

4.3 Agricultural (A)

A. Statement of Intent: The intent of this district is to support agricultural activities as primary uses, while limiting other uses that may have adverse impacts on agriculture. This district is designed to fulfill the following objectives:

1. Provide for a wide range of agricultural uses and to support activities associated with the production and harvesting of crops, livestock, animal products, or plant material;
2. Allow for incidental uses that support the agricultural community;
3. Discourage industrial, commercial, and residential development that negatively impacts the pastoral lands associated with this district;
4. Preserve prime farmland for production of food and fiber by preventing incompatible uses and by limiting the spread of urban growth into agricultural areas; and
5. Reduce the costs associated with providing governmental services to non-agricultural parcels scattered among agricultural lands.

B. Allowed Uses: Allowed uses for the district can be found in [Table 4.1](#).

C. Lot Standards:

Minimum Lot Size	1 acre
Maximum Building Height (2)	40 feet
Maximum Lot Coverage	50%
Building Setbacks (3)(4)	Front: 35 feet Side: 20 Feet Rear: 35 Feet
Accessory Building Setbacks (more than 256 square feet)	Front: 35 Feet Side: 10 Feet Rear: 10 Feet
Accessory Building Setbacks (less than 256 square feet)	Front: 35 Feet Side: 3 Feet Rear: 3 Feet
Accessory Building Maximum Height (1)	35 feet
Structure Separation	Detached dwellings shall be a minimum of ten (10) feet apart and detached accessory structures shall be a minimum of 3 (three) feet from other structures.

(1)Agricultural structures can exceed the maximum building height, when setback is increased by one (1) foot for each additional one (1) foot in height over forty (40) feet.

(2)Maximum building height can be increased by up to ten (10) feet if each setback is increased by one (1) foot for every foot increase in height.

(3)The setback for properties that front Claytor Lake, the New River, or the portion of Peak Creek that is located between I-81 and Claytor Lake may be reduced to twenty-five (25) feet from the property line that is immediately adjacent to the water.

(4)Corner lot setback is defined in Article 11.

4.20 Modifications to the Official Zoning Map and Zoning Districts: Additional zoning districts may be added from time to time upon recommendation of the Planning Commission to the Board of Supervisors, as identified in this Ordinance. Proposed changes to the Official Zoning Map, including the addition of new zoning districts, may be submitted by the Planning Commission or any other interested party.

4.21 Land Use Table: The table beginning on the following page is used to list specific uses of land and identify by zoning district whether a use is permitted. There are several categories of uses, Permitted Use, Conditional Use, Special Use Permit, and Prohibited Uses, in the land use table. The uses are defined as follows:

- A. Permitted Use (P):** Uses that are permitted by-right within the respective zoning district. Permitted Uses are subject to all other applicable standards of this Ordinance and may require a permit.
- B. Conditional Use (C):** Uses that are permitted by-right within the respective zoning district, as long as certain additional standards are met. The additional standards are listed in Article 4.22 by use type. Conditional Uses are subject to all other applicable standards of this Ordinance.
- C. Special Use Permit (SUP):** Uses that are permitted within the respective zoning district only after review and approval of a Special Use Permit, in accordance with the provisions of this Ordinance.
- D. Prohibited Uses (blank):** Uses that are not permitted within the respective zoning district.

How to use the Land Use Table.

The abbreviations listed on the top of the table (x axis) represent zone districts: C = Conservation, A = Agriculture, RR = Rural Residential, R = Residential, LR = Low-Density Residential, MR = Medium-Density Residential, HR = High-Density Residential, RC = Rural Commercial, CM= Commercial, LI = Light Industrial, I = Industrial, PID = Planned Industrial, PUD = Planned Unit Development, AO = Airport Overlay, LO = Landfill Overlay, CLO = Claytor Lake Overlay.

Land uses are listed on the Y axis (down the first column). Uses are grouped together based on the land use categories. For example, residential uses are listed together and commercial uses are listed together.

The Zone District for a piece of property can be determined by using the online web GIS Zoning Map at Pulaskicounty.org, GIS Department. You can search by address or tax map number. Individuals can also call the Planning & Zoning Office at 540-980-7710 to determine a zone district. With the proper zone district determined, reference the zone district listed in the table to determine if the use is permitted, conditionally permitted, requires a special use permit or is not permitted.

The Land Use Table is the official determination as to whether or not a use is permitted by Zone District Type. Land uses are defined in Article 11. Definitions.

