

ZONING

148 Attachment 1

Northumberland County

Table of Usages

Board Adopted Usages May 9, 2013

Effective June 1, 2013

[Amended 7-10-2014; 12-11-2014; 7-9-2015; 6-14-2018]

Usages	Districts							
	P = Permitted Use, C = Conditional Use							
	C-1	A-1	R-1	R-2	R-3	R-4	B-1	M-1
Abattoir		C						
Accessory structures	P	P	P	P	P	P	P	P
Airport and/or heliport (private or public)	C	C		C		C	C	C
Animal hospitals, clinics with outside pens		C					C	P
Animal hospitals or clinics without outside pens		P	C	C			P	P
Antique shops (see business, retail/wholesale)								
Aquaculture facility, commercial	C	P	C	C			C	C
Asphalt or concrete batching plants		C						C
Assembly halls/social halls/clubhouse		C	C	C		P	C	C
Assembly of electrical appliances, electronics, etc.		C					P	P
Automotive/truck sales/service and reconditioning		C					P	P
Automobile/truck dismantling or junkyard		C						
Bakeries (see business, retail/wholesale)								
Banks or trust companies			C				P	
Barber- and beauty shops (see business, retail/wholesale)								
Bed-and-breakfast/tourist home establishments	C	C	C	C			C	
Billiard parlors and pool rooms (see public amusement)								
Blacksmith shops, welding or machine shops		C					C	P
Boat sales and/or rentals	C	C		C			P	P
Boat building		C		C			C	P
Boathouses (meeting height and square footage requirements)	P	P		P	P	C	P	P
Boathouses (not meeting height and square footage requirements or objections)	C	C		C	C	C	C	C
Boat and recreational vehicle storage facility, commercial		C		C			C	P
Bowling alleys (see public amusement)								
Brewery/microbrewery/distillery		C		C			C	
Building supply, including plumbing and electrical (see business, retail/wholesale)								
Bulk oil and gas storage, commercial		C						C

NORTHUMBERLAND CODE

Usages	Districts							
	P = Permitted Use, C = Conditional Use							
	C-1	A-1	R-1	R-2	R-3	R-4	B-1	M-1
Bus terminals							P	P
Business, small retail/wholesale <5,000 square feet of space under roof		C	C	C			P	
Business, large retail/wholesale >5,000 square feet of space under roof		C					P	P
Cabinet, furniture and upholstery shops (see business, retail/wholesale)								
Cargo container for storage		C						P
Cemeteries, commercial		C						
Child-care centers	C	P	C	C			C	C
Churches (see worship, places of)								
Clinics (see health care facility)								
Cluster home developments (district density)	P	P	P	P		P		
Cluster home developments (greater than district density)	C	C	C	C		C		
Commercial feed lots		C						
Commercial nurseries and greenhouses	P	P	C	C			C	C
Commercial piers	C	C		C			P	P
Common facility/property	P	P	P	P	P	P		
Community piers	P	P		P	P	P		
Community boat ramps	P	P		P	P	P		
Construction office, temporary	P	P	P	P	P	P	P	P
Contractor's equipment storage yards		P					P	P
Country general stores (see business, retail/wholesale)								
Dance halls (see public amusement)								
Drug and sundry stores (see retail/wholesale business)								
Dry cleaners (see business, retail/wholesale)								
Dwelling, single unit	P	P	P	P	P	P	C	C
Dwelling, multi-unit	C	C	C	C	C	C		
Farm brewery		P						
Farming and forestry, without livestock	P	P	P	P	P	P	P	P
Farming, with livestock	P	P		C				
Feed and seed stores (see business, retail/wholesale)								
Ferry/port		C		C				C
Flour mill, grain milling		C						P
Flower shops (see business, retail/wholesale)								
Food processing and canning		C		C			C	P
Funeral homes/crematory		C					C	
General stores (see country general stores)								
Gift and specialty shops (see business, retail/wholesale)								
Golf courses	C	C		C		P		
Grain elevators		C					C	P

