereafter be resumed.

c. Where a nonconforming use is carried out in a structure, removal of the structure shall eliminate the nonconforming status of the land. If a nonconforming structure is destroyed in whole or in part, the
d. If any nonconforming use is discontinued for a period of more than two years, any subsequent use of the land involved shall conform to the regulations for the district in which such land is located.

1.10.3. Nonconforming structures. Any structure existing at the time of adoption of this Ordinance which does not comply with setback or yard requirements, or which exceeds height requirements, may be continued in use but shall not be enlarged or extended in such a manner as to increase the degree of nonconformity unless a variance therefore is granted in accordance with Article 5, Section 5.6 of this Ordinance.

1.10.4. Vested rights. Nothing contained herein shall require any change in the plans or construction of any building or structure for which a building permit was granted prior to the effective date of this Ordinance; however, any permit issued shall become invalid if the authorized work is not commenced within six (6) months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work. The reissuance of any building permit rendered invalid by the above provisions shall be in conformity with the provisions of this Ordinance.

Section 1.11. Severability.

If any section, paragraph, subdivision, clause, phrase or provision of this Ordinance or its application to any persons or circumstances shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance or its application as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 1.12. Repeal of conflicting Zoning Ordinances.

Upon adoption of this Ordinance, any other Zoning Ordinance adopted in King George County is hereby repealed except the Wetlands Zoning Ordinance.

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ARTICLE 2
DISTRICT REGULATIONS

Section 2.1. Zoning districts and maps created.

To carry out the purpose stated in Article 1 of this Ordinance, King George County is hereby divided into eleven Zoning Districts. The Zoning Districts shall be known and cited as:

A-1 Limited Agricultural District
A-2 Rural Agricultural District
A-3 General Agricultural District
R-1 One-Family Dwelling District
R-2 General Dwelling District
R-3 Multifamily Dwelling District
C-1 Retail Commercial District
C-2 General Trade District
I-1 Industria Light
I Industrial District
R-C Resort Community District

The official Zoning District locations and boundaries are hereby established as shown on the Zoning District Map of King George County, which is hereby adopted by reference and declared to be part of this Ordinance.

The Zoning District Map consists of forty-five (45) sheets, inserts and a cover sheet. Upon the cover sheet there is shown the signature of the Chairman of the King George County Board of Supervisors, which is also attested by the County Administrator. A certified copy of the Zoning District Map shall be filed in the office of the Clerk of Circuit Court of King George County and such certified copy shall not be removed except upon court subpoena. The original of the Zoning District Map shall be filed in the Zoning Administrator's office and such original shall be updated from time to time as the Ordinance is amended. The Zoning District Map shall be available for examination and inspection by the public at all reasonable times.

Section 2.2. Interpretation of zoning district boundary lines.

The District boundary lines shown on the Zoning District Map are intended wherever practical to follow road lines, property lines, utility easements or natural boundaries such as creeks or rivers as they exist at the time of passage of this Ordinance. Where dimensions are shown on the Zoning District Map, such dimensions shall be the basis of interpreting the location of a district line. Where a district line abuts tidal waters the district line shall extend to the mean low watermark unless such tidal waters are otherwise placed in a zoning district. Where a district line follows a road line, such lines shall be construed to follow the centerlines of the road.
2.3.1. Intent. The general intent of this district is to preserve the agricultural character of portions of the County and to permit the continued agricultural use and growth of similar uses while discouraging urban and suburban developments of all types except in conformity with the land use policies of the Comprehensive Plan. This is a rural area where urban services such as sewer and water mains are not planned.

2.3.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]

2. Agricultural farming or forestry

3. Agricultural operations which involve land application of biosolids subject to provisions of Article 4, Section 4.6

4. Airport, private

5. Animals, Raising of (Customarily associated with Agricultural purposes)

6. Cemetery, Private

7. Dwelling, Farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 5 acres for each tenant dwelling

8. Dwelling, single-family

9. Family day home

10. Group home

11. Home occupation

12. Kennel, Commercial/Private

13. Marina, Private

14. Manufactured home

15. Manufactured home dwelling located on a farm and used only as a farm tenant dwelling; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by five acres for each Manufactured home dwelling

16. Plant nursery and/or greenhouse

17. Produce stand, roadside

18. Public use

18A. Recreation Facility, Community

19. Riding stable, Commercial/Private

20. Storage buildings, except in subdivisions
21. Shared water system [additional requirements Article 4, Section 4.9a]
22. Temporary Dwelling [Per Article 3, Section 3.4]
23. Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures
24. Veterinary hospital/clinic [additional requirements in Article 4, Section 4.8]

2.3.3. Additional uses permitted only by special exception.

1. Additional dwelling unit to structure located within or attached to the main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of one-family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.

2. Antique shop
3. Bed and Breakfast
4. Bed and Breakfast Inn
5. Campground/Travel trailer park, Commercial/Private [additional requirements in Article 4, Section 4.3]
6. Cemetery, Commercial
7. Community center
8. Craft shop
9. Churches and/or other places of worship
10. Day care facility
11. Day camp
12. Drilling for oil and/or natural gas [additional requirements in Article 4, Section 4.11]
12A. Event Venue [additional requirements in Article 4, Section 4.14]
13. General store
14. Golf course
15. A manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons for hardship
16. Sand and gravel extraction industry [additional requirements in Article 4, Section 4.4]
17. School, Private.
17A. Solar Farm [additional requirements in Article 4, Section 4.16]
18. Telecommunication Facility
19. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]
20. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.3.4 Lot area and other dimensional regulations. Except as provided for non conforming lots of record elsewhere in this Ordinance, every lot within the A-1 District shall meet the lot area and other dimensional regulations set forth as follows:

2.3.4.1 Lot area and width. Every lot shall have a minimum area of 10 acres and a minimum width of 300 feet.

2.3.4.2 Minimum yard dimensions.

a. Front yard. 35 feet, except lots fronting on rights-of-way less than 50 feet in width shall require a minimum front yard of 45 feet.

b. Side yards. 15 feet.

c. Rear yards. 30 feet.

d. Buildings housing farm animals shall be located 75 feet from any side or rear property line.

e. Accessory buildings. 3 feet from any side and/or rear property line. Front yard, same as main building.
2.4.1. **Intent.** The intent of this district is to recognize the rural character of portions of the County where a mixture of Agricultural and low-density uses occurs and to permit additional development of a similar type while closely controlling those activities which might be disruptive to farming and rural living. Generally, public water and sewer services are not planned for this district.

2.4.2. **Uses permitted by right.**

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]
2. Agricultural farming or forestry
3. Agricultural operations which involve land application of biosolids, subject to the provisions of Article 4, Section 4.6 of this Ordinance.
4. Animals, Raising of (Customarily associated with Agricultural purposes)
5. Cemetery, Private
6. Dwelling, duplex
7. Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 10 acres for each tenant dwelling
8. Dwelling, single family
9. Family day home
10. Group home
11. Home occupation
12. Kennel, Commercial/Private
13. Manufactured home
14. Marina, Private
15. Plant nursery and/or greenhouse
16. Produce stand, roadside
17. Public use
17A. Recreation Facility, Community
18. Riding stable, Commercial/Private
19. Storage Buildings, except in subdivisions
20. Shared water System [additional requirements Article 4, Section 4.9a]
21. Temporary Dwelling [per Article 3, Section 3.4]
22. Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures

23. Veterinary hospital/clinic [additional requirements in Article 4, Section 4.8]

2.4.3. Additional uses permitted only by special exception.

1. Additional dwelling unit to structure located within or attached to the main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of a one family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.

2. Antique shop

3. Bed and Breakfast

4. Bed and Breakfast Inn

5. Cemetery, Commercial

6. Community center

7. Craft shop

8. Churches and/or other places of worship

9. Club, private

10. Day care facility

11. Day camp

12. Drilling for oil and/or natural gas [additional requirements in Article 4, Section 4.11]

12A. Event Venue [additional requirements in Article 4, Section 4.14]

13. Farm supply sales and farm vehicular equipment

14. Golf course

15. General store

16. Medical/Dental office or clinic

17. Manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons of hardship.

18. Nursing home

19. Public Building

20. Recreation Facility, Outdoor (commercial)

21. Sand and gravel extraction industry [additional requirements in Article 4, Section 4.4]

22. Semipublic building
23. Service station [additional requirements in Article 4, Section 4.5]

23A. Solar Farm [additional requirements in Article 4, Section 4.16]

24. Telecommunication Facilities [additional requirements in Article 4, Section 12]

25. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]

26. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.4.4.1. Lot Area and Width. Every lot within the A-2 District shall have a minimum area of 2 acres and a minimum width of 150 feet, keeping of livestock (other than horses), and kennels shall require a minimum lot area of five (5) acres; the keeping of a horse shall require a minimum lot area of two (2) acres, plus one (1) acre for each additional horse; Commercial stables shall require a minimum lot area of 10 acres.

Keeping of livestock, except horses, chickens, goats, and rabbits/hares, in a major subdivision shall be prohibited; the keeping of horses in a major subdivision is permitted provided the following conditions are met:

a. The keeping of horses in a major subdivision shall be accessory to a single-family residential unit and solely for the recreational purposes of the resident(s) living on the premises. Riding stables and the boarding of horses which are not owned by the resident(s) whether for commercial purposes or not shall be prohibited.

b. The minimum parcel size shall be ten (10) acres with a minimum of two acres usable pasture area on which one horse may be kept. Additional horses may be kept at a ratio of one horse for each additional two acres of usable pasture area to a maximum of ten horses.

Useable acreage excludes Chesapeake Bay Resource Protection Areas.

c. A stable must be provided for the housing of all horses. Any stable used for the keeping of animals shall be a minimum of seventy-five (75) feet from any side and/or rear property line.

d. All pastures, runs, or similar areas used for horse keeping shall be surrounded by secure fencing.

e. Manure or animal wastes shall not be stored, stockpiled, or permitted to accumulate within a designated Chesapeake Bay Resource Protection Area.

2.4.4.2. Minimum yard dimensions.

a. Front yard; 55 feet, except lots fronting on rights-of-way less than 50 feet in width shall require a minimum front yard of 45 feet.

b. Side yard. 15 feet.

c. Rear yard. 30 feet.

d. Buildings housing farm animals shall be located 75 feet from any side and/or rear property line.

e. Accessory buildings. 3 feet from any side and/or rear property line. Front yard, same as in building.
Section 2.5. A-3 General agricultural district regulations.

2.5.1. Intent. The intent of this district is to recognize rural areas of the County where a mixture of Agricultural and low-to-medium-intensity density uses, including manufactured home dwelling development, occurs and to permit additional development of a similar type in limited areas. Generally, public water and sewer services are not planned for this district.

2.5.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]

2. Agricultural farming or forestry

3. Animals, Raising of (Customarily associated with Agricultural purposes)

4. Cemetery, Private

5. Dwelling, duplex

6. Dwelling, single-family

7. Family day home

8. Group home

9. Home occupation

10. Kennel, Commercial/Private

11. Manufactured home

12. Marina, Private

13. Manufactured home on individual lot

14. Plant nursery and/or greenhouse

15. Produce stand, roadside

16. Public use

16A. Recreation Facility, Community

17. Riding stable, Commercial/Private

[18. Temporary Dwelling per Article 3, Section 3.4]

19. Shared water system [additional requirements Article 4, Section 4.9a]

20. Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures

21. Veterinary hospital/clinic [additional requirements in Article 4, Section 4.8]
2.5.3. Additional uses permitted only by special exception.

1. Additional dwelling unit to structure located within or attached to the main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of a one-family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.

2. Antique shop

3. Cemetery, Commercial

4. Community center

5. Craft shop

6. Churches and/or other places of worship

7. Club, private

8. Community Center

9. Day care facility

10. Day camp

11. Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 10 acres for each tenant dwelling

12. Farm supply sales, including vehicular equipment

13. General store

14. Golf course

15. Medical/Dental office or clinic

16. A manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons of hardship

17. Manufactured home park [additional requirements in Article 4, Section 4.1]

18. Public building

19. Semipublic building

20. Service station [additional requirements in Article 4, Section 4.5]

21. Sand and gravel extraction industries [additional requirements in Article 4, Section 4.8]

22. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.16]

23. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]
2.5.4. Lot area and other dimensional regulations

2.5.4.1. Lot area and width. Every lot within the A-3 District shall have a minimum area of one acre and a minimum width of 120 feet, keeping of livestock (other than horses), and kennels shall require a minimum lot area of five (5) acres; the keeping of a horse shall require a minimum lot area of two (2) acres, plus one (1) acre for each additional horse; Commercial stables shall require a minimum lot area of 10 acres.

Keeping of livestock, except horses, chickens, goats, and rabbits/hares, in a major subdivision shall be prohibited; the keeping of horses in a major subdivision is permitted provided the following conditions are met:

a. The keeping of horses in a major subdivision shall be accessory to a single-family residential unit and solely for the recreational purposes of the resident(s) living on the premises. Riding stables and the boarding of horses which are not owned by the resident(s) whether for commercial purposes or not shall be prohibited.

b. The minimum parcel size shall be then (10) acres with a minimum of two acres useable pasture area on which one horse may be kept. Additional horses may be kept at a ratio of one horse for each additional two acres of useable pasture area to a maximum of ten horses. Useable acreage excludes Chesapeake Bay Resource Protection Areas.

c. A stable must be provided for the housing of all horses. Any stable used for the keeping of animals shall be a minimum of seventy-five (75) feet from any side and/or rear property line.

d. All pastures, runs, or similar areas used for horse keeping shall be surrounded by secure fencing.

e. Manure or animal wastes shall not be stored, stockpiled, or permitted to accumulate within a designated Chesapeake Bay Resource Protection Area.

2.5.4.2. Minimum yard requirements.

a. Front Yards; 35 feet, except lots fronting on rights-of-way less than 50 feet wide shall require a minimum front yard of 45 feet.

b. Side Yards; 15 feet.

c. Rear Yards; 30 feet.

d. Buildings housing farm animals shall be located 75 feet from any side and/or rear property line.

e. Accessory Buildings. 3 feet from any side and/or rear property line. Front yard, same as the main building.
Section 2.6. R-1 One-family dwelling district regulations.

2.6.1. Intent. The intent of this district is to protect those areas within the County in which the predominant development pattern consists of one-family detached dwellings on separate lots and to provide for additional areas within the County in which housing of a similar character may be developed in the future. To accomplish this intent, this dwelling district is restricted in use to one-family dwelling uses, those accessory uses customarily associated with such dwellings and various public or private community support facilities or services that are either necessary or compatible with low density dwelling development.

2.6.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]
2. Dwelling, single-family
3. Family day home
4. Group home
5. Home occupation
5A. Keeping of Bees [additional requirements Article, Section 4.15]
5B. Keeping of Chickens (Additional requirements Article 4, Section 4.18)
6. Recreation facilities, outdoor (Private/Noncommercial)
7. Public use
7A. Recreation Facility, Community
8. Shared water system [additional requirements Article 4, Section 4.9a]
9. Utility pipelines, transmission lines and appurtenances

2.6.3. Additional uses permitted only by special exception.

1. One additional dwelling unit to structure located within or attached to the main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of a one-family dwelling and (2) that the lot area requirement shall be increased by 5,060 square feet in cases where neither community water nor sewer is provided.
2. Churches and/or other places of worship
3. Community center
4. Day care facility
5. Golf course
6. Medical/Dental office and/or clinic
7. Nursery school
8. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]

9. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.6.4. Lot area and other dimensional regulations. Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the R-1 District shall meet the lot area and other dimensional requirements as set forth as follows:

2.6.4.1. Lot area and width.

a. Every lot shall have an area and a width not less than shown below for each utility situation:

<table>
<thead>
<tr>
<th>Utilities Available</th>
<th>Minimum Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (sq.ft.)</td>
</tr>
<tr>
<td>Both community water and sewer</td>
<td>15,000</td>
</tr>
<tr>
<td>Either community water or sewer</td>
<td>25,000</td>
</tr>
<tr>
<td>Neither community water nor sewer</td>
<td>30,000</td>
</tr>
</tbody>
</table>

b. Churches shall require a minimum lot area of 2 acres.

