

Lancaster County, Virginia



MEMORANDUM

Date: July 10, 2007

To: Lancaster County Planning Commission

From: Jack D. Larson, Director of Planning/Land Use *JDL*

Subject: Changes in permitted uses—A1 and A2 Zoning Districts

Docket: July 19, 2007, Consideration Item #1

Attached is a notional revision to the permitted uses in the Zoning Ordinance for the subject zoning districts. Planning Commission members may regard the revision as too restrictive or not restrictive enough, hence the point of discussion prior to putting any consensus determination to public hearing.

ARTICLE 2. DISTRICTS

2-1. [Districts established.]

For the purpose of this ordinance, the unincorporated areas of Lancaster County, Virginia, are hereby divided into the following districts:

Agricultural, Limited	A-1
Agricultural, General	A-2
Residential, General	R-1
Residential Apartment	R-2
Residential, Medium General	R-3
Commercial	C-1
Commercial, Limited	C-2
Industrial, Limited	M-1
Historic Resources	Historic resources
Waterfront Residential Overlay, all districts	W-1

ARTICLE 3. AGRICULTURAL, LIMITED, DISTRICT A-1

Statement of Intent

This district covers portions of the county which are occupied by various open uses, such as forests, parks, farms, lakes, or marshlands and wetlands subject to the county wetlands commission. This district is established for the specific purpose of providing for safe and orderly shoreland development, facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire. Uses not consistent with the existing character of this district or in the provisions of any other law, state or federal, applicable to these portions of the county, are not permitted. To insure the success of the above goals it is intended that this district maintain the lowest density of development in the county.

3-1. Use regulations.

Only one building and its accessory buildings may be erected on any lot or parcel of land in the agricultural, limited district A-1. The structure to be erected or land to be used shall be for one or more of the following uses:

- 3-1-1. Single-family dwellings.
- 3-1-2. Individual manufactured homes, on a permanent foundation. (Ord. of 6-30-95)
- 3-1-3. (Repealed 6-30-95)
- 3-1-4. General farming, agriculture, dairying, and forestry.
- ~~3-1-5. Schools, churches, parks, and playgrounds.~~
- ~~3-1-6. Commercial boat landings, with a special exception.~~

- 3-1-7. Preserves and conservation areas.
- ~~3-1-8. Horticultural nurseries and greenhouses.~~
- ~~3-1-9. Clubs.~~
- 3-1-10. Portable sawmills, for temporary logging operations, with a special exception.
- 3-1-11. (Repealed 2-94)
- 3-1-12. Areas of basic seafood processing facilities with a special exception.
- ~~3-1-13. Cemeteries, with a special exception.~~
- 3-1-14. Home occupations as defined.
- 3-1-15. Public utility booster or relay stations, transformer substations, cellular and other public communication towers which extend higher than 35 feet above ground level, with a special exception. Distribution lines and poles, pipes, meters and other facilities for the provision and maintenance of public utilities, including water and sewer installations, are permitted in this district.
- ~~3-1-16. Offstreet parking as required by this ordinance.~~
- ~~3-1-17. Accessory uses as defined.~~
- 3-1-18. Boat pier, private. (Ord. of 2-94)
- ~~3-1-19. Golf courses, with a special exception.~~
- ~~3-1-20. Lancaster County owned and operated animal shelter.~~
- 3-1-21. Boat ramp, private.
- ~~3-1-22. County sanctioned public facilities.~~
- 3-1-23. Major recreational equipment in accordance with article 19 of this ordinance.
- 3-1-24. Accessory buildings. (Ord. of 4-95)
- ~~3-1-25. Fire house and/or rescue squad, with a special exception.~~
- ~~3-1-26. Community pier with a special exception.~~
- ~~3-1-27. Equestrian academy with a special exception.~~
- ~~3-1-28. Pet cemeteries and pet crematoriums, with a special exception. (Ord. of 10-26-95)~~
- 3-1-29. Disposal of dredge spoil, with a special exception.
- ~~3-1-30. Sales platform, temporary, with Zoning Administrator's approval. (Ord. of 5-28-98)~~
- ~~3-1-31. Outdoor Ranges, with a Special Exception. (Ord. of 10-23-97)~~
- 3-1-32. Land application of biosolids in accordance with chapter 26, article VI, of the Code of Ordinances. (Mins. of 11-24-03)
- (Ord. of 12-4-92; Ord. of 3-25-93; Ord. of 4-29-93; Ord. of 7-29-93; Ord. of 1-25-96(1); Ord. of 10-24-96(1)); Ord. of 11-14-96(1); Ord. of 10-23-97; Ord. of 5-28-98)

ARTICLE 4. AGRICULTURAL, GENERAL, DISTRICT A-2

Statement of Intent

This district covers portions of the county which are occupied by various open uses, such as forests, parks, or farms. This district is established for the specific purpose of providing for safe and orderly shoreland development, facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire. To ensure the success of the above goals, it is necessary to maintain as low a density of development as possible. The character of this district should remain agricultural in nature with industry or commercial business permitted only when it will benefit the area without degrading the environment.

4-1. Use regulations.

