

## DIVISION 1. - AGRICULTURAL DISTRICT A-1

### Sec. 25-71. - Purpose.

The Agricultural District A-1 is intended to preserve and enhance the rural character and natural resources of those portions of the county where agriculture, forest, rural residential and open space uses predominate, and to accommodate additional limited amounts of low density residential development that is not served by public water or wastewater systems.

This district is generally intended to apply to land within the current A-1 district on the date of adoption of this chapter and land designated in the comprehensive plan as being planned for agricultural, rural residential or private forest. Land in this district is generally not intended to be served with public water or wastewater.

(Res. of 1-1-02, § 2-101)

### Sec. 25-72. - Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter, and all other applicable regulations:

- (1) Agriculture.
- (2) Agriculture, intensive, subject to standards of subsection 25-76(c).
- (3) Cemetery.
- (4) Church.
- (5) Dwelling, single-family.
- (6) Dwelling, accessory.
- (7) Group home.
- (8) Home occupation, subject to standards of section 25-435.
- (9) Mobile (manufactured) home, Class A or B, subject to standards of section 25-437.
- (10) Natural area.
- (11) Park, unlighted.
- (12) Playground, unlighted.
- (13) Sawmill, temporary.
- (14) Sawmill, small-scale.
- (15) School, public.
- (16) Telecommunications tower, attached, subject to standards of section 25-441.
- (17) Temporary family health care structure.
- (18) Temporary meteorological tower (MET), subject to standards of section 25-446(d).
- (19) Cabin or cottage, subject to standards of section 25-434.
- (20) Homestay, subject to standards of section 25-434.

(21) Stable, commercial.

(Res. of 1-1-02, § 2-102; Res. No. 11-10-10, 10-25-11; Res. No. 15-06-18, 6-23-15; Res. No. 16-05-14, 5-24-16; Res. No. 16-05-15, 5-24-16; Res. No. 16-05-16, 5-24-16; Res. No. 16-05-17, 5-24-16; Res. No. 17-11-09, 11-28-17)

Sec. 25-73. - Uses permissible by special exception.

The following uses may be permitted by the board of supervisors as special exception uses, subject to the requirements of this chapter and all other applicable regulations:

- (1) Airport, private.
- (2) Animal hospital.
- (3) Antique shop.
- (4) Assisted living facility.
- (5) Boardinghouse, subject to standards of section 25-434.
- (6) Bed and breakfast, subject to standards of section 25-434.
- (7) Campground.
- (8) Cabin or cottage, resort, subject to standards of section 25-434.
- (9) Civic club.
- (10) Community center.
- (11) Correctional facility, adult.
- (12) Correctional facility, juvenile.
- (13) Country club.
- (14) Crematorium and/or funeral home.
- (15) Day care center.
- (16) Fire, police and rescue stations.
- (17) General store.
- (18) Golf course.
- (19) Grain mill, feed mill.
- (20) Heliport.
- (21) Home business, subject to standards of section 25-435.
- (22) Home business, rural, subject to standards of section 25-435.
- (23) Hunting lodge, game preserve.
- (24) Junkyard, automobile graveyard.
- (25) Kennel, commercial.
- (26) Kennel, private.
- (27) Landfill.
- (28) Livestock market.
- (29) Medical care facility.
- (30)

Nursery, production.