2.6.4.2. Minimum yard dimensions.

a. Front Yards. 30 feet.

b. Side Yards. 10 feet for main buildings and 3 feet for accessory buildings.

c. Rear Yards. 25 feet for main buildings and 3 feet for accessory buildings.
Section 2.7. R-2 General dwelling district regulations.

2.7.1. Intent. The intent of this district is to recognize those residential and office areas within the County, which are developed with smaller lots and to provide for additional areas in which developments of similar density may be established.

2.7.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]
2. Boarding and/or rooming house
3. Churches and/or other places of worship
4. Day care facility
5. Dwelling, duplex
6. Dwelling, single-family
7. Family day home
8. Group home
9. Home occupation
9A. Keeping of Bees [additional requirements Article 4, Section 4.15]
9B. Keeping of Chickens (Additional requirements Article 4, Section 4.18)
10. Medical/Dental office and/or clinic
11. Office building
12. Public building
13. Public use
13A. Recreation Facility, Community
14. Semipublic building
15. Shared water system [additional requirements Article 4, Section 4.9a]
16. Recreational facilities, outdoor (Private/Noncommercial)
17. Utility pipelines, transmission lines and appurtenances

2.7.3. Additional uses permitted only by special exception.

1. Community center
2. Golf course
3. Nursery school
4. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]

5. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.7.4. Lot area and other dimensional regulations. Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the R-2 District shall meet the lot area and other dimensional regulations set forth as follows:

2.7.4.1. Lot area and width.

a. Every lot in this district should have an area and a width not less than shown below for each utility situation:

<table>
<thead>
<tr>
<th>Utilities Available</th>
<th>Minimum Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (sq.ft.)</td>
</tr>
<tr>
<td>Both community water and sewer</td>
<td>15,000</td>
</tr>
<tr>
<td>Either community water or sewer</td>
<td>25,000</td>
</tr>
<tr>
<td>Neither community water nor sewer</td>
<td>30,000</td>
</tr>
</tbody>
</table>

b. Churches shall require a minimum lot area of 2 acres.

2.7.4.2. Minimum yard requirements.

a. Front Yards; 30 feet.

b. Side Yards (dwelling); 10 feet for main buildings and 3 feet for accessory buildings.

c. Side Yards (Nonresidential uses); 25 feet.

d. Rear Yards. 25 feet for main buildings and 3 feet for accessory buildings.
Section 2.8. R-3 Multifamily dwelling district regulations.

2.8.1. Intent. The intent of this district is to recognize those areas within the County where multifamily and office development exists and to provide areas for additional development of a similar character and density which may be established.

2.8.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]
2. Boarding and/or rooming house
3. Churches and/or other places of worship
4. Day care facility
5. Dental Laboratory
6. Dwelling, duplex
7. Dwelling, multifamily
8. Dwelling, multifamily elderly
9. Dwelling, single-family
10. Family day home
11. Group home
12. Home Occupation
13. Medical/Dental office and/or clinic
14. Nursery school
15. Nursing home
16. Office building
17. Public building
18. Public use
18A. Recreation Facility, Community
19. Semipublic building
20. Shared water system [additional requirements Article 4, Section 4.9a]
21. Recreational facilities, outdoor (Private/Noncommercial)
22. Recreation facilities, outdoor (Public/Private)
23. Townhouse

24. Utility pipelines, transmission lines and appurtenances

2.8.3. Additional uses permitted only by special exception.

1. Community center

2. Golf course

3. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]

4. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.8.4. Lot area and other dimensional regulations. Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the R-3 District shall meet with the lot area and other dimensional regulations set forth as follows:

2.8.4.1. Lot area and width.

a. Every lot in this district shall have an area and a width not less than shown below for each utility situation:

<table>
<thead>
<tr>
<th>Utilities Available</th>
<th>Minimum Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (sq.ft.)</td>
</tr>
<tr>
<td>Both community water and sewer</td>
<td>15,000</td>
</tr>
<tr>
<td>Either community water or sewer</td>
<td>25,000</td>
</tr>
<tr>
<td>Neither community water nor sewer</td>
<td>30,000</td>
</tr>
<tr>
<td>Townhouses (Community water and sewer Required)</td>
<td>1,500</td>
</tr>
<tr>
<td></td>
<td>Width (feet)</td>
</tr>
<tr>
<td></td>
<td>80</td>
</tr>
<tr>
<td></td>
<td>80</td>
</tr>
<tr>
<td></td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>18</td>
</tr>
</tbody>
</table>

** Note: The lot area and width for each multifamily structure and duplex shall be as stated above for each utility situation plus 4,000 sq.ft. for each additional dwelling unit.

b. Churches shall require a minimum lot area of 2 acres.

c. Total density for townhouses and multifamily dwellings shall not exceed 8 dwellings per gross acre.

d. Total density for multifamily elderly dwellings shall not exceed 8 dwelling units per gross acre where neither public/community water or sewer is available and shall not exceed 20 units per gross acre when both public/community water and sewer is available; adequate fire flow and sprinkler system required.

2.8.4.2. Minimum yard requirements.

a. Front Yards. 30 feet. The minimum front yard depth requirement for townhouses and multi-family units shall be 10 feet.

b. Side Yards. 10 feet for main building and 3 feet for accessory buildings. Side yard requirements do not apply to exterior townhouses and multi-family units. Side yards for townhouse and multi-family end units shall be 9 feet. Within a development consisting of more than one building, an open space of not less than 30 feet shall be provided between buildings.

c. Rear Yards. 25 feet for main buildings and 3 feet for accessory buildings. The minimum rear yard setback for townhouse and multi-family buildings shall be 20 feet.
Section 2.9. C-1 Retail commercial district regulations.

2.9.1. Intent. The intent of this district is to recognize existing light commercial uses and to provide an opportunity to expand these and other retail opportunities within the County.

2.9.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]

2. Arts and crafts shop (Products sold/manufactured on premises)

3. Bakery

4. Bank or similar financial institution

5. Bowling alley

6. Building, public

7. Building, semi-public

8. Building supply/lumber sales

9. Car wash

10. Cemetery, Commercial

10A. Churches and/or other places of worship

11. Club, Private

12. Community center

13. Day care facility

14. Dental Laboratory

15. Dwelling units located in the same building with and ancillary to commercial uses

16. Dwellings, one family, in existence on September 3, 1987, the date of adoption of this ordinance.

17. Fast-food restaurant

18. Florist within an enclosed building

19. Funeral home

20. General store

21. Group care facility

22. Indoor commercial recreational facility

23. Laundry service
24. Marina, Commercial
25. Medical/Dental Office
26. Miniature golf
27. Motel
28. Nursery school
29. Nursing home
30. Office building
31. Personal service establishment
32. Public use
33. Repair service establishment
34. Restaurant
35. Retail sales establishment conducting business entirely within an enclosed building
36. Service station [additional requirements in Article 4, Section 4.5]
37. Shared water system [additional requirements Article 4, Section 4.9a]
38. Telephone exchange equipment
39. Theater, Indoor
40. Utility pipelines, transmission lines and appurtenances
41. Vehicle sales
42. Veterinary hospital/clinic with no outside facilities [additional requirements in Article 4, Section 4.8]

2.9.3. Additional uses permitted only by special exception.

1. Amusement Enterprises
1a. Data Centers (Additional requirements in Article 4, Section 17)
1A. Event Venue
2. Hospital
3. Public utilities structures (no outside storage)
4. Telecommunication Facilities [additional requirements in Article 4, Section 12]
5. Water/sewer treatment plant [additional requirements in Article 4, Section 4.10]
6. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]
2.9.4. Lot area and other dimensional regulations. Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the C-1 District shall meet the lot area and other dimensional regulations set forth as follows:

2.9.4.1. Lot area and width. Every lot shall have an area and width not less than shown below for each utility situation.

<table>
<thead>
<tr>
<th>Utilities Available</th>
<th>Minimum Lot Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (sq. ft.) Width (feet)</td>
</tr>
<tr>
<td>Both community water and sewer</td>
<td>5,000 50</td>
</tr>
<tr>
<td>Either community water or sewer</td>
<td>25,000 100</td>
</tr>
<tr>
<td>Neither community water nor sewer</td>
<td>30,000 100</td>
</tr>
</tbody>
</table>

2.9.4.2. Minimum yard requirements.

a. Front Yards. 30 feet.

b. Side and Rear Yards. None required, except in cases where such uses abut an existing residential or Agricultural district and then the same as required for the abutting district.
Section 2.10. C-2 General trade district regulations (section amended 1-3-95).

2.10.1. Intent. The intent of this district is to recognize existing commercial and/or service trade uses within the County which may include exterior storage or displays, and may involve limited manufacturing or processing activities, and provide an opportunity to expand these and related general trade opportunities.

2.10.2. Uses permitted by right.

1. All uses permitted by right within the Retail Commercial District (C-1)
2. Auto repair facility
3. Boat sales
4. Commercial indoor recreational facilities
5. Contractors equipment yard
6. Construction material supply business with storage under cover, but not to include fabricating
7. Farm supply sales including vehicular equipment
8. Florist including greenhouse and exterior display area
9. Garage, Commercial
10. Hospital
11. Manufactured home dwelling and modular home sales
12. Parking lot, commercial
13. Public use
14. Radio/Television station
15. Structure for public utilities not involving outside storage of equipment or materials
16. Veterinary hospital/clinic with no outside facilities [additional requirements in Article 4, Section 4.8]
17. Vehicle sales and service
18. Warehouse, mini

2.10.3. Additional Uses permitted only by special exception.

1. Amusement enterprises
1a. Data Centers (Additional requirements in Article 4, Section 17)
2. Flea market
3. Veterinary hospital/clinic with outside facilities [additional requirements in Article 4, Section 4.8]
4. All uses permitted by Special Exception within the Retail Commercial District (C-1).
2.10.4. **Lot area and other dimensional regulations.** Except as provided for nonconforming lots of record elsewhere in this Ordinance, every lot within the C-2 District shall meet the lot area and other dimensional regulations set forth as follows:

1. **Lot area and width.** Every lot in this district shall comply with the lot area and width requirements of the C-1 District.

2. **Minimum yard requirements.** All minimum yard requirements of the C-1 District shall apply in this District.
Section 2.11. I-1 - Industrial light district regulations.

2.11.1. Intent. The intent of this district is to provide sufficient space in appropriate locations for certain types of business and manufacturing which do not create a danger to health and safety in surrounding areas, and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries.

The intent is also to make available more attractive locations for these businesses and industries. Certain commercial uses are permitted, primarily for service to employees in the district and as accessory use to manufacturing conducted on site. Typical development in the district would be that which is commonly known as an "industrial park."

2.11.2. Uses permitted by right.

1. All uses permitted by right within the Retail Commercial (C-1) and the General Trade District (C-2).

2. Contractor's Equipment and storage yards

3. Convenience Center

4. Convenience Store

5. Food processing plant, including meat packing not involving animal slaughter

6. General Office Uses

7. Heavy Equipment sales, rental, and service

8. Intermediate Materials Recovery Facility (IMRF)

9. Light manufacturing uses specifically listed below:
   a. Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic products
   b. Manufacture or assembly of bolts, nuts, screws and rivets, boilers, firearms, electrical appliances, tools, dies, machinery, and hardware products, sheet-metal products and enameled metal products which do not involve the use of a blast furnace
   c. Beverage blending or bottling, bakery products, candy manufacture, dairy products, and ice cream, fruit, and vegetable processing and canning, but not distilling of beverages or processing of bulk storage of grain or feed for animals or poultry
   d. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods
   e. Manufacture of boxes, furniture, cabinets, baskets, and other wood products of similar nature

10. Laboratories, research, experimental or testing, but not testing combustion engines or explosives

11. Laundry, dry cleaning plant

12. Manufactured home dwelling and modular home sales

13. Nursery for growing or propagation of plants, trees, and shrubs
14. Photographic processing or blueprinting
15. Printing and publishing, engraving
16. Public use
17. Railroad Sidings
18. Restaurants without drive through
19. Warehouse, Mini-Storage
20. Welding or Machine Shops
21. Wholesale merchandising or storage warehouses or distribution center

2.11.3. Permitted Accessory Uses.

1. Storage of goods used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.

2. The location of office or construction trailers for a period not to exceed one year.

3. Retail sales when connected with a manufacturing operation.

4. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths and the like for normal electrical power distribution or communication service, and pipelines or conduits for gas, sewer, or water service

5. Railroad spur tracks

6. Airport, private

2.11.4. Uses Permitted by Special Exception.

The following may be permitted as conditional uses if approved by the Board of Supervisors in accordance with the procedures, guidelines, and standards of Section 5.4:

1. All uses permitted by Special Exception within the Retail Commercial (C-1) and the General Trade District (C-2).

2. Telecommunication Facilities [additional requirements in Article 4, Section 12]

2.11.5. Off-Street Parking and Loading Requirements.

Off-street parking and loading space requirements shall be in accordance with Section 3.11 and Section 3.13 of the Zoning Ordinance.

Loading platforms for rail service may extend into a required side or rear yard.
2.11.6. Area Regulations.

a. The minimum lot acreage required for a parcel to be eligible for I-1 zoning shall be (3) acres.

b. The minimum site area for a use in the I-1 zoning district shall be 40,000 square feet. Site areas must be contained within the minimum lot acreage.

c. The minimum lot width for any lot or area is 100 feet.

2.11.7. Buffer Requirements.

A buffer area, meeting the requirements set forth in Section 7.6(j) of this ordinance, must be maintained around the side and yard property lines that abut an Agricultural, Commercial, or Residential Zoning District of the Industrially Zoned lot or area.

2.11.8. Setback regulations

No portion of any structure, except signs, shall be erected closer than fifty (50) feet from any street or highway right-of-way.

2.11.9. Yard regulations. Buffer areas may not be included in the measurement of any setback dimension.

a. Side. The minimum width of each side yard for a main structure shall be ten (10) feet.

b. Rear. Each main structure shall have a rear yard of at least ten (10) feet.

2.11.11. Site Plan Required.

Before a building permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, all requirements of Article 7 shall be met.
Industrial 2.12. Industrial district regulations.

2.12.1. Intent. The intent of this district is to recognize industrial uses which presently exist within the County and to provide an appropriate zoning district within which additional industrial and related uses may be provided.

2.12.2. Uses permitted by right.

1. All uses permitted by right within the Industrial-Light District, but not those uses permitted by right or by Special Exception within the Retail Commercial District (C-1) or the General Trade District (C-2).

2. All uses permitted within the Retail Commercial District (C-1) and the General Trade District (C-2) if the use is ancillary to a use permitted in Industrial-Light (I-1) and/or Industrial District (I).

3. Accessory uses and structures customarily incidental to permitted uses [additional requirements in Article 3, Section 3.8]

4. Asphalt plant

5. Concrete products plant

6. Concrete ready mix plant

6a. Data Centers (Additional requirements in Article 4, Section 17)

7. Lumber mill

8. Planing mill

9. Public use

9A. Solar farm

10. Truck terminal

11. Warehouse

2.12.3. Additional uses permitted only by special exception.

1. Airport, commercial

2. Heating fuel storage

3. Junkyard/salvage yard

4. Manufacturing, processing and assembly operations conducted within an enclosed building and not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State regulated standards

5. Recycling Plant

6. Sand and gravel extraction/processing industry [additional requirements in Article 4, Section 4.4]

2.12.4. Permitted Accessory Uses
1. Storage of goods used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.

2. The location of office or construction trailers for a period not to exceed one year.

3. Retail sales when connected with a manufacturing operation.

4. Facilities and structures necessary for rendering utility service; including poles, wires, transformers, telephone booths and the like for normal electrical power distribution or communication service, and pipelines or conduits for gas, sewer, or water service.