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Residential Use																
Accessory Dwelling	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Condominium Building(s)						P	P						P	P		
Family Day Home (1-4 children or 1-4 elderly)	P	P	P	P	P	P	P	P						P		
Duplex					P	P	P						P	P		
Farm Worker Housing	C	C												P		
Garage (Private)	P	P	P	P	P	P	P	P	P				P	P		
Group Home	P	P	P	P	P	P	P	P					P	P		
Industrial Housing										P	P	P		P		
Manufactured Home	P	P	P		P									P		
Manufactured Home Park		SUP	SUP											P		
Multi-family (Apartments)							P		P	P			P	P		
Patio Homes			C	C	C	C	C	C	C				P	P		

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Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Second Single Family (Two Single-family Detached Dwellings OR Two Manufactured Homes OR one of each type, both located on the same lot)	C	C	C	SUP	C	SUP	SUP							P		
Single-family Attached (Townhomes)						C	C						C	P		
Single-family Detached Dwelling	P	P	P	P	P	P	P	P					P	P		
Agricultural/ Conservation Uses																
Agriculture	P	P								P	P	P	P	P		
Agritourism	C	C								C	C	C	C	P		
Animal Hospital/ Veterinary Clinic	SUP	P						P	P	P			P	P		
Biomass Conversion	C	C						C		C	C	C		P		
Forestry/ Timber Operations	P	P											P	P		
Horse Riding School/ Horse Training Facility/ Commercial Stables	P	P	P					P					P	P		
Kennel/ Animal Shelter	SUP	P						SUP	SUP	P	P			P		
Livestock Market		SUP						SUP	SUP	SUP	SUP			P		

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Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Ponds- 2 Acres or More	P	P	SUP										P	P		
Residential Chicken Keeping	P	P	C	C	C								C	P		
Small-scale Agriculture	P	P	C					C					C	P		
Wildlife Rehabilitation Center	P	P							SUP	SUP	SUP			P		
Wildlife Sanctuary/ Game Reserve	P	P											P	P		
Winery	C	C	C					C	C	C	C	C	C	P		
Wedding Venue	C	C							SUP							
Commercial Services																
Adult Oriented Business									SUP					P		
Agricultural Equipment Sales & Servicing	SUP	C						C	C	C				P		
Artisan Workshop	C	C	C	C	C	C	C	C	C	C			C	P		
Car Wash								P	P	P			P	P		
Commercial Assembly Hall		SUP						P	P	P			P	P		
Craft Beverage/Distillery/Brewery	C	C	C					C	C	C	C	C	C	P		
Gas Station/ Convenience Store								P	P	P			P	P		

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Home Occupation	C	C	C	C	C	C	C	C	C	C			C	P		
Home Business	C	C	C					C	C	C			C	P		
Manufactured Home Sales								SUP	SUP	SUP	SUP			P		
Mobile Food Vending	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Motor Vehicle Sales & Service								SUP	C	C	C	C		P		
Motor Vehicle Service/ Repair or Public Garage								C	C	C	P	P	P	P		
Neighborhood Commercial								C	C	C			C	P		
Nursery/ Garden Center	P	P						P	P	P			P	P		
Outdoor Sales								C	C	C	C	C		P		
Produce Stands	C	C	C					C	C	C			C	P		
Personal Services								P	P	P			P	P		
Professional Offices								P	P	P	P	P	P	P		
Restaurant								P	P	P	P	P	P	P		
Retail Businesses								P	P	P			P	P		
Tattoo/ Body Art Parlor									SUP	SUP				P		

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Temporary Office/Construction Trailer									C	C	C	C	C	P		
Temporary Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Towing/ Wrecker Service									C	C	C			P		
Travel Plaza/Truck Stop									C	C	C	C		P		
Truck Terminal									P	P	P	P		P		
Wholesale Operations									P	P	P	P		P		
Lodging																
Bed & Breakfast	C	C	C	C	C	C	C	C					C	P		
Hotel/ Motel								SUP	P	P			P	P		
Inn	C	C	C					C	C				C	P		
Health/ Human Care																
Assisted Living/ Nursing Home/ Long-term Care						SUP	SUP	SUP	C	C			C	P		
Day Care Center (child or elderly)						SUP	SUP	C	C	C	C	C	C	P		
Family Day Home (child 5-12 persons or elderly 5-12persons)	C	C	C	C	C	C	C	C					C	P		

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Hospitals									P	P	P	P	P	P		
Medical Offices & Clinics								P	P	P	P	P	P	P		
Temporary Family Health Care Structure	C	C	C	C	C	C	C	C					C	P		
Treatment/ Rehabilitation Clinic								SUP	SUP	SUP	SUP	SUP	SUP			
Recreation/ Entertainment																
Campgrounds & Recreational Vehicle Parks	C	SUP	SUP					C					C	P		
Camping- Long Term	C	C	C					C					C	P		
Commercial Dock/ Marina/ Yacht Club								P	P	P			P	P		P
Commercial Indoor Recreation Facility									P	P			P	P		
Commercial Indoor Shooting Range								SUP	P	P	SUP		P	P		
Commercial Outdoor Recreation Facility	SUP	SUP						P	P	P			P	P		
Commercial Outdoor Shooting Range	SUP	SUP						SUP		SUP			P	P		
Country Club	SUP	SUP						P	P				P	P		
Day Camp/ Summer Camp	C	C	SUP					C	C				C	P		