- (31) Nursery, retail (garden center).
- (32) Park and ride lot.
- (33) Park, lighted.
- (34) Pet farm.
- (35) Playground, lighted.
- (36) Public recycling collection points.
- (37) Public utility trunk lines, other (gas, electric, communications).
- (38) Public utility trunk lines, water or sewer.
- (39) Public utility plants, other (gas, electric, communications).
- (40) Public utility plants, water or sewer.
- (41) Public utility maintenance facility or storage yard.
- (42) Public utility substations (gas, electric, communications).
- (43) Recreational vehicle park, subject to standards of section 25-434.
- (44) Roadside stand.
- (45) Rural resort, subject to standards of section 25-434.
- (46) Rural retreat, subject to standards of section 25-434.
- (47) Sawmill.
- (48) School, private.
- (49) Shooting range.
- (50) Slaughterhouse, includes custom meat cutting, processing and sales.
- (51) Special events facility.
- (52) Reserved.
- (53) Storage yard.
- (54) Structures, non-residential, totaling in excess of twenty thousand (20,000) gross square feet, but not greater than thirty-nine thousand nine hundred ninety-nine (39,999) gross square feet.
- (55) Telecommunications tower, free-standing, subject to standards of section 25-441.
- (56) Temporary meteorological tower (MET), subject to standards of section 25-446(e).
- (57) Wind energy system, utility-scale, subject to standards of section 25-446.
- (58) Structures in excess of forty (40) feet, as provided for in section 25-75(a)(2) and section 25-75(b)(2), unless otherwise provided for in this chapter or as exempted as provided for in section 25-15(b).

(Res. of 1-1-02, § 2-103; Res. No. 03-04-12, 4-15-03; Res. No. 06-04-19, 4-25-06; Res. No. 07-05-15, 5-22-07; Res. No. 11-10-10, 10-25-11; Res. No. 13-04-18, 4-23-13; Res. No. 14-11-21, 11-25-14; Res. No. 15-06-18, 6-23-15; Res. No. 16-05-14, 5-24-16; Res. No. 16-05-15, 5-24-16; Res. No. 16-05-16, 5-24-16; Res. No. 16-05-17, 5-24-16; Res. No. 17-11-09, 11-28-17; Res. No. 19-01-16, 1-22-19)

Sec. 25-74. - Lot requirements.

(a) *Conventional development option.*

- (1) Minimum lot area. Two and one-quarter (2.25) acres; one and one-quarter (1.25) acres for family subdivisions provided that the lot has frontage on a state-maintained road or a twenty-foot easement to a state-maintained road is dedicated and recorded.
- (2) Maximum lot coverage. Fifteen (15) percent.
- (3) Lot access. Lots shall be accessed from a public road currently in the Virginia Department of Transportation (VDOT) system or from a road designed and constructed so as to be accepted into the VDOT system, except in the case of family subdivisions.
- (4) Minimum lot width. One hundred fifty (150) feet at the minimum setback line of front yard.
- (5) Wastewater disposal. All lots must meet health department requirements for individual wastewater disposal (or be served by approved public or community sewer service), and drainfields shall be located only on the lot that is served by that drainfield.

(b) *Cluster A-1 development option.*

- (1) Maximum gross density: One (1) lot per two and one-quarter (2.25) acres, except one and one-quarter (1.25) acres for family subdivisions provided that the lot has frontage on a state-maintained road or a twenty-foot easement to a state-maintained road is dedicated and recorded and that the average lot size of all lots on the tract is not less than two and one-quarter (2.25) acres. The maximum gross density may be reduced to one and one-half (1.5) acres when served by either public (or community) water or sewer facilities.
- (2) Minimum lot area (maximum net density).
  - a. *Cluster lots*: Nine thousand (9,000) square feet.
  - b. *Conservation lots*: Three (3) acres.
- (3) Maximum lot coverage.
  - a. *Cluster lots*: Fifty (50) percent.
  - b. *Conservation lots*: Twenty (20) percent.
- (4) Lot access.
  - a. Cluster lots shall be accessed from a public road currently in the Virginia Department of Transportation (VDOT) system or from a road designed and constructed so as to be accepted into the VDOT system.
  - b. Conservation lots may be accessed by private access easements at least twenty (20) feet in width to a state-maintained road for up to two (2) lots and shall be increased by ten (10) feet for each additional lot served up to a maximum of five (5) lots served.
  - c. *Pipestem lots*. Cluster lots may be pipestem lots as defined herein, subject to approval by the planning commission in conjunction with preliminary plat.
  - d. *Conservation lots*. Any conservation lot may be a pipestem lot.
- (5) Minimum lot width.
  - a. *Cluster lots*. Seventy (70) feet at the minimum setback line of front yard.
  - b.