5. Railroad spur tracks

6. Airport, private

2.12.5. Off-Street Parking and Loading Requirements

Off-street parking and loading space requirements shall be in accordance with Section 3.12. and Section 3.13. of the Zoning Ordinance.

Loading platforms for rail service may extend into a required side or rear yard.

2.12.6. Area Regulations

a. The minimum lot acreage required for a parcel to be eligible for Industrial zoning shall be 10 acres.

b. The minimum site area for a use in the Industrial zoning district shall be 80,000 square feet. Site areas must be contained within the minimum lot acreage.

c. The minimum lot width for a lot or area is 150 feet.

2.12.7. Buffer Requirements

A buffer area, meeting the requirements set forth in Section 7.6(j) of this ordinance, must be maintained around the side and yard property lines that abut an Agricultural, Commercial, or Residential Zoning District of the Industrially Zoned lot or area.

2.12.8. Setback regulations

No portion of any structure, except signs, shall be erected closer than fifty (50) feet from any street or highway right-of-way.

2.12.9. Yard regulations. Buffer areas may not be included in the measurement of any setback dimension.

a. Side. The minimum width of each side yard for a main structure shall be twenty (20) feet.

b. Rear. Each main structure shall have a rear yard of at least twenty (20) feet.

2.12.11. Site plan required

Before a building permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, all requirements of Article 7 shall be met.
Section 2.13. Resort Community district (RC)

2.13.1. Intent.

The resort community district provides for resorts occupying relatively small to very extensive grounds or tracts of land and providing within the establishment related guest service facilities. Resort districts may be close to both residential and rural neighborhoods and will, therefore, provide regulations and site plan controls to protect the quality of these neighborhoods. Development within the resort district will be designed in a manner that will protect and preserve the natural resources, trees, watershed, contours and topographic features of the land, and protect and enhance the natural scenic beauty of the property.

A resort community is a self-contained development of contiguous acreage under one ownership or control, that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. This district is intended to ensure that resort communities will be primarily visitor-oriented developments, which may include permanent residential units as a secondary use. This district is intended to insure that resort communities will be developed in substantial harmony with the natural features of the particular site; and will provide economic benefits to the county. The regulations of this district are intended to accommodate the differing needs of small scale resorts developed over a short time frame and large scale resorts developed over a long time frame.

2.13.2. Application.

Resort Community districts shall be established by amendment to the official zoning map, in accordance with the provisions of Code of Virginia § 15.2-2204.

2.13.3. Application for Approval.

No development within a RC district including but not limited to clearing, grading, excavating, road building, site preparation or structural improvements, may be permitted prior to approval by the Board of Supervisors of a Master Development Plan pursuant to Section 2.13.4 of this section and Section 5.3.5 of the Zoning Ordinance. No transfer, sale or conveyance of any individual lot or interest shall be permitted prior to Final Subdivision Plat approval.

All development and subsequent operation of a resort community within a RC district shall be undertaken in accordance with the provisions of the approved Master Development Plan. Failure to comply with these provisions shall constitute a violation of the provisions of the Zoning Ordinance.

2.13.4. Master Development Plan.

The developer shall furnish with his application for rezoning fifteen (15) copies of a Master Development Plan prepared by a surveyor, engineer, planner or architect, duly licensed in the State of Virginia. The Master Development Plan shall be comprised of schematic or diagrammatic drawings supplemented by appropriate textural description of the proposed district. The Master Development Plan shall be the basis for any approval and shall be binding upon the applicant. All subsequent development of the site shall be in conformance with the approved Master Development Plan.

2.13.4.1. Content of the Master Development Plan. The Master Development Plan shall contain the following data, together with supplementary data for a particular development, as reasonably deemed necessary by the Director of Planning and Code Compliance, or his agent.

1. Development site information:
   
   (a) Vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').
   
   (b) Boundary identification showing the property with reference to existing map features to enable the property to be located on the county's Zoning District Map.
(c) Total area of the tract.
(d) Abutting street names, widths and route numbers.
(e) Owners, zoning districts, and uses of each adjoining tract.
(f) Flood plain limits.
(g) Delineation of Resource Protection Areas and Resource Management Areas as within Article 8, Chesapeake Bay Preservation Area Overlay Zoning District, King George County Zoning Ordinance.
(h) Proposed method of supply of adequate electric power; police, fire and rescue protection; domestic water service including source, storage, and distribution; stormwater management/drainage; and sewage disposal.
(i) A traffic impact analysis in accordance with the Virginia Department of Transportation standards.
(j) Fiscal impact analysis information as specified by the county.

2. Development design information:

(a) A concept plan, illustrating the location and functional relationship between all proposed land uses, including the type and extent of developed recreational and resort facilities to be provided.
(b) Land use plan or plans showing the location and arrangement of all proposed land uses; including typical lot and building configuration and typical architectural character; the proposed traffic circulation pattern including the location and width of all roads, streets, alleys, driveways, pedestrian, cycling or bridle path systems and the relationship of internal traffic to external roads.
(c) Propose overall density and types of dwelling units.
(d) A plan or statement detailing the exact amount of improved, and unimproved open space, common areas, and recreational space, and all covenants, restrictions, and conditions pertaining to the use, maintenance and operation of common spaces, and the percentage of the tract to be preserved as open space after full development of the tract.
(e) A plan or report indicating the extent, timing and estimated cost of all on-site and off-site improvements such as roads, water, sanitary sewer, drainage facilities, electric, telephone, and gas lines necessary to construct the proposed development, which plan or report shall relate to the sequence of development schedule if the development is to be constructed in stages or units.
(f) A statement showing the features of the Master Plan intended to harmonize the resort community with adjacent areas and the relationship of the resort community to the Comprehensive Plan.

2.13.5. Rezoning to the Resort Community District.

A. Planning Commission Procedures.

1. Preapplication Conferences. Applicants are required to meet with the Planning Staff and other qualified officials to review the proposed Master Development Plan and original proposal prior to submittal. The purpose of such conference shall be to assist in bringing the application and material submitted therewith as nearly as possible into conformity with these or other regulations applying in the case, and/or to define specific variations from the application of these regulations which would otherwise apply which seem justified in view of equivalent service of the public purpose for such regulation. For example, large scale
projects with multiple components and long completion times are expected to provide more generalized information in the Master Development Plan due to the difficulty of providing an accurate description over large land areas and time frames. In the event that a generalized Master Development Plan is approved which does not contain a level of detail substantially equivalent to that required by Article 7, Section 7.4 and the requirements of Section 2.13.4(a) of the Zoning Ordinance, then an amendment to the Master Development Plan will be necessary prior to final site plan approval.

In the course of such preapplications conference(s), any recommendations for change shall be recorded in writing, and shall become part of the case record. All such recommendations shall be supported by stated reasons for the proposed changes. Applicants shall indicate, in writing, their agreement to such recommendations, or their disagreement and their reasons therefor. Response by the applicant shall also become part of the case record.

2. Planning Commission Recommendations to the Board of Supervisors.

At such time as further conferences appear unnecessary, or at any time on written request of the applicant, the commission shall proceed to hold a public hearing in accordance with Section 5.3 of the Zoning Ordinance and prepare its recommendations to the Board of Supervisors. The date of the determination to proceed, or the applicant’s request for public hearing, shall be deemed the formal date of submission of the application for rezoning. Should it be deemed necessary during the preapplication conference(s) the advertising for a rezoning to the Resort Community District shall also include notice that the Comprehensive Plan may be amended to the extent that the Master Development Plan is approved.

Specifically, recommendations of the commission may include findings as to:

(a) The suitability of the tract for this general type of development in terms of; relation to the comprehensive plan or amending thereof; physical characteristics of the land; and its relationship to surrounding areas.

(b) The adequacy of and relation to major roads, utilities, public facilities and services.

(c) Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments or for amendments to those proposed.

(d) Adequacy of evidence that reasonably projected cost of public services for the development do not exceed revenues reasonably projected to be generated by the development.

(e) Specific modifications in the Resort Community District regulations, the general zoning regulations, or the subdivision regulations as applied to the particular case, based on determination that such modifications are necessary or justified by demonstration that the public purposes as applied by these regulations would be satisfied to at least an equivalent degree by such modifications.

Based on such findings, the commission shall recommend approval of the Master Development Plan, as proposed, approval conditioned upon stipulated modifications, or disapproval.

B. Action by the Board of Supervisors.

On applications for Resort Community Districts, the Board of Supervisors shall proceed in general as provided for other rezoning applications. The Board of Supervisors may, based on the findings contained in Section 2.13.5(2) approve the application in accordance with the original application, as recommended by the Planning Commission, approved with modifications to either the original application or the Planning Commission recommendation, or may deny the application.

All terms, conditions, safeguards and stipulations made at the time of the rezoning to Resort Community District status, including the approval of the Master Development Plan, with or without specified modifications, shall be binding upon
the applicant or any successors in interest. Deviations from the approved Master Development Plans, except as otherwise authorized by these district regulations, or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.

The granting of the Resort Community District rezoning, and the approval of the Master Development Plan, with or without specified modifications, shall not constitute the recording of a plat, nor shall it authorize the issuance of building permits. Such action shall be undertaken only after approval of the site plan in accordance with Article 7, Section 7.5 of the Zoning Ordinance and the recording of a subdivision plat, if applicable. Final Site Plans which contain residential development subject to the Subdivision Ordinance shall be accepted and approved in lieu of subdivision plats, provided said plans are in recordable form, meet all requirements of the Subdivision Ordinance, and are recorded as final plats after approval and posting of appropriate bonds.

Failure to file for final site plan approval within twelve (12) months of rezoning and Master Development Plan approval shall terminate any development by the applicant in accordance with the procedures set forth in this section. Within thirty (30) days prior to the expiration of said twelve month period, the applicant may apply to the Board of Supervisors for an extension of time within which to submit a final site plan in conformity with the approved Master Development Plan. The Board of Supervisors may grant such extension, upon good cause shown by the applicant, but such extension shall not under any circumstances exceed an additional one year period, and no more than two (2) such extensions may be granted.

2.13.6. Additional Land.

Additional land area may be added to an existing Resort Community District if it is adjacent to or across public or private roads from the Resort Community and forms a logical addition to the existing Resort Community, and if it is under the same ownership or control.

2.13.7. Site Plans.

(a) Approval of the Master Development Plan by the Board of Supervisors and the application for rezoning shall constitute authority for the applicant to prepare a site plan in accordance with Article 7, Section 7.5 of the Zoning Ordinance and in conformity with the approved Master Development Plan.

(b) The site plan(s) shall be for the entire project, unless the project is staged, in which case the site plan(s) for the first stage shall be submitted.

(c) A site plan for a particular development stage, other than the first, shall not be approved until construction has been initiated on the immediately proceeding stage or unit.

(d) The Board of Supervisors may authorize, upon written request by the developer, site plan approval for a particular development stage outside of the order established in the Master Development Plan.

(e) Deviations from the Master Development Plan shall be permitted in the site plan when the Director of Planning and Code Compliance determines that such are necessary due to requirements of topography, drainage, structural safety, environmental permitting or vehicular circulation, and such deviations will not materially alter the proposed development sequence. Such deviations shall be reported to the Board of Supervisors in writing and in no case shall such deviations substantially change the approved Master Development Plan, increase the density or increase the floor area. Any changes not authorized by this paragraph shall require resubmission of the Master Development Plan in accordance with the procedures contained in this article.

(f) Design of water and sewage systems approved in the Master Development Plan shall be approved by the Board of Supervisors.
2.13.8. **Use Regulations.**

All uses contained in the approved Master Development Plan shall be permitted by right in the Resort Community District, subject to the limitations hereinafter provided. These uses shall include, but not be limited to, the following:

1. Overnight lodging, including lodges, hotels, motels, time share units and similar transient lodging facilities.
2. Health/Fitness Spc, including residential facilities.
3. Golf courses, and clubhouses.
4. Riding stables, horse show areas, and equestrian facilities, however, this use shall not include race tracks unless approved by referendum by the voters of King George County as required by the Code of Virginia, § 59.1-391.
5. Tennis and handball courts and associated clubhouse, both indoor and outdoor.
6. Marinas, beach clubs, swimming pools, general water recreational uses, and their associated clubhouses.
7. Restaurant, lounges and similar eating and drinking establishments.
8. Conference and convention centers, meeting rooms and banquet facilities.
9. Retail and service establishments other than bars and restaurants, subject to the following conditions:
   (1) No individual establishment shall contain more than three thousand five hundred (3,500) square feet.
   (2) The sum of the floor areas of all such establishments shall not exceed five percent (5%) of the total floor area of the resort as defined in 1, 2, 5, 7, and 8 above.
10. Emergency Service Facilities, such as but not limited to: Fire and Rescue Stations.
11. Day care facility.
12. Single-family, multi-family, and town home units.
13. Accessory uses and structures incidental to permitted uses.

2.13.9. **Additional Uses Permitted by Special Exception.**

1. Water/Sewer treatment plant, unless already authorized in a Master Development Plan approved pursuant to these district regulations.
2. Water storage and/or pumping facilities, unless already authorized in a Master Development Plan approved pursuant to these district regulations.
3. Utility pipelines, transmission lines and appurtenances, unless already authorized in a Master Development Plan approved pursuant to these district regulations.
4. Square footage for retail and service establishments in excess of those permitted by right.
2.13.10. **Guarantees and Surety Bonding.**

As part of the Final Site Plan Approval(s) pursuant to Section 2.13.7, the developer of a resort community shall assure that developed recreational facilities, key facilities intended to serve the entire development and visitor oriented accommodations are physically provided or are guaranteed through surety bonding or substantially equivalent financial assurances prior to closure of sale of individual lots, units, or interest. In phased developments, developed recreational facilities, visitor-oriented accommodations and other key facilities intended to serve a particular phase shall be constructed or guaranteed through surety bonding prior to sales in that phase.
ARTICLE 4
SUPPLEMENTARY REGULATIONS

The following supplementary regulations apply to uses in all districts whether or not such uses are permitted by right or by Special Exception. Supplementary regulations are in addition to all other requirements of this Ordinance, the Code of King George County, and all other applicable laws.

Section 4.1 Manufactured home park. [allowed only in the A-3]

4.1.1. Intent. These provisions are designed to accommodate manufactured homes in a planned manufactured home park neighborhood setting with open space and recreation requirements in order to encourage a suitable living environment where rental lots are provided for manufactured home habitation. It is the intent of this Ordinance that manufactured home parks shall be established by Special Exception procedure pursuant to Sections 5.4 and 5.5 of this Ordinance.

4.1.2. Status/requirements. Manufactured home parks hereinafter established are Special Exception Uses permitted only in specific named zoning districts. In addition to Special Exception requirements, manufactured home parks are subject to the Site Plan requirements of Section 5.5 of this Ordinance. Notwithstanding other Site Plan requirements of this Ordinance, site plans for manufactured home parks shall be drawn to a scale of not less than one inch equals twenty feet (1" = 20'), shall be sufficient for the Zoning Administrator to determine that regulation of this Ordinance can and will be satisfied, and shall include information describing surrounding land use, zoning, topography and vegetation. The site plan shall show all proposed streets, utilities and structures with specifications indicating compliance with the provision of these regulations, the Virginia Industrialized Building Safety Law (Code of Virginia 36-70 et seq) and the Virginia Manufactured Housing Construction and Safety Standards Law (Code of Virginia 36-85.2 et seq).