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Golf Course/Driving Range	SUP	SUP	SUP					P	P				P	P		
Hunting Club/ Outdoor Lodge	P	P	SUP					P					P	P		
Large-scale Commercial Outdoor Recreation Facility									SUP	SUP	SUP		C	P		
Residential Dock	P	P	P	P	P	P	P	P	P	P	P		P	P		P
Temporary Structures/Tents	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Theaters & Auditoriums								SUP	P	P			P	P		
Yurt	P	P														
Civic/ Institutional																
Bus/ Railroad Station									SUP	SUP	SUP			P		
Business/ Trade School		SUP						P	P	P	SUP		P	P		
Children’s Facility	SUP	SUP							SUP	SUP	SUP			SUP		
Cemetery (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Cemetery (Public)	SUP	SUP	SUP					SUP	SUP	SUP			P	P		
Civic	P	P	P	P	P	P	P	P	P	P			P	P		

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Club, Lodge, Union Hall, or Social Center	SUP	SUP	SUP			SUP	SUP	P	P	P			P	P		
College/ University	SUP	SUP						SUP	SUP	SUP			P	P		
Conference or Exhibition Center								P	P	P	SUP	SUP	P	P		
Correctional Facility											SUP			P		
Funeral Home								P	P	P			P	P		
Government/ Public Safety	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Landfill														P	P	
Museum	SUP	SUP	SUP					P	P	P	P	P	P	P		
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Private School	SUP	SUP	SUP					P	P	P	SUP		P	P		
Public School	SUP	SUP	P	P	P	P	P	P	P	P	SUP		P	P		
Religious Assembly	SUP	P	P	P	P	P	P	P	P	P	SUP		P	P		
Sewage Treatment Plant											SUP			P		
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Industrial																

Table 4.1: Land Use Table

Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Above Ground Storage Tanks	SUP	SUP						SUP	SUP	C	C	C		P		
Airport											SUP	SUP		P		
Amateur Radio Antenna Operation	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Boat Yard								SUP	SUP	P	P	P		P		
Concrete & Asphalt Plants										SUP	SUP	SUP		P		
Contractor's Office								C	C	C	C	C	C	P		
Data Center										P	P	P		P		
Fabrication									SUP	P	P	P	P	P		
Food Processing	C	C	C					C	C	P	P	P		P		
Heliport	SUP	SUP	SUP					SUP	C	C	C	C	SUP	P		
Junk/ Salvage/ Recycling Operation										SUP	SUP	SUP		P		
Light Assembly									P	P	P	P	P	P		
Manufacturing											P	P		P		
Meat Processing		SUP						SUP	SUP	C	C	C		P		

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Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Mini-warehouse or Self-service Storage									P	P	P	P		P		
Power Generation Plant											SUP	SUP		P	SUP	
Private Airstrip	SUP	SUP									SUP	SUP		P		
Research & Laboratory									P	P	P	P	P	P		
Slaughterhouse		SUP									SUP			P		
Small Cell Facility and Micro-wireless Site	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Small-scale Junk & Salvage Operation		SUP						SUP	SUP	C	C	C		P		
Small-scale Slaughterhouse	SUP	SUP						SUP		SUP	SUP			P		
Solar Farm	SUP	SUP								SUP	SUP	SUP	P	P		
Solar Onsite Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Telecommunication Tower – Over 50'	SUP	SUP	SUP			SUP	SUP	SUP	SUP	SUP	SUP	SUP	C	P		
Telecommunication Tower Under 50'	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Telecommunication Antennae on Existing Structure Under 20'	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

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Use	Zone Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO*	LO	CLO
Telecommunication Antenna Co-Location on Existing Tower Structure	P	P	P	P	P	P	P	P	P	P	P	P	p	P		
Warehouse or Distribution Operation									SUP	P	P	P		P		
Wind Energy Facility- Large	SUP	SUP								SUP	SUP	SUP	C	P		
Wind Energy Facility- Medium	SUP	C	SUP					SUP	SUP	SUP	C	C	C	P		
Wind Energy Facility- Small	SUP	C	C	SUP	C	SUP	SUP	C	C	C	C	C	C	P		
Natural Resources																
Quarry		SUP								SUP	SUP			P		
Coal/ Lumber Yards		SUP								SUP	SUP			P		
Mining & Mineral Extraction		SUP								SUP	SUP			P		
Natural Resource Extraction		SUP								SUP	SUP			P		
Sawmill		SUP								SUP	SUP			P		

* PUD- can combine any of the identified uses in their master plan; however, uses must be designated at the time of PUD zoning and cannot be changed without modification of the zoning