*Conservation lots.* For conservation lots fronting public roads existing on the date of adoption of this chapter or new public roads built by the applicant after the date of adoption of this chapter, three hundred (300) feet at the minimum setback line of the front yard.

- (6) Open space required for cluster option. A minimum of fifty (50) percent of the gross acreage of the tract must be preserved by a permanent open space easement, recorded with the record plat of subdivision, which may be placed upon land that is owned and maintained in any one (1) or more of the following ways:
  - a. Conservation lots, as defined herein.
  - b. Open space owned and maintained by a public entity acceptable to the board of supervisors.
  - c. Open space owned and maintained by a homeowner's association.

(Res. of 1-1-02, § 2-104; Res. No. 17-11-09, 11-28-17; Res. No. 20-05-09, 5-26-20)

Sec. 25-75. - Building requirements.

(a) *Conventional A-1 Development Option.*

- (1) Minimum yards (building setbacks).
  - a. *Front:* Sixty (60) feet.
  - b. *Rear:* Thirty (30) feet.
  - c. *Side:* Twenty (20) feet
  - d. *Accessory buildings:* Fifteen (15) feet from a side or rear lot line; not permitted in front yard setback.
- (2) Maximum height of buildings and structures. Forty (40) feet, except for exempted structures provided for in section 25-15(b) of this chapter, and except by special exception in which case for every one (1) foot above forty (40) feet, the building or structure shall be set back an additional two (2) feet up to a maximum of sixty (60) feet.

(b) *Cluster A-1 development option.*

- (1) Minimum yards.
  - a. *Front.*
    1. For cluster lots: Twenty-five (25) feet.
    2. For conservation lots: Forty (40) feet.
  - b. *Side.*
    1. For cluster lots: Ten (10) feet.
    2. For conservation lots: Twenty (20) feet.
  - c. *Rear.*
    1. For cluster lots: Thirty-five (35) feet.
    2. For conservation lots: Forty (40) feet.
  - d. *Accessory buildings.* Fifteen (15) feet from a side or rear lot line; not permitted in front yard setback.
- (2) Maximum height of buildings and structures. Forty (40) feet, except for exempted structures provided for in section 25-15(b) of this chapter, and except by special exception in which case for every one (1) foot above forty (40) feet, the building or structure shall be set back an additional two (2) feet up to a

maximum of sixty (60) feet.

(Res. of 1-1-02, § 2-105; Res. No. 11-10-10, 10-25-11; Res. No. 17-11-09, 11-28-17; Res. No. 20-05-09, 5-26-20)

Sec. 25-76. - Use limitations.

- (a) *Individual septic systems (cluster option)*. All lots (conservation and cluster) shall meet health department requirements for individual wastewater disposal, except that drainfields may be located on an adjacent lot (cluster, conservation or open space lot). All off-site drainfields shall be placed within a dedicated utility access easement for the benefit of the lot which the drainfield serves.
- (b) *Public water and wastewater service*. Lots may be served by public or community water and sewer service which meets the provisions of the county's comprehensive plan and all design standards set forth by the county, including:
  - (1) When a water or sewer service distribution/collection line is located within three hundred (300) feet of an existing lot, such lot may be connected to that distribution line.
  - (2) When a water or sewer service distribution/collection line is located within three hundred (300) feet of any lot within an existing recorded subdivision, all lots in such subdivision may connect to that line, provided that all lots along the distribution/collection line within the subdivision shall connect to the service line.
  - (3) The design of all pipes, pumps, and other elements of community water or sewer systems must meet the design standards of the Western Virginia Water Authority.
- (c) *Intensive agriculture on small lots*. Intensive agricultural activities are not permitted on lots of less than five (5) acres where the primary use of the lot is residential.

(Res. of 1-1-02, § 2-106; Res. No. 20-05-09, 5-26-20)

Secs. 25-77—25-90. - Reserved.