

2-2 Agricultural district A-1.

2-2.1 *Statement of intent:* This district is composed of areas which are used predominantly for agriculture or forestry or are open space areas. The regulations for this district are designed to protect and conserve the essential characteristics of the district; to conserve water and other natural resources; protect watersheds; to reduce soil erosion; prevent flood and fire hazards; and to facilitate existing and future agricultural and forestal operations. Permitted uses include general farming, agriculture, forestry, and horticulture, single-family dwellings, and certain public uses. Home occupations are permitted.

2-2.2 *Uses permitted by right:*

- (a) General farming, forestry, and agriculture.
- (b) Orchards, nurseries, dairies.
- (c) Agricultural-related businesses such as greenhouses, storage, and/or sales facilities for grain or produce, provided that there are no excessive odors, noises, or pollutants.
- (d) Single-family dwellings; and manufactured houses that are on a permanent foundation and on individual lots, subject to development standards that are equivalent to those applicable to site-built single-family dwellings within the same or equivalent zoning district.
- (e) Schools.
- (f) Churches.
- (g) Cemeteries.
- (h) Public parks and recreation areas.
- (i) Fire stations and rescue squad stations.
- (j) Preserves and conservation areas.
- (k) Accessory structures as defined; however, garages, or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building.
- (l) Public utilities: poles, distribution lines, distribution transformers, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewer facilities.
- (m) Signs as set forth in section 3-8.

State Law References: Uniform regulations for manufactured housing, Code of Virginia, § 15.2-2290.

2-2.3 *Uses which may be permitted by special use permit; other uses by review:*

- (a) Lodges, hunting clubs, camps, golf and country clubs.

- (b) Farm, lawn and garden machinery and equipment sales and service.
- (c) Other agricultural-related businesses not specified in section 2-2.2.
- (d) Microwave towers and other public communications facilities.
- (e) Conversion of a single residential structure on a lot to contain a maximum of two dwelling units, provided that such structure was in existence prior to May 11, 2004.
- (f) Child or adult care centers, provided that they are licensed by the Commonwealth of Virginia, with no more than six (6) people unrelated to the caregiver.
- (g) Campgrounds
 1. Purpose: To provide regulations for the orderly development of campgrounds insuring a safe and attractive residential environment, while assuring compatibility with adjacent uses through the application of specific design standards.
 2. Applicability: The regulations of this article shall apply to all campgrounds permitted by this chapter.
 3. Guests and patrons (hereafter, referred to as guests) may stay no longer than 60 nights in any one calendar year. Guests will be limited to a maximum of two weeks' duration at any one site. If a guest would like to stay longer than two weeks, they have to be reassigned to a different campsite. The operator of a campground shall maintain a log of all guests, including their name, address, license plate number, length of stay, and the number of site(s) they are occupying. The log shall be available to Town staff upon request. Driver's license or photo ID must be displayed by the operator of the vehicle when initially entering the campground.
 4. The primary access road shall be paved with a hard surface to standards acceptable to the Town. Paving shall extend from the public street right-of-way to the entrance station. Interior roads and access to individual sites shall consist at a minimum of an all weather gravel surface. All interior roads shall be 18 feet minimum width for two-way travel or ten feet minimum width for one-way travel. No campsite shall have direct access to a public street.
 5. The following uses and activities shall be prohibited at a campground:
 - 5.1.1. The sale, storage, use or occupancy of any manufactured home. This includes mobile homes, which are defined as movable or portable dwellings built on a chassis, connected to utilities, and designed without a permanent foundation.
 - 5.1.2. The sale and/or storage of recreational vehicles that are not occupied nightly.