4.1.3. Bulk Regulations.

4.1.3.1. Area of manufactured home park. No such use shall hereafter be established on a lot of less than 5 contiguous acres. No such use shall hereafter be planned to accommodate more than 50 manufactured homes.

4.1.3.2. Frontage. Manufactured home parks shall have minimum frontage of 200 feet on a state maintained road. Each lot in a manufactured home park shall have a minimum frontage of 75 feet on an internal street which is connected to a road in the state maintenance system.

4.1.3.3. Density. The maximum number of manufactured home units in a manufactured home park shall be 5 units per acre excluding areas within 100 year floodplain, areas exceeding 15% slope, and areas within public right-of-way.

4.1.3.4. Lot size. The minimum lot size for manufactured homes lots shall be 7500 square feet. Only one manufactured home may be located on a lot.

4.1.3.5. Setback. No manufactured home lot shall be located closer than 50 feet to the nearest right-of-way line of a road in the state maintenance system. No manufactured home shall be located closer than 100 feet to any property line in a zoning district where manufactured home parks are not permitted. Setback of manufactured homes from adjacent property lines in the same zoning district or in zoning districts which permit manufactured home parks shall be a minimum of 50 feet. A manufactured home shall be set back a minimum of 20 feet from all internal streets.

4.1.3.6. Yards. The minimum distance, at any point, between any two manufactured homes shall be 30 feet. Minimum rear yard shall be 30 feet.

4.1.4. Open space and recreation. A minimum of 200 square feet of recreation area and open space shall be provided and maintained for each manufactured home lot. Each manufactured home park shall provide not less than one recreation area or playground, and no such area shall be less than 4000 square feet in area. Such area shall be used exclusively for recreational purposes.

4.1.5. Lot Standards.

4.1.5.1. Grading. Each manufactured home site shall be graded to provide positive drainage away from the manufactured home site at a minimum gradient of one-half of one percent.
4.1.5.2. Markers. Every manufactured home site shall be clearly defined. There shall be posted and maintained in a conspicuous place on each lot a number corresponding to the number of each site.

4.1.6. Infrastructure.

4.1.6.1. Streets. The minimum internal street on which an individual manufactured home lot fronts shall be twenty feet in paved width. In cases where streets dead-end in a cul-de-sac, the minimum radius shall be forty feet. The minimum material will be a base of no less than six inches of compacted gravel. All internal streets shall have unobstructed access to a public street or highway. Entrances to manufactured home parks from any public street or shall conform to the current standards of the Virginia Department of Transportation (VDOT). Any public street within the manufactured home park shall conform to all VDOT standards.

a. Streets shall be adapted to the topography and shall suitable alignment and gradient for the safety of traffic, satisfactory surface and ground water drainage and proper functioning of sanitary and storm sewer systems.

b. Internal street intersections shall have generally be a right angles. Offsets at intersections and intersections of more than two streets at one point shall be provided.

c. The internal street improvements shall extend continuously from the existing improved street system to provide suitable access to manufactured homes and other important facilities in the park, to provide adequate connections to the existing or future streets at the boundaries of the property and to provide convenient circulation of vehicles with origins or destinations on the property.

d. Grading shall be for the full width of the street or provide suitable finish grades for pavements and any sidewalks with adequate surface drainage and convenient access to the manufactured home stands and other important facilities on the property.

4.1.6.2. Parking. Off-street parking spaces shall be provided at the rate of at least two car spaces on each manufactured home lot. In addition, each park shall include a sufficient number of car spaces, conveniently located in parking bays, to bring the total number of parking spaces up to three car spaces per manufactured home lot. Each such parking space shall be surfaced for its entire area with durable, hard material, suitable for all weather use and shall have unobstructed access to a public street or common street within the park.

4.1.6.3. Utilities.

a. Each manufactured home site shall be provided with an individual connection to a public sewerage system or other approved sanitary sewage disposal system; all materials used for sewer connections between the manufactured home and the inlet sewer line shall be semi-rigid, approved pipe (not less than Schedule 40), corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.

b. Each manufactured home site shall be provided with an individual connection to a public water supply or other approved potable water supply; an adequate supply of water approved by the Virginia Department of Health shall be furnished, which shall include frost-free lines and a frost-free supply for each manufactured home lot.

c. Each manufactured home shall be provided with electrical service installed in accordance with the National Electrical Code.

4.1.6.4. Lighting. All manufactured home parks shall provide adequate dusk to dawn lighting. All entrances and exits shall be lighted at night by a system which consists of either a one hundred (100) watt mercury light or a two hundred (200) watt incandescent light. In addition, lighting meeting these standards shall be provided for each one hundred twenty (120) feet of internal linear streets.

4.1.6.5. Trash disposal. The manufactured home park owner shall be responsible that each occupied manufactured home lot be provided with at least one tight-fitting garbage or trash container and provide disposal at a frequency to assure it will not overflow or metal dumpsters shall be provided and maintained on the manufactured home park site.

4.1.6.6. Electric Service. It shall be unlawful for any electric company to connect electricity to any manufactured home service in the county unless the company has been notified by the building inspector that an electrical permit has been obtained and the service has been inspected and approved. It shall be unlawful for any individual to provide electricity to
any manufactured home in the county through the use of an extension electrical cord method except for emergencies as approved by the King George County Building Official.

4.1.6.7. Gas/Oil. Gasoline, liquefied petroleum, gas or oil storage tanks shall be so installed as to comply with all county, state and National Fire Prevention Code regulations.

4.1.7. Operation.

4.1.7.1. Park records. It shall be the duty of the park owner or operator to keep a register containing a record of the names and addresses of all tenants located within the park.

4.1.7.2. Inspection report. A representative of the Virginia Department of Health and the County Building Inspector shall inspect and determine the condition of the manufactured home parks and shall report their findings to the Governing Body in December of each year.

4.1.8. Storage. Storage facilities of at least 36 square feet and not exceeding 120 square feet shall be provided on each manufactured home lot for the active storage of outdoor equipment, furniture and tools and the inactive storage of such material as is used only seasonally or infrequently by the tenant and cannot be conveniently stored in the manufactured home. Storage facilities must be approved on the lot. Storage facilities shall be designed in a manner that will enhance the appearance of the park and shall be constructed of suitable weather-resistant materials appropriate for the use and maintenance contemplated.

4.1.9. Maintenance. Internal streets shall be maintained by the owner of each manufactured home park in order that such streets remain unobstructed and in suitable condition for passage of tenants, visitors and public safety vehicles.

Recreation and other areas designed for common use by some or all tenants shall be maintained by the owner of each park in order that such areas their intended purpose(s), do not offer refuge for rodents and other pests, and present a tidy appearance.

Section 4.2. Outdoor theater.

4.2.1. Area and dimensional requirements.

4.2.1.1. Minimum area of site shall be five (5) acres.

4.2.1.2. The site shall be adjacent to a primary road or roads and entrances and exits shall be from said roads; all buildings, structures and parking areas shall be set back at least 100 feet from any property line adjacent to a residential or agricultural district.

4.2.2. General requirements.

4.2.2.1. Off-street parking or storage lanes for waiting patrons shall be available to accommodate not less than thirty (30) percent of the vehicular capacity of the theater. Entrances and exits shall be provided with acceleration and deceleration storage lanes in accordance with standards of the Virginia Department of Transportation.

4.2.2.2. The screen shall be located in such a manner that it may not be easily viewed from any street, public area or residential area.

4.2.2.3. A wall or fence shall be provided to screen the cars in attendance from the view of surrounding property. The perimeter of the fence shall be suitably landscaped to preserve harmony with the appearance of surrounding property.

4.2.2.4. Individual speakers for each car shall be provided and no central loud speaker shall be permitted.

4.2.2.5. Entrances and aisles shall be kept adequately lighted at all times when open to the public. Outdoor lighting shall be directed away from adjacent roads and properties.

Section 4.3. Recreational vehicle (R.V.) parks

4.3.1. Intent. These provisions are designed to accommodate recreational vehicle parks operated in a safe and healthful manner. Recreational vehicle parks may be established by special exception procedures pursuant to Sections 5.4 and 5.5 of this Ordinance.
4.3.2. Status/requirements. Recreational vehicle parks hereinafter established are Special Exception Uses permitted only in specific named zoning districts. Except as otherwise provided in this Ordinance, a recreational vehicle used for dwelling purposes outside of a legally established and operated recreational vehicle park shall constitute a violation of this Ordinance.

In addition to Special Exception requirements, recreational vehicle parks are subject to the Site Plan requirements of this Ordinance. Notwithstanding other Site Plan requirements of this Ordinance, site plans for recreational vehicle parks shall be drawn to scale of not less than one inch equals twenty feet (1" = 20'), shall be sufficient for the Zoning Administrator to determine that regulations of this Ordinance can and will be satisfied, and shall include information describing surrounding land use, zoning, topography and vegetation. Site Plans shall indicate all proposed streets, utilities and structures with specifications to indicate compliance with the provisions of these regulations.

4.3.2[A]. Bulk regulations.

4.3.2[A].1. Density standards. No recreational vehicle park shall contain more than 100 nor less than 10 unit spaces. The minimum unit space area shall be 1800 square feet. The density of unit spaces shall in no case exceed 15 spaces per gross park acreage and no one (1) acre shall exceed 25 R.V. unit sites. The minimum area required for application and institution of a recreational park shall be ten (10) contiguous acres.

4.3.2[A].2. Required separation between units. Units shall be separated from each other and from other structures by at least twenty feet. Any accessory structure such as attached awnings, carports or individual storage facilities shall be considered, for purposes of this separation requirement, a part of the unit.

4.3.3. General requirements.

4.3.3.1. Condition of soil, groundwater level, drainage or topography shall not create hazards to the property or the health or safety of the occupants. R.V. unit sites shall be well-drained, gently sloping and rock free. R.V. unit sites shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

4.3.3.2. The recreational use of motorbikes, trail bikes and motorcycles within recreational vehicle parks is hereby prohibited, unless permission therefor has been specifically granted as a part of the Special Exception approval.

4.3.4. Design standards.

4.3.4.1. At least 75% of the developed unit spaces shall be within areas sufficiently wooded to provide adequate shade, camouflage and buffering from public view.

4.3.4.2. In designing the site, the applicant shall set aside a minimum 100 foot perimeter area of undeveloped land

4.3.4.3. Exposed ground surfaces in all parts of every recreational vehicle park shall be paved or covered with stone screening, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

4.3.4.4. Sites for structures which will serve as commercial convenience centers shall be no larger than 10% of the total recreational vehicle park or one (1) acre, whichever is the lesser.

4.3.5. Registration of occupants and units. Every owner or operator of a recreational vehicle park shall maintain a register containing a record of all recreational vehicle units and occupants. Such register shall be available to the Zoning Administrator or any other authorized agent inspecting the recreational vehicle park and shall be preserved for one full year. Said register shall contain:

1. The names and permanent addresses of all recreational vehicle unit occupants;
2. The make, model and license number of the recreational vehicle unit and tow vehicle; and
3. The dates of arrival departure of a unit and its occupants.

King George County Zoning Ordinance – Article 4, Supplementary Regulations
4.3.6. Park road system.

4.3.6.1. All recreational vehicle parks shall be provided with safe and convenient vehicular access from an abutting public road to each unit space. Alignment and gradient shall be properly adapted to topography. Surfacing and maintenance of all roads and parking areas shall provide a smooth, all weather surface which shall be well drained and dust free.

4.3.6.2. Ingress and egress of a unit shall be at a single point which provides circulation to all unit spaces in the recreational vehicle park. The point of ingress and egress shall be designed to minimize congestion and hazards and to allow free movement of traffic on adjacent roads. A registration office shall be located between the entrance to the recreational park and any structure (excluding signs), service facility or access to unit space in the recreational vehicle park for control of ingress and egress.

4.3.6.3. All weather roads, preferably one-way with adequate width to accommodate anticipated traffic, shall meet the following minimum road width requirements:

<table>
<thead>
<tr>
<th>Number of Travel Lanes</th>
<th>Minimum Road Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-way, no parking</td>
<td>Eleven feet</td>
</tr>
<tr>
<td>Two-way, no parking</td>
<td>Twenty four feet</td>
</tr>
</tbody>
</table>

4.3.6.4. Each recreational vehicle park shall provide sufficient parking and maneuvering space so that parking, locating or maneuvering of units incidental to parking shall not necessitate the use of any public road, sidewalk or right-of-way or any private grounds not part of the recreational vehicle park.

4.3.7. Sanitary stations.

4.3.7.1. Each recreational vehicle park shall be provided with a sanitary station.

4.3.7.2. Sanitary stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any unit space by a distance of at least fifty (50) feet.

4.3.7.3. In no case shall portable toilets be permitted within a recreational vehicle park.

4.3.8. Service facilities. The requirements of this section shall apply to service buildings, recreational buildings and other service facilities such as:

a. Management offices, repair shops and storage areas;

b. Sanitary facilities;

c. Laundry facilities;

d. Indoor recreational areas;

e. Commercial uses supplying essential goods or services for the exclusive use of unit occupants.

4.3.8.1. Service buildings. Service buildings shall be conveniently located within a radius of two hundred fifty (250) feet to the unit spaces to be served.
4.3.8.2. Each campground shall be provided with one (1) or more service buildings which contain adequate number of toilet and sanitary facilities. The minimum ratio of sanitary facilities to the number of campsites shall be provided according to the following schedule:

<table>
<thead>
<tr>
<th>No. of Sites</th>
<th>Toilets</th>
<th>Urinals</th>
<th>Lavatories</th>
<th>Showers Fixtures</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>M</td>
<td>W</td>
<td>M</td>
<td>M</td>
<td>W</td>
</tr>
<tr>
<td>1-15</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>16-30</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>31-45</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>46-60</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>61-75</td>
<td>4</td>
<td>5</td>
<td>1</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>76-90</td>
<td>4</td>
<td>6</td>
<td>2</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>91-105</td>
<td>5</td>
<td>7</td>
<td>2</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

4.3.8.3. Walks shall be provided to service buildings when internal roads do not provide a direct route.

4.3.8.4. Self-contained unit park. Where a recreational vehicle park is designed for and exclusively limited to use by self-contained units, only the following minimum emergency sanitary facilities shall be required: For each one hundred unit spaces, or fractional part thereof, there shall be one flush toilet and one lavatory for each sex.

4.3.8.5. Accessory facility. When a recreational vehicle park requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule for unit spaces and shall be based on the total number of persons using such facilities.

4.3.8.6. All rooms containing sanitary or laundry facilities shall:

a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories, and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.

b. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of the windows for each required room shall be not less than ten percent of floor area served by them.

c. Have at least one window, which can be easily opened or a mechanical device, which will adequately ventilate the room.

d. Toilets shall be located in separate compartments equipped with self-closing doors. The shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

e. Illumination levels shall be maintained as follows:
   Laundry room work area - forty-foot candles;
   Toilet room, in front of mirrors, - forty-foot candles.

f. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

g. The recreational vehicle park shall provide the following at a convenient location within the parking area: one automatic clothes washer and one clothes dryer for each fifty unit spaces or fractional part thereof.
4.3.9. Solid waste disposal.

4.3.9.1. Health and safety. The storage, collection and disposal of solid waste in the recreational vehicle park shall be so conducted to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

4.3.9.2. Collection. All solid waste shall be collected at least twice weekly and transported from the park. The owner of the park shall be responsible for providing this service.

4.3.10. Insect and rodent proofing.

4.3.10.1. Vegetation control. The growth of brush, weeds and grass shall be controlled to reduce the harborage of ticks, chiggers and other noxious insects. R.V. parks shall be so maintained as to retard the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

4.3.11. Fire Protection.

4.3.11.1. Litter, rubbish, flammable materials. R.V. parks shall be kept free of litter, rubbish and other flammable materials, which shall be removed from the premises and under no conditions disposed of by burning.