Only one building and its accessory buildings may be erected on any lot or parcel of land in the agricultural, general, district A-2. The structure to be erected or land to be used shall be for the following uses:

- 4-1-1. Single-family dwellings.
- 4-1-2. Two-family dwellings.
- 4-1-3. Individual manufactured homes, on a permanent foundation. (Ord. of 6-30-95)
- 4-1-4. (Repealed 6-30-95.)
- 4-1-5. Manufactured home parks, with a special exception.
- ~~4-1-6. Motels, with a special exception.~~
- 4-1-7. General farming, agriculture, dairying, and forestry.
- 4-1-8. Sand and gravel pits, with a special exception.
- ~~4-1-9. Schools, churches, parks, and playgrounds.~~
- ~~4-1-10. Commercial boat landings, with a special exception. (Ord. of 10-24-96)~~
- 4-1-11. Preserves and conservation areas.
- 4-1-12. Horticultural nurseries and greenhouses with garden supplies.
- ~~4-1-13. Clubs.~~
- 4-1-14. (Repealed 4-25-78.)
- 4-1-15. Sawmills, with a special exception.
- 4-1-15A. Stump/brush/scrub wood burning and/or chipping facility, with a special exception.
- 4-1-16. Boat piers, private. (Ord. of 2-94)
- 4-1-17. (Repealed 1-28-88.)
- ~~4-1-18. Cemeteries, commercial.~~

- 4-1-19. Areas of basic seafood processing facilities, with a special exception. (Ord. of 10-24-96)
- 4-1-20. Home occupations as defined.
- 4-1-21. Public utility booster or relay stations, transformer substations, cellular and other public communication towers which extend higher than 35 feet above ground level, with a special exception. Distribution lines and poles, pipes, meters and other facilities for the provision and maintenance of public utilities, including water and sewer installations, are permitted in this district. (Ord. of 10-24-96)
- 4-1-22. (Repealed 12-4-92.)
- 4-1-23. (Repealed 2-94.)
- 4-1-24. (Repealed 2-94.)
- ~~4-1-25. Travel trailer camps, with a special exception.~~
- 4-1-26. Offstreet parking as required by this ordinance.
- 4-1-27. Accessory buildings. (Ord. of 4-95)
- ~~4-1-28. Golf courses.~~
- 4-1-29. Private airport, with a special exception.
- 4-1-30. (Repealed 2-25-93.)
- 4-1-31. Land application of biosolids in accordance with chapter 26, article VI, of the Code of Ordinances. (Mins. of 11-24-03)
- ~~4-1-32. Selling of fertilizer, farm chemicals, and grains, with a special exception.~~
- 4-1-33. (Repealed 12-4-92.)
- 4-1-34. Roadside stand, with a special exception.
- 4-1-35. (Repealed 12-4-92.)
- ~~4-1-36. Antique shop, with a special exception.~~
- ~~4-1-37. Post office, with a special exception.~~
- 4-1-38. Hospital, with a special exception.
- 4-1-39. Boat ramp, private.
- 4-1-40. (Repealed 12-4-92.)
- 4-1-41. County-sanctioned public facilities.
- 4-1-42. Major recreational equipment in accordance with article 19 of this ordinance.
- 4-1-43. Firehouse and/or rescue squad, with a special exception.
- 4-1-44. Community service building. (Ord. of 10-24-96)
- 4-1-45. Community pier. (Ord. of 10-24-96)

- 4-1-46. Bed and breakfast, with a special exception.
- 4-1-47. Equestrian academy, with a special exception.
- 4-1-48. Disposal of dredge spoil, with a special exception. (Ord. of 12-93)
- ~~4-1-49. Business offices in existing non-residential buildings erected prior to 1975, with a special exception. (Ord. of 1-94)~~
- 4-1-50. Underground storage of sewerage, with a special exception. (Ord. of 2-95)
- ~~4-1-51. Pet cemeteries and pet crematoriums, with a special exception. (Ord. of 10-26-95)~~
- 4-1-52. Private Heliports, with a special exception. (Ord. of 5-28-98; Ord. of 8-27-98(1))
- ~~4-1-53. Sales platform, temporary, with Zoning Administrator's approval. (Ord. of 5-28-98)~~
- 4-1-54. Outdoor Ranges, with a Special Exception. (Ord. of 10-23-97)
- 4-1-55. Rowing Club. (Ord. of 10-26-00)
(Ord. of 2-4-92; Ord. of 2-27-92; Ord. of 12-4-92; Ord. of 3-25-93; Ord. of 4-29-93; Ord. of 7-29-93; Ord. of 11-22-93; Ord. of 10-24-96(1); Ord. of 11-14-96(2); Ord. of 10-23-97; Ord. of 5-28-98; Ord. of 8-27-98; Ord. of 8-27-98(1))

4.2. Area regulations.

4-2-1. For lots containing or intended to contain a single permitted use, the minimum lot area shall be 33,000 square feet. The administrator, upon the recommendation of the health official, and approval of the board of supervisors, may require a larger area.

4-2-2. For lots containing or intended to contain a two-family dwelling, the minimum lot area shall be 35,000 square feet.

4-2-3. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator, with the approval of the board of supervisors, may require a greater area if considered necessary by the health official. Conditional septic disposal system permits which limit the use of the subject property to a specified portion of the year are hereby strictly prohibited.
(Ord. of 8-94)

4.3. Setback regulations.

Structures shall be located 75 feet or more from the centerline of any street or road right-of-way, but in no event less than 50 feet from the edge of the right-of-way. This shall be known as the "setback line."

4.4. Frontage regulations.

The minimum lot width for permitted uses shall be 150 feet at the setback line.