6. Retail sales for the convenience of campground tenants are permitted. Items are limited to food, concessions, recreational supplies, personal care items, and other items clearly supportive of campground tenants' needs.
7. The maximum density shall be ten sites per gross acre. Each campsite designed for recreational vehicles shall have a minimum space of 2,000 square feet with a minimum width of 50 feet. Areas devoted solely for tent camping shall provide at least 750 square feet per campsite.
8. Vehicles must remain removable: It shall be unlawful for any person owning or operating a camp automobile and/or trailer located in a campground to remove or cause to have removed the wheels or any similar transporting devices from such camp automobile and/or trailer or to otherwise permanently fix it to the ground in a manner that would prevent ready removal of such camp automobile and/or trailer.
9. Lighting: All public water closets and bath units shall be provided with sufficient lighting, which shall be kept lighted during the time from one-half hour before sunset until one-half hour after sunrise. All lighting within the campground shall be arranged so as not to reflect toward public streets or surrounding landowners.
10. Individual trashcans and lids will be secured in place. Individual trash cans will be emptied daily or as needed. The campground will be kept free of litter.
11. There must be at least one staff person on the premises at all times of at least 18 years of age.
12. Campground boundaries must be clearly marked and shown on the site map of the campground which is provided to guests and/or conspicuously posted publicly within the campground. Do Not Trespass signs must be posted on every campsite bordering adjacent property to prevent trespassing on adjoining properties. Additional signs may be required as deemed necessary by the administrator.
13. Campground shall have specific rules dealing with quiet hours and noise and shall at the minimum meet the guidelines within the Town's local ordinance [Code of Ordinances], Article II, Noise.
14. Campground rules must be approved by the Town manager prior to opening. All subsequent modifications to the rules must be approved by the Town manager before they can go into effect.
15. All campground rules must be publicly and conspicuously posted and/or provided to the guests. Staff persons are responsible for enforcing campground rules.
16. Site plan must be approved during the special use permit process. This plan will include buffering and landscaping. Buffering and landscaping must be replaced if damaged, destroyed, or killed.
17. The administrator to formulate and enforce rules: The administrator is empowered to formulate

from time to time and to enforce any rules and regulations that the Virginia Health Department may deem advisable governing the operating of campgrounds or camp automobiles and/or trailers bearing on any matters.

18. Posting: It shall be unlawful for any person to establish, maintain, conduct or carry on any campground unless there shall be at all times posted in a conspicuous place at such campground a current business license obtained from the Town.
19. The provisions of this article [section] shall be applicable to every campground within the incorporated area of the Town, and it shall be unlawful for any person maintaining, operating, conducting or carrying on any such campground or for any person living or sleeping in any camp automobile and/or trailer located on the campground, or any other person, to violate or contribute in any way to the violation of any of the provisions of this article.
20. It shall be the duty of every guest and person owning, leasing, renting or operating a campground in the Town to comply with all of the provisions of this article [section], applicable Town ordinances and/or rules and regulations formulated by the health department (Virginia Department of Health: 12 VJ4C 5-450) governing campgrounds and any such person violating any of the provisions of this article [section] or such rules and regulations or contributing in any way to the violating thereof shall be deemed guilty of a class 3 misdemeanor.
21. The use of open air fires must conform to chapter 80 of the Code of Shenandoah County.

Definitions:

Camping trailer means every vehicle that has collapsible sides and contains sleeping quarters but may or may not contain bathing and cooking facilities and is designed to be drawn by a motor vehicle.

Motor home means every private motor vehicle with a normal seating capacity of not more than ten persons, including the driver, designed primarily for use as a living quarters for human beings.

2-2.4 *Area regulations:* The minimum lot area for permitted uses shall be 60,000 square feet.

2-2.5 *Setback regulations:* The required front yard depth shall be 50 feet, measured from the street right-of-way.

2-2.6 *Frontage regulations:* The minimum lot width at the setback line shall be 200 feet.

2-2.7 *Yard regulations:*

Side--The minimum side yard for each main structure shall be 40 feet. No accessory structure shall be located closer than 20 feet to any side property line.

Rear--No main structure shall be built closer than 60 feet to the rear property line. Accessory buildings may be built to within five feet of the rear property line. No accessory structure shall be located closer than 25 feet to a residential district.

2-2.8 *Height regulations:*

- (a) Buildings may be erected up to 35 feet in height from grade.
- (b) All accessory buildings shall be less than the main building in height. Church spires, belfries, cupolas, monuments, water towers, farm silos, barns, and other farm-related structures, chimneys, flues, flagpoles, parapet walls, and private television antennae are exempt from height regulations.

2-2.9 *Lot coverage:* All permitted structures shall not occupy more than 30 percent of the total area of the lot.

(Mo. of 8-10-2004; Mo. of 11-9-2004; Mo. of 7-10-2007)

Cross References: Animals, ch. 18.