4.3.11.2. Fire extinguisher. Portable fire extinguishers of a type approved by the National Fire Protection Association shall be kept in all service buildings and shall be maintained in good operating condition.

4.3.11.3. Posting of fire regulations. Appropriate regulations for the control and prevention of fire shall be posted in conspicuous locations throughout the park.

4.3.11.4. Barbecue pits, fireplaces, stoves and incinerators. Cooking shelters, barbecue pits, fireplaces and wood burning stoves shall be located, constructed, maintained and used as to minimize fire hazard and smoke nuisance both on the property on which used and on neighboring property. No burning of garbage, animal wastes or other materials that might produce dense smoke or emit objectionable odors will be allowed within the park.

Section 4.4. Sand or gravel extraction industry.

4.4.1. Intent. The purpose and intent of this section is to outline the procedures to be followed when applying for a permit to extract sand and gravel within King George County.

4.4.2. Plans required. The application for a Special Exception Permit shall include a copy of all the information required by the Division of Mined Reclamation other than coal which shall include:

1. Application for a permit to surface mine for minerals other than coal (when approved by the State);

2. Plan for development;

3. Plan for reclamation;

4. An aerial photograph of the area enlarged to scale of one inch equals four hundred feet on which the property to be mined is delineated. The aerial photograph shall include the area extending outward 300 feet from all property boundaries;

5. Plan showing traffic flow patterns entering and exiting the site at all points where ingress and egress roads enter a public road or highway.

4.4.3. Plans for development. The plan shall indicate the proposed general locations of all excavations, structures, equipment, roads, and stockpiles, settling basins, vegetative screening and other site improvements. The plan shall also indicate the area to be permitted and bonded as required by the Division of Mined Reclamation.

4.4.4. Plan for reclamation. The plan for reclamation shall state the intended reuse and shall conform to all regulations and requirements of the Commonwealth of Virginia, Division of Mined Reclamation. All abandoned slopes, and/or areas where mining has been completed, shall within 12 months be vegetated so as to prevent or control erosion.
Section 4.5. Service station.

4.5.1. Location and dimensional requirements.

4.5.1.1. Minimum distance between any service station driveway and a residence, church or hospital shall be 200 feet measured along the street line.

4.5.1.2. Minimum distance between gasoline pump islands, compressed air connections and similar equipment and any street line shall be 15 feet.

4.5.1.3. Hydraulic hoists, pits and all lubrication, greasing, washing and repair equipment shall be entirely enclosed within buildings.

4.5.2. Screening. A solid fence or wall a minimum of five feet in height, or a landscape screen, shall be erected along all property lines separating the site from any lot zoned for residential use. Such solid fence or wall or landscape screen shall not extend into or beyond the building setback line of an adjoining residential district.

Section 4.6. Land Application of Biosolids

4.6.1 Purpose and Intent. This ordinance is intended to ensure laws and regulations governing the land application of Biosolids are properly implemented and enforced, and to secure and promote the health, safety and welfare of the county’s citizens; to deter the creation of a public nuisance and to prevent pollution of the waters and soils of the county related to land application of biosolids. In carrying out this ordinance the County will test and monitor the application of Biosolids to agricultural land within its boundaries as authorized by the Code of Virginia and applicable regulations. This ordinance is intended to address the land application of biosolids in the County and to implement the authority granted to local governments by Va Code sections 62.1-44.19.3 and sections 32.1-164.5 et seq., to provide for the testing, monitoring and enforcement of land application of Biosolids within the political boundaries of the County and to ensure compliance with applicable laws and regulations. This ordinance is not intended to regulate the land application of animal wastes or manures or exceptional quality biosolids.

4.6.2 Authority and Severability. This ordinance is adopted pursuant to the authority granted by the Code of Virginia, including but not limited to sections 15.2-1200 et seq., 15.2-2200 et seq., 15.2-2283 et seq., 62.1-44.19.3 and 32.1-164.2 et seq. In the event that any portion of this ordinance is declared void for any reason, such decision shall not affect the remaining portions of the ordinance, which shall remain in full force and effect, and for this purpose the provisions of this ordinance are hereby declared to be severable.

4.6.3 Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicated a different meaning:

a. Applicator. Any person who applies biosolids pursuant to appropriate permits.

b. Biosolids. Sewage sludge that has received an established treatment for required pathogen control and is treated or managed to reduce vector attraction to a satisfactory level and contains acceptable levels of pollutants, such that it is acceptable for use for land application, marketing or distribution in accordance with state law and regulations.

c. Biosolids Monitor. An employee or agent of the County, either full-time or part-time, charged with the responsibility of ensuring that the land application of Biosolids is conducted in accordance with this ordinance and applicable laws and regulations.

d. Exceptional Quality Biosolids. Biosolids that have received an established level of treatment for pathogen control and vector attraction reduction and certain known levels of pollutants, such that they may be marketed or distributed for public use in accordance with state regulations.

e. Land Application. The spreading, placement or distribution of Biosolids upon, or insertion into, the land.

f. Nutrient Management Plan. A plan prepared by a person certified by the Commonwealth as a nutrient management planner and otherwise meeting the requirements set forth by state law and regulation.

g. Owner. A person who holds legal title, equitable title, a leasehold interest or the right of possession or control over land.

h. Permit. An authorization granted by the authority of the Commonwealth of Virginia to land apply Biosolids.

i. Permittee. Any person who holds a permit authorizing the land application of Biosolids.

j. Sewage Sludge. Any solid, semi-solid, or liquid residues, which contain materials, removed from municipal or domestic wastewater during treatment including primary and secondary residuals.
k. **Storage Facility.** Any facility designed to store biosolids for a period of time. Such facilities are limited to temporary storage at the application site and shall only be utilized in the event that land application is precluded by unforeseen weather conditions or other circumstances beyond the control of the Permittee.

4.6.4 Prohibited Practices.

a. No person shall dispose of sewage sludge, including biosolids, on land located in the County except in accordance with federal and state law and regulations and this ordinance.

b. No person or owner shall land apply biosolids on lands in the County until all of the procedural requirements set forth in this ordinance as well as those set forth in applicable federal and state laws and regulations have been satisfied.

c. No person or owner shall apply and no owner shall permit the land application of sewage sludge other than biosolids that have been approved in accordance with the regulations of the Virginia Department of Health or Department of Environmental Quality to land in this County.

d. No person shall apply Biosolids to land in the County except pursuant to a valid permit issued by the Virginia Department of Health or Department of Environmental Quality, in compliance with all applicable federal and state statutes and regulations, and in accordance with the provisions of this Ordinance.

4.6.5 Notice & Requirements for Land Application of Biosolids.

a. Land application of biosolids is authorized only in the Limited Agricultural (A-1) and the Rural Agricultural (A-2) Zoning Districts.

b. The minimum size area for the land application of biosolids shall be twenty contiguous acres.

c. Any person proposing or intending to land apply biosolids to lands in this County shall notify the County Biosolids Monitor in writing at least 4 days prior to any intended land application of biosolids, or as otherwise required by state law or regulation.

d. The notice provided to the Biosolids Monitor shall include the following information (if not already submitted to the locality):

   1. The name, address and telephone number of the Permittee or Applicator;
   2. The tax map numbers of the parcels where land application will occur;
   3. The name, address and telephone number of the owner of the property where the land application will occur;
   4. The name, telephone number and address of the hauler of the biosolids;
   5. The estimated date range on which land application will occur and the duration of the planned application;
   6. A copy of the current state permit and any other state or federal permits authorizing the land application;
   7. A copy of a Nutrient Management Plan (NMP) as required by state law and regulation;
   8. Information on proposed haul routes and alternative haul routes on a county map.

e. The county shall review the documentation provided with the notice and shall notify the applicant in writing of any deficiencies in the submittal within 10 business days of receipt. The applicant will have 10 business days to correct and amend the deficiencies unless otherwise permitted by the county in writing to proceed in accordance with the State Permit.

4.6.6 Monitoring and Sampling.

a. By agreeing to accept biosolids for land application, the owner of the property on which land application takes place agrees to allow the Biosolids Monitor access to the land application site for the purpose of monitoring land application activities. It is the responsibility of the Permittee to ensure that the property owner is advised of this requirement. The Biosolids Monitor shall make diligent efforts to make contact with the owner prior to entering the property.

b. The Permittee and owner shall allow the county to take samples at the application site before, during and after the application. Any test samples shall be analyzed at a lab qualified to conduct such analyses and the State and County Health Departments may review these test results to determine compliance with applicable laws and regulations. At the request of the Permittee or owner, the Biosolids Monitor will provide either with a split sample.

c. At the request of the Biosolids Monitor, the Permittee shall provide the most recent quality analysis results for biosolids that are land applied at any site in the county.

4.6.7 Complaint Response.

a. The Biosolids Monitor shall notify the Virginia Department of Health, the Permittee and the owner of all complaints concerning the land application of biosolids.

b. The Biosolids Monitor shall notify the Permittee of any failure to follow the requirements of the Permit resulting in the improper application of Biosolids or in the spillage of Biosolids onto public streets or rights-of-way or on property outside the area authorized by the Permit. The Biosolids Monitor may require that land application operations be halted until the
Virginia Department of Health determines that the operations may proceed in accordance with the State Permit as provided in Section 4.6.13 of this ordinance.

c. The Permittee shall respond to undertake appropriate corrective action for improperly applied Biosolids, or to clean up Biosolids spilled onto public streets, roadways or other un-permitted areas, immediately upon receiving such notification.

d. In the event that the Permittee does not respond to notification of spillage or improper application and the County conducts the cleanup of spilled Biosolids, the Permittee shall compensate the County for the actual costs of such cleanup.

e. The Permittee is responsible for ensuring that the tracking of Biosolids from land application sites onto public roads is minimized and that Biosolids that are dragged or tracked out from land application sites are promptly removed from public roads and highways.

4.6.8 Scheduling. The Permittee will, at the request of the Biosolids Monitor, make all reasonable efforts to schedule land application activities so as to avoid conflicts with community or social events in the vicinity of the land application site.

4.6.9 Storage. Biosolids shall be land applied as they are received at the site unless land application is precluded by unforeseen weather conditions or other circumstances beyond the control of the Permittee. Biosolids shall not be stored at any site in the County other than storage that is approved in accordance with the law and regulations of the Virginia Department of Health and any local or federal regulations.

4.6.10 Financial Responsibility. Land application of Biosolids is not allowed unless the Permittee has in effect liability insurance or other evidence of financial responsibility in the amount that is required by state law or regulation, covering losses and claims arising from the land application or transportation of Biosolids and related activities in the County. Such insurance or other form of financial responsibility shall be maintained in full force and effect throughout the time that the applicator is engaged in land application of Biosolids in the County. The Permittee shall provide the Biosolids Monitor with certificates of insurance and shall promptly notify the Biosolids Monitor of any proposed cancellation or modification of insurance coverage.

4.6.11 Reimbursement. The County shall submit requests for reimbursement for the costs and expenses of testing and monitoring of land application and related activities as are allowed by applicable state law, regulations, manuals, guides and procedures.

4.6.12 Effective Date. This ordinance upon adoption is effective immediately. Any land application that is in progress on the date this ordinance is adopted, and any land application that was scheduled before the effective date of this ordinance, shall be deemed in compliance with this ordinance, provided that application is completed within thirty (30) days after the effective date of this ordinance.

4.6.13 Enforcement.

a. Any person who violates any of the provisions of this ordinance may be charged with a Class 1 misdemeanor as defined by the Code of Virginia, as amended. Each day during which any violation is committed or exists shall constitute a separate offense.

b. The Biosolids Monitor shall have the authority to order the abatement of any violation of this ordinance, state law or regulation. The abatement order shall identify the activity constituting the violation; specify the code provision or regulation violated by the activity and order cessation and correction of the violation.

c. The County may bring suit to enjoin, restrain, correct or prevent any violation of this ordinance.

Section 4.7. Structures for public utility uses not involving outside storage.

4.7. Location and design.

4.7.1. Public utility buildings and structures in any residential zone shall, wherever practical, have the exterior appearance of residential buildings and shall have landscaping, screen planting and/or fencing, whenever these are deemed necessary by the Planning Commission. In addition, trespass fencing and other safety measures may be required as deemed necessary to reasonably protect the public welfare.
Section 4.8. Veterinary Clinic.

4.8.1. Location and fencing.

4.8.1.1. Any structure or area occupied by animals on the premise of the veterinary clinic shall be located at least 300 feet from any lot in any residential district except that air-conditioned, soundproofed buildings may be located 200 feet from such residential lot or lots.

4.8.1.2. For non-sound proofed animal confinements, an external solid fence not less than six (6) feet in height shall be located within fifty (50) feet of the animal confinement and shall be composed of concrete block, brick or other material approved by the Zoning Administrator. In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m.

Section 4.9. Water pumping and storage.

Storage structures shall be set back, in addition to district requirements, at least one additional foot for each foot of height of the structure. Pumping facilities shall be visually and acoustically screened from adjacent residential property lines.

Section 4.9a. Shared water system.

An agreement setting forth the conditions for maintenance of a shared water system shall be signed by the owners of the properties affected and recorded in the Office of the Clerk of Circuit Court of King George County. The applicant must provide the Zoning Administrator with approval of the Virginia Department Health for a shared well.

Section 4.10. Water or sewage treatment plants.

Water or sewage treatment plants and equipment shall be effectively screened from view of adjacent property lines in residential districts.

Section 4.11. Drilling for oil and/or natural gas

4.11.1. Intent. The purpose and intent of this Section is to set forth specific regulations for those oil and/or gas facilities designated as uses permitted by special exception in the applicable zoning districts within this Ordinance. This Section is not directed at the regulatory scheme for the production of gas and oil resources or operation of oil and/or gas wells under the Virginia Gas and Oil Act or Virginia Gas and Oil Regulations and is intended to be interpreted as separate from but in harmony with such statutes and regulations. This Section is a land use and public nuisance regulation, designed to; protect the health, safety, and welfare of the people of King George County and its environs, and further accomplish the objectives of Code of Virginia § 15.2-2280 and 15.2-2283 and the King George County Comprehensive Plan; protect and enhance King George County’s environmental quality, natural, historic, and scenic resources, and rural character; and regulate the introduction of industrial activity and associated impacts into non-industrially zoned areas of the County.

In the event that one or more provisions of this Section shall be declared to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this Section shall not in any way be affected or impaired thereby and such provisions shall remain enforceable and in effect.

4.11.2. Plans required. The application for a Special Exception permit shall include a copy of the following.

1. A Site Plan meeting the requirements of Article 7, King George County Zoning Ordinance, in addition, the Site Plan shall also include all of the following:
   a. Be designed to minimize impacts to residential areas, commercial areas, agricultural areas, livestock, parks, public buildings, trails, and cemeteries. Additional buffers may be required to mitigate the impacts of noise, light, and other drilling related activity and to minimize adverse impact to public health and safety as well as to the natural resources of the surrounding area.
   b. Be designed to minimize land clearing so as to preserve naturally occurring vegetation to mitigate the

See Title 45.1, Chapter 22.1, Article 1 of the Code of Virginia, § 45.1-361.5 (as amended) recognizing authority to promulgate and enforce local land-use ordinances applicable to gas, oil, or geophysical operations within the jurisdictions of local government.

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impact of noise, light and other drilling related activity on adjoining parcels.

c. Be designed to minimize hazards to pedestrians, vehicles, livestock, and wildlife.

d. The Site Plan at a minimum shall depict:
1. Property lines and setback lines.
2. The location of any proposed storage facility for wastewater or other wastes and any post-construction surface disturbance in relation to natural resources.
3. The location of all existing vegetation and proposed limits of disturbance.
4. The location of all proposed lighting.
5. The method of ingress and egress to the proposed drill site, including existing and proposed access roads, drives, turnout locations, and parking areas.
6. The full drill site when the rig is in place, including location and size of drill pad, derricks, drilling rigs, structures, equipment, storage tanks, gathering lines and all permanent improvements to the site.
7. The location of any proposed temporary housing indicating the number of trailers to be on site and the proposed method of water and sewer services.
8. The location of erosion and sediment control measures in accordance with the Erosion and Sediment Control Ordinance of King George County, Virginia.

2. A narrative shall be included which describes in detail all of the following:
a. Proposed sources and quantities of water to be used in any drilling operation.
b. Means of recycling and reusing wastewater to protect and manage the quality and quantity of local aquifers, adherence to local and regional water supply and protection plans, avoidance of excessive use of public water supplies or groundwater resources, reduce truck traffic, and wastewater ultimately requiring disposal.
c. Means of storage, transportation, and disposal of all wastewater generated by or during any drilling operations, in accordance with all local, state, federal regulations.
d. Means of storage, transportation, and disposal of all other waste generated by or during any drilling operations, in accordance with all local, state, federal regulations.
e. Means of reporting and tracking any wastewater or wastes generated by or during drilling operations that are transported off-site for storage or disposal.
f. Hours of operation and noise attenuation to ensure minimal impact on neighboring properties.
g. For all truck traffic associated with drilling activity or production, mandatory transportation routes throughout the County that avoid schools, commercial areas, and residential areas.
h. Decommissioning plan for the well(s), in accordance with all applicable local, state, and federal regulations.


4. For any proposed storage or disposal of wastewater generated by or during any drilling operations through a wastewater treatment facility written certification from the facility must be provided, that it will accept and properly treat such wastewater, and the maximum amount or volume of wastewater it will accept and properly treat.

5. For any proposed storage or disposal of waste, including; but, not limited to, drilling muds and cuttings generated by or during any drilling operations through a landfill or other facility, written certification must be provided that the landfill and/or facility will accept and properly treat such waste or wastewater and the maximum amount or volume of wastewater or waste that the landfill and/or facility will accept and properly treat.

6. Additional information as may be required, as determined by the administrator, that may be necessary for a complete technical review of the proposal.

4.11.3. Standards.
1. Development of the well site shall be in conformance with Article 8, Chesapeake Bay Preservation Area Overlay District, of the King George County Zoning Ordinance.
2. No exploratory or production oil or gas well bore shall be permitted within 750 feet of the Resource Protection Area Boundary, an occupied building, or a public road.
3. No exploratory or production oil or gas well bore shall be permitted within 1,000 feet of a public groundwater supply well.
4. The drill site shall not exceed four (4) acres, but may contain any number of boreholes.
5. Boreholes shall not be located within 100 feet of any property line.
6. All truck traffic associated with a drilling operation shall use transportation routes that avoid schools, commercial areas, and residential areas. The Routes must be designed to minimize the impacts on roads throughout the County.
7. Grading and alteration of natural drainage shall be minimized.
8. To minimize the glare on public roads and adjacent properties light sources shall be shielded and directed in such a manner as to avoid shining onto adjoining properties or streets 1) dark sky compliant; and, 2) shielded, directed downward and inward toward areas required to provide light such as parking areas, sidewalks, and roads.
9. If the exploratory drilling program is unsuccessful the well site shall be abandoned/closed, in accordance with all local, state, and federal regulations, within six (6) months of the ceasing of drilling operations.
4.11.4. Proof of Ownership. Each application for a permit to drill for oil and/or natural gas shall be accompanied by a statement of proof of ownership of the oil and/or natural gas mineral rights for the entire site. This proof may take the form of signed contracts, leases, affidavits, or other documents.

Section 4.11.6. Emergency Preparedness. The applicant shall develop and provide the drilling operations’ emergency plan and contact information to the King George County Fire, Rescue and Emergency Services prior to commencement of any drilling operation. An appropriate site visit for orientation of emergency services personal, as determined by King George County, shall be provided prior to commencement of any drilling operation. In the event of a governmental declaration of emergency due to drought, the King George County Board of Supervisors may require water withdrawals from ground or surface water to cease for drilling operations.

Section 4.11.7 Baseline Environmental Consultant’s Services. Within no more than 12 months prior to drilling, the applicant shall provide a baseline environmental data report. The report shall document existing environmental conditions within a 750-foot radius of the proposed drilling site. The report shall include water quality samples taken from springs; public water supply intakes; and private wells.

The environmental data report shall provide a narrative description of the sampling plan and justification for how the plan provides adequate information to give a complete description of the existing surface water quality and the quality and current yield/quantity of groundwater wells within the 750-foot radius from the proposed drilling site.

All water sampling shall be conducted by a laboratory certified by the Virginia Department of General Services, Division of Consolidated Laboratory Services (DCLS). Well yield shall be determined by draw down per guidelines established by the Virginia Department of Health, Waterworks Regulations, Part III. Manual of Practice for Waterworks Design.


The County may require water analysis for additional chemicals that are not currently included in Regulations cited above.

The applicant shall coordinate a reasonable time and manner to obtain water samples on private property. Should a property owner refuse the applicant access to obtain a water sample, the applicant shall notify the Zoning Administrator of King George County, Virginia in writing of such refusal or prevention.

The county shall submit the baseline environmental report to an independent environmental consultant for review and recommendations regarding the sufficiency of the baseline environmental data provided in the report. The cost of the all services shall be charged to the applicant. The independent consultant shall have 90 days to review the report and provide a notice of either insufficiency or sufficiency to the county. An environmental data report deemed sufficient by the independent environmental consultant shall be accepted by the county before drilling pursuant to the Special Exception Permit may commence.

Section 4.11.8. Drilling Environmental Consultant’s Services. Once every twelve (12) months after drilling has commenced the applicant shall provide a drilling environmental data report. The report shall document existing environmental conditions within a 750-foot radius of the drilling site. The report shall include all information and follow same procedure as provided in Section 4.11.7, Baseline Environmental Consultant’s Services, KGZO.

Section 4.11.9. Post Drilling Environmental Consultant’s Services. No more than 6 months after drilling is complete the applicant shall provide a post-drilling environmental data report. The report shall document existing environmental conditions within a 750-foot radius of the drilling site. The report shall include all information and follow same procedure as provided in Section 4.11.7, Baseline Environmental Consultant’s Services, KGZO.

Section 4.11.10. Modifications. The owner and/or operator of a drilling operation shall notify the County in advance of all modifications proposed for the operation after issuance of the special exception permit. Such modification may require an amendment to the Special Exception Permit to be approved by the King George County Board of Supervisors.
Section 4.11.11. Termination of Drilling Operation.

1. The owner and/or operator of a drilling operation scheduled to be terminated shall notify the Zoning Administrator by certified U.S. mail of the proposed date of termination of operations.

2. The owner and/or operator of a drilling operation shall comply with all applicable federal, state, and local laws and regulations for the plugging and closing of wells.

3. Within 12 months of the date of termination, the owner and/or operator shall physically remove the operation. The County has discretion to extend this period at the request of the owner and/or operator. Physical removal shall include but is not limited to:
   a. Removal of the drilling rigs, all machinery, equipment, equipment shelters, security barriers, and all appurtenant structures from the lot.
   b. Proper disposal of all wastewater or waste, including but not limited to solid or hazardous materials, generated by or during a drilling operation, in accordance with all applicable federal, state, and local laws and regulations.
   c. Restoration of the location of the drilling operation to its natural, pre-existing condition, as agreed to by the property owner.
   d. Removal of foundations to a depth of 4 feet below ground level. The County has discretion to waive or alter this requirement for any other legally authorized use. Restoration shall be verified by the Zoning Administrator.

4. If the drilling operation, or any part thereof, is inoperable or does not operate for more than 180 days and the owner and/or operator of the operation does not give such notice to the Zoning Administrator, the operation shall be considered terminated.

Section 4.12. Standards for Telecommunication Facilities

A telecommunication facility shall meet the following standards.

4.12.1. Local Government Access. Owners of all new telecommunication facilities shall provide at no cost to the County, co-location opportunities as a community benefit to improve radio communication for County departments and emergency services (including both tower space and sheltered equipment space on the ground). All proposals for a telecommunication facility shall acknowledge the critical role of the County’s radio system for emergency services including fire, rescue and law enforcement personnel and shall warrant that no interference with the County’s radio system shall result from such installation.

4.12.2. Abandoned Towers. Any antenna or tower that is not operational for a continuous period of twenty-four months shall be considered abandoned, and the owner of each such antenna or tower shall remove same within ninety (90) days of receipt of notice from King George County notifying the owner of such removal equipment requirement. Removal includes the removal of the tower, all tower and fence footers, underground cables and support buildings. The buildings may remain with the owner’s approval. If there are two (2) or more users of single tower, then this provision shall not become effective until all users cease using the tower. To secure the removal of abandoned structures, the County shall require the tower owner to post a bond, or provide some other reasonable assurance, in an amount to be determined by the County based upon the anticipated removal cost of the tower. The County may dismantle and remove the tower and recover the cost of the same from the owner. In the event that the bond amount is insufficient to cover the cost of removal, the County reserves the right to seek the remaining balance from the owner.

4.12.3. Co-Location Requirements. Existing towers may be extended to allow for additional users provided that the overall height of the tower is not increased by more than 15 feet for each new user and that the overall height of the structure does not exceed 199 feet. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of King George County that no existing tower or structure can accommodate the applicant’s proposed antenna. Preference shall be given to proposals to lease County property for the development of telecommunication facilities. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant’s proposed antenna shall consist of the following minimum information:

a. No existing towers or structures are located within the geographic area required to meet applicant’s engineering requirements.

b. Existing towers or structures are not of sufficient height to meet applicant’s engineering requirements.

c. Existing towers or structures do not have sufficient structural strength to support applicant’s proposed antenna and related equipment.
d. The applicant’s proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant’s proposed antenna.

e. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.

f. The applicant demonstrates that there are other limiting factors that render the existing towers and structures unsuitable.

4.12.4 Principal or accessory use. For the purposes of determining compliance with the standards of this ordinance, telecommunication facilities may be considered either principal or accessory uses. An existing use or an existing structure on the same lot shall not preclude the installation of a telecommunication facility on such lot. For purposes of determining whether the installation of a communication facility complies with district regulations, the dimensions of the entire lot shall control, even though the facility may be located on leased area within such lots.

4.12.5 Construction and Maintenance. Telecommunication facilities that are constructed, and antennas that are installed, in accordance with the provisions of this Ordinance shall not be deemed to constitute the expansion of a nonconforming use or structure.

a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the Federal Aviation Administration (FAA), be painted a neutral color, so as to reduce visual obtrusiveness. Dish antennas will be of a neutral, non-reflective color with no logos. Towers that are painted shall be repainted in the event that the original color has significantly degraded as the result of the fading, peeling, flaking or rust.

b. At a facility site, the design of the buildings and related structures shall, to the extent possible, use materials; colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structures.

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

d. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.

e. No advertising of any type may be placed on the tower or accompanying facility.

f. All towers must meet or exceed current standards and regulations of the FAA and the Federal Communications Commission (FCC), and any other agency of the federal government with the authority to regulate towers and antennas. Towers that are painted, as required by the FAA, shall be repainted as necessary to maintain minimum visibility requirements as set forth by the FAA.

g. To ensure structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

h. Tower site compound, the area immediately surrounding the compound and the access road shall be kept free of trash and debris.

i. All telecommunication facilities shall maintain compliance with current radio frequency emission standards of the FCC.

j. All electrical devices, fixtures and wires, to include electric generators and fuel tanks, shall be maintained in compliance with the requirements of the National Electrical Safety Code.

k. Tower owners shall maintain towers, telecommunication facilities and antenna support structures in safe condition so that the same shall not menace or endanger the life or property of any person.

4.12.6 Required information. A site plan per the requirements of Article 7, Site Plan Regulations, King George County Zoning Ordinance shall be provided and shall include radio frequency coverage, and tower height requirements. Additionally, the applicant shall provide actual photographs of the site that include a simulated photographic image of the proposed tower. The photograph with the simulated image shall include foreground, the midground, and the background of the site.

a. An engineering report, certifying that the proposed tower is structurally suitable and of adequate height for co-location with a minimum of three (3) users including the primary user, must be submitted by the applicant.

b. The applicant shall provide copies of its co-location policy. The applicant shall provide copies of propagation maps demonstrating that antennas and sites for possible co-locator antennas are no higher in elevation than necessary.

c. A copy of the FAA airspace study shall be provided to the Department of Community Development prior to the issuance of a building permit for the construction tower. The FAA airspace study shall provide confirmation that the tower will not pose any hazard to air navigation.

d. The application shall provide a commitment from a service provider to locate on the proposed tower.

4.12.7 Setbacks. The following setback distances for towers shall be required and shall replace the setbacks otherwise required in the zoning district in which the facility is located.

a. The tower must be set back from any off-site residential structure no less than 400 feet.
b. Towers, guys, and accessory facilities located in Commercial or Industrial Zoning Districts must be set back 100 feet from any property line which abuts a Residential or Agricultural Zoning District and 50 feet from any property line which abuts a Commercial or Industrial Zoning District.

c. Towers, guys, and accessory facilities located in Agricultural Zoning Districts must be set back 100 feet from any property line which abuts a Residential or Agricultural Zoning District and 50 feet from any property line which abuts a Commercial or Industrial Zoning District.

4.12.8 Height Restrictions. Telecommunication facilities shall be designed not to exceed an overall height of 199 feet except as otherwise approved in the conditions of the Special Exception Permit.

4.12.9 Security fencing. Ground-mounted towers and equipment shall be enclosed by security fencing to protect against unauthorized access. Unless otherwise specified, a minimum six (6) foot high chain link fence, incorporating an anti-climb device and locked access gate, shall be provided. The tower site shall be posted on all sides to discourage trespassing.

4.12.10 Landscaping. Tower facilities shall be landscaped with a buffer of plant materials that effectively screen the view of the support buildings from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the facilities. Natural vegetation sufficient to serve as buffer may be used in lieu of planting a landscaped buffer. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. All plant material, used as landscaping and/or buffering, shall be tended and maintained in a healthy growing condition. Dead plant material shall be replaced in-kind.

4.12.11 Signage. The tower owner and/or FCC license holder is responsible for proper signage as described in the following:

a. The appropriate signage as required by FCC guidelines governing ElectroMagnetic Energy Fields (EMEF) shall be clearly posted.

b. A 24-hour emergency contact information shall be posted at the site by the owner and each co-locator.

c. FCC tower registration shall be clearly posted.

4.12.12 Structural Certification and Inspections. All proposed towers shall be certified by a licensed professional engineer to be structurally sound and in conformance with the requirements Structural Standards for Steel Antenna Towers and Antenna Supporting Structures (ANSI/TIA/EIA-222-F), International Statewide Building Code and all applicable, county, state and federal laws.

a. For new structures, or the extension of existing structures, such certification shall be submitted prior to issuance of the building permit. For existing towers being utilized for co-location, certification shall be provided to verify its capability to support additional loading.

b. Over the life of the tower, the County may require the tower owner to inspect and certify the structural integrity of the tower should there be a reason to believe that the tower has degraded to the point where it is believed to pose a legitimate threat to life and/or property. Structural analysis shall be performed within 30 days, upon formal written request of the County.

c. The County reserves the right to perform inspections, upon reasonable notice to the tower owner. The County and its agent retain authority to enter onto the property for the purpose of assessing compliance with the statewide building code and all other construction standards provide by the County code and federal and state law. If defects had been identified on previous inspections, the County may, at its discretion require the tower owner to bear the cost of the inspection.

d. The tower or telecommunication facilities owner shall certify to the County on an annual basis that it is in compliance with all of the requirements set forth above.

4.12.13 Review Fee. Any out of pocket costs incurred by the County for the review of any of the above required information shall be by the applicant.

4.12.13 Excluded Uses. The following uses are not subject to the ordinance regulating wireless telecommunication facilities:

a. Amateur radio. Amateur radio operations are regulated to the extent that their regulation is consistent with § 15.2-2293.1 of the Code of Virginia.

b. Television reception antennas. Television reception antennas that are less than thirty-five (35) feet above ground level (AGL) and used exclusively for non-commercial purposes.

c. Satellite earth station antennas. Ground-mounted satellite earth station antennas that are less than or equal to ten (10) feet AGL, less than or equal to six (6) feet in diameter and used exclusively for non-commercial purposes.

d. Public safety/service radio. County owned or operated wireless telecommunication facilities are exempt from the requirements of this article but are expected to adhere, to the extent reasonably possible, to the goals described herein.
e. Mini or micro cells provided that they are less than or equal to eighty (80) feet AGL. Co-location of additional antennae should be sought. The county reserves the right to require "stealth technology" to hide or camouflage wireless facilities for mini or micro cells.

4.13 Outdoor Wood Furnaces

4.13.1. Outdoor wood furnaces. Outdoor wood furnaces shall conform to the following:

a. No person shall, from the effective date of this local law, construct, install, establish, operate or maintain an outdoor wood furnace other than in compliance with the applicable sections of the King George County Zoning Ordinance and the manufacturer’s specifications and instructions. In the event of a conflict, the requirements of the more strict, stringent or restrictive provision shall prevail and apply.

b. The owner of any new outdoor wood furnace shall be required to obtain, keep, maintain and produce the manufacturer’s owner’s manual or installation instructions to the Zoning Administrator for review.

c. All outdoor wood furnaces shall be laboratory tested and listed to appropriate safety standards such as UL, CAN/CSA, ANSI or other applicable safety standards.

4.13.2. Outdoor Wood Furnaces shall be constructed, established, installed, operated and maintained pursuant to the following conditions:

a. Fuel burned in any new or existing outdoor wood furnace shall be only natural wood, wood pellets, corn products, biomass pellets or other listed fuels specifically permitted by the manufacturer’s instructions such as fuel oil, natural gas or propane backup.

4.13.3. Setbacks for any outdoor wood furnace model:

a. The outdoor wood furnace shall only be permitted within the Rural Agricultural (A-2) and/or Limited Agricultural (A-1) Zoning Districts.

b. The outdoor wood furnace shall be located at least 50 feet from the property line.

c. The outdoor wood furnace shall be located at least 100 feet from any residence that is not served by the outdoor wood furnace.

d. The outdoor wood furnace shall be located on the property in compliance with manufacturer’s recommendations and or testing and listing requirements for clearance to combustible materials.

4.13.4. Chimney heights for any outdoor wood furnace:

a. The chimney shall extend at least 2 feet above the peak of any residence not served by the outdoor wood furnace located within 300 feet of such outdoor wood furnace.


Section 4.14.1. All event venues whether permitted as a use by exception or as an accessory or ancillary use to other permitted uses shall be subject to the following conditions:

a. Minimum area requirement for the “Special Event Venue” within the A-1 and A-2 Zoning Districts is 20 acres.

b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.

c. Off-street parking shall meet the following standards:
1. Parking shall be setback a minimum of 50 feet from any public road.
2. Grass parking areas shall be allowed where no more than twenty-four events are permitted in a calendar year. A calendar year runs from January through December.
3. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
4. Grass parking areas shall be maintained in good condition with uniform grass coverage and free from rill or gully erosion.
5. Travel lanes shall be sufficient width to accommodate emergency services vehicles.
6. Entrance into the property from a Virginia State Maintained Road shall be designed, approved and constructed to meet Virginia Department of Transportation entrance standards.
7. When event venue use exceeds conditions set-forth in Section 4.14.d.2, King George County Zoning Ordinance parking areas shall comply with Section 3.12, Off-Street, Parking Requirements, King George County Zoning Ordinance.

d. Noise attenuation shall comply with the Noise Ordinance of King George County, Virginia (Section 10.8, King George County Code of Ordinances).

e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements shall conform to applicable codes and ordinances.

f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.

g. Signage shall comply with Section 3.12, Sign Regulations, King George County Zoning Ordinance. Any lighting associated with signage shall be lit in a “dark sky”-compliant manner, with fully shielded fixtures and lens horizontal to the ground.

h. All new exterior lighting shall be “dark sky”-compliant, with fully shielded fixtures and lenses that are horizontal to the ground.

4.15 Keeping of Honeybees

4.15.1 Keeping of Honeybees. Keeping of Honeybees shall conform to the following:

a. Hives may be kept on an occupied single family residential lot. With the following lot size requirements:
   1. Two (2) hives permitted with a minimum 15,000 square feet of lot area.
   2. Three (3) hives permitted with a minimum 20,000 square feet of lot area.
   3. Four (4) hives permitted with a minimum 25,000 square feet of lot area.
   4. With a maximum of four (4) hives.

b. No hive shall be located closer than 10 feet to any property line or sidewalk. Hives are not permitted in any front yard.

c. A constant supply of fresh water shall be provided on the lot within 20 feet of all hives.

d. A fly away barrier of at least six (6) feet in height shall shield any part of a property line that is within 25 feet of a hive. A fly away barriers shall consist of dense vegetation, a wall or solid fence.

e. The owner, operator, or tenant shall obtain a permit issued by the Zoning Administrator.

f. Beekeepers must abide by the Beekeeping Best Management Practices provided by Virginia Department of Agriculture.

g. Any sale of bees on combs or hives, used beekeeping equipment or appliances shall have a certificate of health as required by the Code of Virginia §3.2-4407.

Section 4.16. Solar Farm

4.16.1 Intent. The purpose and intent of this section is to provide for the siting, development, and decommissioning of solar energy projects in King George County, subject to reasonable conditions that promote and protect the public health, safety and welfare of the community while promoting development of renewable energy resources.

4.16.2 Plans Required. A site plan meeting the requirements of Article 7, Site Plan Requirements, King George County Zoning Ordinance, shall be provided.

4.16.3 Solar Systems, solar farm development standards:

a. Height requirements.
   1. Ground mounted solar systems shall not exceed the maximum height of the applicable zoning district. If the applicable zoning district has no height restrictions, then systems shall not exceed 15 feet in height, excluding utility poles and communication equipment.
   2. Roof mounted systems shall not exceed the maximum height of the applicable zoning district.
b. Setbacks. Ground mounted solar energy systems within “Contiguous Solar Properties,” as part of a solar farm, shall not be required to meet Zoning District setbacks from interior lot lines. The intent is to allow solar panels and related equipment to span across interior lot lines. Ground mounted solar energy systems as part of a solar farm shall be required to meet the Zoning District setbacks from lot lines that constitute the exterior lot lines where Contiguous Solar Properties abut other properties not part of the solar farm.

c. Electric Line. For safety and ease of utility access, all new electric lines to any building, structure or utility connection may be located above or below ground. Approved solar components. Solar Energy System’s electric components must have a UL listing or similar.

d. Compliance with building code. All active solar systems shall meet all requirements of the King George County Building Code and Virginia Uniform State Building Code.


f. Grid Tied System. No grid tied system shall be installed until evidence has been given to the King George County Department of Community Development that the owner has been approved by the utility company to install the system. Off-grid systems shall be exempt from this requirement.

g. It is the responsibility of the parcel owner to remove all abandoned systems within 12 months of cessation of operations. Reusable components are to be recycled whenever economically feasible.

h. A security fence shall surround the perimeter of the solar farm.

i. Landscape Plan. A landscape plan designed to create a visual buffer from public roads and adjoining properties shall be provided. The landscape plan may utilize either natural elements, man-made elements, or by transition of some other changing feature. The landscape plan must be prepared by a certified landscape architect.

j. Access to the property for King George County Fire, Rescue and Emergency Services (KGFRS) shall be provided in a manner acceptable to KGFRS.

k. Warning signage shall be placed on solar equipment to the extent appropriate. Solar equipment shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar energy project. All signs, flags, streamers or similar items, both temporary and permanent, are prohibited on solar equipment except as follows: (a) manufacturer’s or installer’s identification; (b) appropriate warning signs and placards; (c) signs that may be required by a federal agency; and (d) signs that provide a 24-hour emergency contact phone number and warn of any danger. Educational signs providing information about the project and benefits of renewable energy may be allowed as provided in the local sign ordinance.

l. Signage on the solar farm fencing shall not exceed 40 square feet displaying the facility name, address, and emergency contact information, unless additional signage is required by National Electric Safety Code.

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Section 4.17. Data Centers

Section 4.17.1. All data centers shall meet the following standards:

a. Shall be connected to public water system if a water based cooling system is utilized. Due to the high demand on water the data centers should be connected to a public water source.

b. Power generators, water cooling systems, storage facilities and other mechanical infrastructure shall not be visible from any adjacent street, use or building.

c. Generator testing shall be limited to weekdays between 8:00 a.m. and 5:00 p.m.

d. Due to the high demand on electricity approval from the Electric purveyor shall be obtained prior to permitting.
Section 4.18. Residential Keeping of Chickens

4.18.1 All keeping of chickens in the R-1 and R-2 zoning districts, whether permitted, shall be subject to the following conditions:

a. The minimum lot area of a lot where chickens are kept shall be 25,000 square feet.
b. A maximum of 6 chickens may be kept.
c. The keeping of rooster shall be prohibited.
d. Chickens shall be used only for non-commercial domestic purposes. The selling of eggs and the harvesting of chickens for commercial purposes is prohibited.
e. All enclosures, runs and coops shall be located in the backyard. The zoning administrator may grant an exception to this requirement in cases where due to unusual lot configuration, topography, or proximity of neighbors, another area of the yard is more suitable for such an activity.
f. Chickens shall be kept in covered enclosure or within a fence area at all times.
g. All enclosures, runs and coops shall be located outside of any Resource Protection Areas (RPA).
h. All enclosures, runs and coops shall be located at least 10 feet from any property line and at least 35 feet from any dwelling not owned by the applicant.
i. All coops shall provide at least 3 square feet of area per chicken. All runs shall provide at least 10 square feet per chicken.
j. The keeping of chickens must comply with all relevant state and federal laws.
k. Each property owner seeking to keep chickens shall file an application with the King George County Community Development Office. The application shall include a sketch showing the area where the chickens will be housed and the types and size of enclosures, stationary or mobile, in which the chickens shall be housed. The sketch must show all dimensions and setbacks. Upon review and determination that the proposed chicken-keeping complies with the standards set forth in this section, a permit shall be issued. Any permit that is found in violation or not in compliance with this section may be revoked.
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Subject: 2019 Comprehensive Plan Update

Action: The Department of Community Development recommends that the King George County Board of Zoning Appeals take the following action:

- None

Summary of Information: The King George County Board of Supervisors have adopted a Comprehensive Plan Update. The new update redefined the Primary Settlement Areas, established new goals, and updated the language of the previous plan.

Legal Review  Complete  X  N/A
Attachments  X  Yes  No
ARTICLE I
AUTHORITY & NAME

The King George County Board of Zoning Appeals (BZA) was established in accordance with the provisions of Chapter 22, Article 2, §15.2-2308 of the Code of Virginia.

ARTICLE II
PURPOSE OF BOARD OF ZONING APPEALS

SECTION 1. PURPOSE

The purpose of the BZA shall be:

A. To hear and decide appeals from any order, requirement, decision, or determination of the Zoning Administrator made in the administration or enforcement of the Zoning Ordinance.

B. To authorize upon appeal or original application in specific cases such variance as defined in 15.2-2201, Code of Virginia, as amended, from the terms of the Ordinance as will not be contrary to the public interest, when owing to special conditions a literal enforcement of the provisions will result in unnecessary hardship; provided that the spirit of the Zoning Ordinance shall be observed and substantial justice done.

C. To hear and decide any interpretation of the Zoning District map in cases of uncertainty of location of a district boundary.

ARTICLE III
MEMBERSHIP

SECTION 1.

A. The membership of the BZA shall consist of seven members who are residents of King George County. The term of office of Board members shall be for five years, except that the original appointments shall be made for staggered terms such that the term of at least one member expires each year. Appointments shall be made by the Circuit Court of the County.

B. Should any member fail to attend three (3) consecutive regularly-scheduled meetings or a minimum of 50% of the regularly-scheduled BZA meetings during a one-year period, the Chairman of the BZA, on a motion and a majority vote of the members of the BZA, shall request that the member of the Board of Supervisors in whose district the member resides request the member's resignation.
SECTION 1. CHAIR, VICE CHAIR & SECRETARY

The BZA shall annually, at the first regular meeting, elect from its appointed members a Chair and Vice Chair whose terms shall be for one year or until a successor takes office. In the event the office of Chair becomes vacant, the Vice Chair automatically becomes Chair and the office of Vice Chair becomes vacant. The BZA shall then elect from its members a new Vice Chair. In the event the office of Chair shall become vacant at a time when there is no Vice Chair, the BZA shall elect from its members both a Chair and Vice Chair. The BZA shall designate a regular staff member to serve in addition to his or her regular duties as Secretary of the BZA. The Secretary or a qualified alternate staff member shall attend all regular meetings and work sessions of the BZA, as well as the meetings of any special committee, if required, and shall record the proceedings of such meetings.

SECTION 2. DUTIES OF OFFICERS

(a) The Chair shall be a member of the BZA and shall:
   (1) Preside at all hearings and meetings;
   (2) Be informed immediately of any official communication, and report the same at the next regular BZA’s meeting;
   (3) Certify all minutes, and other documents as necessary, as true and correct copies;
   (4) Rule on all procedural questions (subject to a reversal by a two-thirds (2/3) majority vote of the members present); and
   (5) Carry out other duties as assigned by the Board of Supervisors;

(b) The Vice Chair shall be a Member of the BZA and shall:
   (1) Serve as aide to the Chair;
   (2) Preside when the Chair is absent or when called upon by the Chair, with the full powers of the Chair;
   (3) Represent the Chair upon request;
   (4) Assist in providing orientation to new BZA members;
   (5) Assume duties of the Chair if necessary due to resignation or death; and
(6) Carry out other duties as assigned by the BZA.

(c) The Secretary shall:

(1) Record attendance at all meetings;
(2) Record the minutes of the BZA meetings;
(3) Notify all members of all meetings;
(4) Maintain a file of all official BZA records and reports;
(5) Ensure that any correspondence addressed to the BZA is promptly transmitted to the Chair and/or other members as appropriate;
(6) Prepare for publication all public notices for BZA public hearings; and
(7) Notify property owners and adjacent property owners regarding applications for changes of zoning, conditional use permits and special exceptions.

(d) The Staff for the BZA is not a member and has no voting rights but shall be responsible for:

1. All correspondence of the BZA;
2. Notification to all members of all meetings;
3. File of all official records and reports of the BZA;
4. Certification of all maps, records and reports of the BZA;
5. Provide data relevant to requests for amendments to the Zoning Ordinance
6. Advertisement of public hearings; and
7. Certification of mailings to all property owners concerned with amendments.

(e) Chair Pro Tem

Where both the Chair and Vice Chair are absent from a hearing or meeting, the remaining members of the Board shall elect a Chair Pro tem from among their own number by majority vote.

ARTICLE V
CONDUCT OF THE MEMBERS OF THE BZA

(a) Members of the BZA shall take such time as necessary to prepare themselves for hearings and meetings.
(b) The BZA and its proceedings shall be governed by the general rules of parliamentary procedure (Robert's Rules of Order, latest edition as revised from time to time) unless otherwise provided by these rules of procedure or applicable state law.

c) BZA members shall comply at all times with the Virginia State and Local Conflict of Interest Act (Code of Virginia section 2.2-3100, et. Seq., 1950, as amended, hereinafter "the Act"). Each member must determine whether that member has a conflict of interest and how the member must respond (declaration, disqualification, etc.) prior to taking any action on the matter giving rise to the potential conflict. Assistance and conflicts opinions may be obtained from the County Attorney or Commonwealth's Attorney who may also obtain opinions from the Attorney General. In the event that a Member is disqualified, s/he may take no action of any kind, ever, on the matter giving rise to the conflict. Ultimately, each Member must decide whether a conflicts exists. Avoiding the appearance of impropriety is just as important as avoiding actual conflicts. Therefore, a Member should disqualify him/herself if that Member feels that the citizen's confidence in the local government and/or its leaders will be compromised.

ARTICLE VI
MEETINGS
(As set forth in §15.2-2214, Code of Virginia)

SECTION 1. REGULAR MEETINGS

A. Organizational Meeting - The Board shall hold an organizational meeting on the fourth Tuesday of each January for the purpose of election of officers, setting the time, date, and location of meetings.

B. Regular Meetings - The Board shall hold regular monthly meetings for the Hearing of cases at 7:00 p.m. on the fourth Tuesday of each month unless no cases are pending, in which case no meeting will be held. Meetings shall be conducted in the Board Room of the Revercomb Building, unless otherwise advertised.

SECTION 3. PUBLIC HEARINGS
(As set forth in Va. Code §15.2-2204)

Public hearings are open to the public and citizens are encouraged to speak. The purpose of hearings is to receive testimony from the public and members of the BZA are not expected to respond to questions. Response to questions shall be made at the discretion of the Chair.

(a) Notice of public hearing shall be provided in accordance with Va. Code §15.2-2204, and may be supplemented with additional notices as deemed appropriate by the BZA or staff.
(b) Members of the public or their representatives wishing to address the BZA shall proceed to the appointed place, clearly state their names and addresses, and shall be subject to the following time limitations: ten (10) minutes total for the applicant and any of its representatives; three (3) minutes per individual for all others. The Chair may allow additional time for speakers.

(c) Members of the BZA shall limit their comments to ensure public participation without BZA interference. At the completion of each presentation, members of the BZA shall have an opportunity to ask questions or clarify points made during the speaker’s presentation.

(d) Written testimony may be submitted to the BZA either prior to or at the public hearing. Written comments should be submitted at least one (1) week prior to the hearing in order to ensure distribution to the individual BZA members in time for prior review. The BZA may establish a time to receive written testimony in addition to or in lieu of public appearance. Such written testimony thus received shall become part of the public record.

(e) At the conclusion of the hearing on each item, the BZA shall proceed with its deliberation on that item and members shall have an additional opportunity for discussion, and then a vote shall be taken. After discussion, upon request by two members of the BZA in cases where additional time for data gathering, analysis and/or further consideration is warranted, the Chair may defer final action until later in the meeting and then proceed to other agenda items. Continuing an item to another meeting shall only occur upon motion, second, and vote of the BZA properly made and the motion shall specify the date when the item will again be considered.

SECTION 4. ORDER OF PUBLIC HEARING

(a) Sign-in forms shall be completed by persons wishing to speak, listing printed name, phone number, and address of person wishing to speak, and application number of the issue to be addressed.

(b) Presentation by staff summarizing the item.

(c) Presentation by applicant.

(d) Testimony of citizens wishing to speak.

(e) Concluding comments by applicant, if the Chair determines such are necessary; Questions by BZA members.

(f) Concluding comments by staff, if the Chair determines such are necessary; Questions by BZA members.
(g) Public hearing closed by Chair.

(h) Discussion by BZA members.

(i) Motion

(j) Roll Call Vote

SECTION 5. RECORD OF MEETINGS

The BZA shall keep a record (minutes) of all of its proceedings and this record shall be available for public inspection at the office of the Department of Community Development, King George County Administration Building, King George County, Virginia, during normal working hours.

ARTICLE VII

CONDUCT OF PERSONS BEFORE THE BOARD OF ZONING APPEALS

(a) During all regular meetings of the BZA, the public may be present and a specific time shall be reserved for receipt of public comments. At other times, the public shall remain silent unless specifically invited by the Chair to provide comment.

(b) Comments should be addressed to the item before the BZA. Where a comment is irrelevant, inflammatory, prejudicial, or otherwise offensive, the Chair may instruct the BZA to "disregard" the comment, which nevertheless remains in the public record.

(c) During all BZA proceedings, members of the public have the obligation to remain in civil order. Any conduct that interferes with the equitable rights of another to provide comment or which interferes with a proper execution of BZA affairs may be ruled by the Chair as "out-of-order" and the offending person be directed by the Chair to remain silent. Once having been so directed, if a person persists in disruptive conduct, the Chair may entertain a motion to "eject" that individual from the BZA hearing or meeting. Where the person fails to comply with the successful motion to eject, the Chair may then call upon civil authority to physically remove the individual from the meeting place for the duration of hearing or deliberation on that item.
ARTICLE VIII
VOTING

SECTION 1. QUORUM  (As set forth in §15.2-2312, Code of Virginia)

A majority of the members shall constitute a quorum. The concurring vote of a majority of the membership of the BZA shall be necessary to reverse any order, requirement, decision or determination of an administrative officer or to decide in favor of the applicant on any matter upon which it is required to pass under the King George County Zoning Ordinance or to effect any variance from the King George County Zoning Ordinance. Unless otherwise specified by the Chair, at his or her discretion, actions shall be by viva voce vote with the vote of each member recorded in the minutes.

SECTION 2. LACK OF QUORUM

If a quorum is not present at the time set for the meeting, the Chair or Chair Pro tem shall wait until there is a quorum. If no quorum is present after a reasonable time, and there appears to be no prospect that a quorum will assemble, then the Chair or Chair Pro tem shall call the meeting to order, announce the absence of a quorum, and entertain a motion to adjourn.

SECTION 3. TIE VOTE

In the event of a tie vote, the motion shall have been defeated.
ARTICLE X
TRANSACTION OF BUSINESS

SECTION 1. PARLIAMENTARY AUTHORITY

Parliamentary procedure at BZA meetings shall be governed by the most recent edition of Robert's Rules of Order, Newly Revised, as applicable to boards, except to the extent set out otherwise in these bylaws.

SECTION 2. SUSPENSION OF RULES

No rule of the BZA shall be suspended without the concurrence of three-fourths of the members present and such suspension shall be limited to the meeting then in progress.

SECTION 3. AGENDA

The activities at any regular meeting of the BZA shall be in accordance with a formal agenda. Such agenda shall be distributed to the BZA and made available to the public prior to each meeting.

SECTION 4. ORDER OF BUSINESS (REGULAR MEETINGS)

At regular meetings of the BZA, business shall be conducted in the following manner:

- Call to order and roll call
- Determination of Quorum
- Approval of minutes of the last meeting(s)
- Public hearings
- Old business
- New business
- Adjournment

SECTION 5. AMENDMENTS TO AGENDA

Agendas may be amended and/or items added or deleted from the agenda, by majority concurrence of the members.

ARTICLE XI
SEVERABILITY

Should any article of the BZA bylaws be found to be illegal, the remaining articles shall remain in effect.
Modification of these Bylaws shall be approved by the BZA in regular session. Proposals for modification shall be submitted to the BZA at a regular meeting and shall be scheduled for consideration and action at the next regular meeting. An affirmative vote of two-thirds of the entire BZA shall be required to modify the Bylaws.

William R. Dinsen
Chairman

1/23/2007
Date
KING GEORGE COUNTY
BOARD OF ZONING APPEALS

Meeting Date: January 28, 2020
Item Number:

**Subject:** Standard of Conduct

**Action:** The Board of Supervisors recommends that the King George County Board of Zoning Appeals take the following action:

- Adopt the attached Standard of Conduct.

**Summary of Information:** The Board of Supervisors has requested that each Board or Commission review and adopt the attached Standards of Conduct.
STANDARDS OF CONDUCT FOR MEMBERS OF THE
KING GEORGE COUNTY BOARD OF ZONING APPEALS

Realizing that persons holding a position of public trust are under constant observation by the media and all County residents, and further recognizing that maintaining the integrity and dignity of public office and confidence in our institutions of government, every member of the King George County Board of Supervisors does publicly commit collectively and individually to the following Standards of Conduct.

1. Avoid during public meetings and during the performance of public duties the use of abusive, threatening or intimidating language or gestures directed at colleagues, citizens, or employees.

2. To strive sincerely to build better relationships with one another and with the County Administrator, Constitutional Officers, and the elected and appointed Boards and Commissions of King George County.

3. Pay all taxes due to one’s town or residence, county, state, or national government.

4. Attend all regularly-scheduled meetings of the Board or committees to which you have been assigned, resigning whenever personal circumstances preclude regular attendance.

5. Avoid a private lifestyle that casts public doubt upon the integrity and competence of the county government.

6. Work to create a positive environment in public meetings where citizens will feel comfortable in their role as observers and/or participants.

7. To listen carefully and maintain an attitude of courtesy and consideration toward all colleagues and staff during all discussions and deliberations.

8. To always be tolerant. Allow citizens, employees, or colleagues sufficient opportunity to present their views.

9. To listen carefully and be respectful and attentive. Avoid comments, body language or distracting activity that conveys a message of disrespect for the presentations from citizens, County personnel, or colleagues.

10. To be concise. Avoid the practice of taking more time to address an issue before the body than necessary and essential for an adequate consideration of those matters being discussed by being prepared, organized and clear in all public deliberations.

11. To abide by the King George County Code of Ethics and Standards of Conduct and further to provide appropriate mechanisms for disciplining members who violate the Code of Ethics and/or Standards of Conduct through the adoption of resolutions of
disapproval citing the provisions of the Code of Ethics or Standards of Conduct of which the governing body determines a member has violated.

We, the undersigned, do hereby recognize that holding public office is a public trust and that the stewardship of the King George County Board of Supervisors and County services demands the highest level of professional, ethical and moral conduct. We therefore commit to adhere to the King George County Code of Ethics and Standards of Conduct at all times in our professional lives.

Name 
Signature 
Date 

Chairman, Board of Zoning Appeals
CENTER FOR URBAN AND REGIONAL ANALYSIS (/)

A DIVISION OF THE L. DOUGLAS WILDER SCHOOL OF GOVERNMENT AND PUBLIC AFFAIRS (HTTPS://WILDER.VCU.EDU/)

CONTACT US

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IN THE NEWS

Input needed on solar guidance (/land-use-education/input-needed-on-solar-guidance/)
Local government response to solar (/land-use-education/local-governmental-response-to-solar/)
A culture of planning (/land-use-education/a-culture-of-planning/)
CPC90 graduates (/land-use-education/cpc90-graduates/)
Fiscal impacts of localities: Conservation Easements (/land-use-education/fiscal-impacts-to-localities-conservation-easements/)
Utility-scale solar farm work (/land-use-education/utility-scale-solar-farm-workshop/)
Webinar Wednesdays on YouTube (/land-use-education/webinar-wednesdays-on-youtube/)
2015 state water resources (/land-use-education/2015-state-water-resources/)
Giving definition to what we do (/land-use-education/giving-definition-to-what-we-do/)
What does the oath of office mean? (/land-use-education/what-does-the-oath-of-office-mean/)

LAND USE EDUCATION PROGRAM

The Land Use Education Program (LUEP) aims to inform the discretion of Virginians as they make decisions regarding the use of Virginia’s land. To that end, the program helps planning commissioners, BZA members, professional planners, planning students, and interested citizens to make decisions related to land use that are:

- Legal,
- Fact-based,
- Community-oriented, and
- Equitable
LUEP is the home of the nationally recognized Virginia Certified Planning Commissioner Program, which is held several times each year in various parts of the state. We also offer the Virginia Certified Board of Zoning Appeals Program, annual Legal Seminar, seminars/workshops on special topics, and customized training programs.

In addition to our ongoing programming, we work with many wonderful partners across the state and to enhance professional development opportunities for groups such as the APA Virginia Chapter. Our partners and supporters often speak at events, help us to hear about emerging issues, guide and provide oversight to our programming, and provide local assistance, as resources allow.

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UPCOMING EVENTS

99th Certified Planning Commissioner Program
Location: Courtyard by Marriott - Harrisonburg (1890 Evelyn Byrd Avenue, Harrisonburg, VA 22801)
Opening sessions: February 27-28, 2020
Closing sessions: May 18-19, 2020
Cost: $550
Click [HERE](https://event.me/d4PnAG) to register

100th Certified Planning Commissioner Program
Location: Raleigh Building (VCU Campus) - 1001 W. Franklin Street, Richmond, VA 23284
Opening sessions: June 29-30, 2020
Closing session: September 14-15, 2020
Cost: $550
Click [HERE](https://event.me/Xk1yE1) to register

101st Certified Planning Commissioner Program
Location: Raleigh Building (VCU Campus) - 1001 W. Franklin Street, Richmond, VA 23284
Opening sessions: September 28-29, 2020
Closing session: November 30-December 1, 2020
Cost: $550
Click HERE (https://cvent.me/87BQG0) to register

39th Certified Board of Zoning Appeals Program
Location: Raleigh Building (VCU Campus) - 1001 W. Franklin Street, Richmond, VA 23284
Opening sessions: October 8-9, 2020
Closing session: December 10, 2020
Cost: $500
Click HERE (https://cvent.me/oPa3AL) to register

Creative Zoning Approaches
Location: Raleigh Building (VCU Campus) - 1001 W. Franklin Street, Richmond, VA 23284
Dates: November 9, 2020 (8:00am - 3:30pm)
Cost: $100
Event description: Join us for a one-day seminar on Creative Zoning Approaches. Participants will learn about innovative zoning techniques that are currently being used in Virginia, as well as strategies for zoning for the future. Topics to be covered include sustainability, economic development, growth, and technology. Students will also have the opportunity to discuss their own experiences with and ideas about zoning.
Click HERE (https://cvent.me/bV82wk) to register

Additional classes to be announced in January 2020.

EDUCATION
The Land Use Education Program offers a range of online, blended, and face-to-face training opportunities for local governmental officials, professional planners, and interested citizens. Our signature Certified programs are nationally recognized and offer a comprehensive training program for planning commissioners and board of zoning appeals members. Annual events provide advanced trainings on legal and skills-based topics. LUEP often partners with other allied organizations to extend opportunities for our audiences. We are grateful to APA Virginia and other organizations for their commitment to professional development for local appointed
officials and all Virginia’s residents. We welcome opportunities to connect with localities across the Commonwealth to provide local trainings and regional workshops through our Planning District Commission (PDC) partners and web-based trainings.

Learn more about our programs. (/land-use-education/our-programming/)

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**LUEP'S HISTORY**

For nearly forty years, land use education in Virginia has been synonymous with Dr. Mike Chandler. The nation's first structured training program for persons serving on local planning commissions was developed by Dr. Chandler in concert with the Va. Department of Housing and Community Development (DHCD and the late John Marilles) in 1984. The nation's first structured training initiative for members of local Boards' of Zoning Appeals followed in 1987. Additional education initiatives involving Dr. Chandler include the Virginia Institute for Planning Commissioners; annual graduate seminars for certified planning commissioners and certified BZA members; and, more recently, an annual legal seminar for citizen planners, planners, zoning practitioners, BZA members, and local elected officials. In the aggregate, Dr. Chandler has trained and educated more than 15,000 Virginians in matters involving land use planning and zoning practices since 1980. In 2008, Dr. Jonah Fogel began working with Dr. Chandler and served as the director of the program from 2013 - 2018. In 2018, LUEP moved to VCU's Wilder School under the direction of Dr. Brittany Keegan.

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