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	P = Permitted Use, C = Conditional Use							
	C-1	A-1	R-1	R-2	R-3	R-4	B-1	M-1
Group homes, licensed (see health care facilities)								
Guardhouse/security building	P	P	P	P	P	P	P	P
Guest house	P	P	P	P	P	C	C	C
Health care facilities		C	C	C		C	P	
Home appliances, sales and service (see business, retail/wholesale)								
Home occupations	P	P	P	P	P	P	P	P
Home professional offices	P	P	P	P	P	P	P	P
Hospitals (see health care facilities)								
Hospitals, special care (see health care facilities)								
Hotel		C		C			P	C
Hunt club facility	C	C		C				
Individual mobile/manufactured homes	P	P	P	P	P		C	C
Individual travel trailer and tent camping	P	P	P	P	P		C	C
Intensive livestock operations		P						
Kennel, commercial		C		C				
Laboratories, pharmaceutical, medical							P	P
Landfill, sanitary		C						
Laundromat (see business, retail/wholesale)								
Light industry		C					P	P
Livestock markets		C						
Lumber and building supplies (see business, retail/wholesale)								
Machinery sales and service, including farm machinery		C					P	P
Manufacturing of ceramics, toys and novelties		C					C	P
Manufacturing, compounding, processing and assembly of merchandise		C					C	P
Marinas, public or private, with or without restaurant	C	C		C		C	C	C
Marine railways		C		C				P
Medical offices (see health care facilities)								
Mobile/manufactured home parks		C		C				
Mobile/manufactured home parks, family	C	C	C	C				
Mobile/manufactured home sales yards		C					P	P
Model home displays for modular, motor homes, mobile/manufactured, double-wide		C					P	P
Monument stone works (see business, retail/wholesale)								
Motel, cabin, or motor lodge		C		C			P	C
Museum		P		C				
Nonaccessory tents (maximum 3-day-event)	P	P	P	P	P	P	P	P

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Usages	Districts							
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	C-1	A-1	R-1	R-2	R-3	R-4	B-1	M-1
Nonaccessory tents (4-day event or greater)	C	C	C	C	C	C	C	C
Nursing homes and adult assisted care (see health care facilities)								
Office buildings		P	P	P			P	P
Parks and playgrounds	P	P	P	P	P	P	P	P
Pawnbroker shop							C	
Pet shops (see business, retail/wholesale)								
Pistol/archery range, commercial, indoor range		C					C	C
Pistol/rifle/archery range or trap/skeet shooting, commercial, outside range		C						
Planned unit development	C	C	C	C	C	C	C	C
Plumbing and electrical supply (see building supply)								
Poles/towers < 100 feet	P	P	P	P	P	P	P	P
Poles/towers > 100 feet	C	C	C	C	C	C	C	C
Precious metals dealer shop							C	
Preserves and conservation areas	P	P	P	P		P	P	P
Printing offices (see retail/wholesale business)								
Private noncommercial pier and shoreline stabilization structures	P	P	P	P	P	P	P	P
Private schools	C	C	C	C		C	C	
Private storage buildings	P	P	P	P	P	P	P	P
Professional business office (see office buildings)								
Pro shop	C	C		C		P		
Public amusements, including theaters		C		C			P	
Public or governmental buildings	P	P	P	P	P	P	P	P
Public utilities, involving water and sewer	P	P	P	P	P	P	P	P
Recreation camps/campgrounds for travel trailers, RVs or tents	C	C		C				
Rest homes (see health care facility)								
Restaurants		C	C	C		C	P	
Retail food stores		P					P	
Roadside stands	C	P	P	P			P	
Rooming and boarding houses		C	C	C			C	
Sand and gravel pits		C		C				C
Sawmills		C						C
Sawmills, portable	P	P		P				
Seafood processing	C	C		C			P	P
Seasonal workers' housing facility		C		C				
Self-storage/mini-storage		C					C	
Service and repair shops (see business, retail/wholesale)								
Service stations		C					C	
Sewer waste treatment facility, private	C	C	C	C	C	C	C	C

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	C-1	A-1	R-1	R-2	R-3	R-4	B-1	M-1
Ship store	C	C		C		C	C	C
Shoe repair shops (see business, retail/wholesale)								
Shopping centers							C	
Sludge disposal plants and areas, sewage disposal areas, industrial waste and hazardous waste		C						
Solar energy facility, medium-scale	C	C	C	C	C	C	C	C
Solar energy facility, small system	P	P	P	P	P	P	P	P
Solar energy facility, utility-scale	C	C	C	C	C	C	C	C
Storage of an unoccupied mobile home	P	P	P	P	P		P	P
Swimming or sports club facilities, commercial	C	C		C			P	P
Truck and motor freight terminals		C						P
2 private, noncommercial piers on the same parcel	C	C	C	C			C	C
Vacation home rental	P	P	P	P	P	P	P	P
Wearing apparel stores (see business, retail/wholesale)								
Wholesale businesses and storage warehouses (see business, retail/wholesale)								
Wind turbines	C	C	C	C		C	C	C
Winery	C	P	C	C			C	C
Wood chipping/grinding facility		C						C
Worship, places of	P	P	P	P		P	P	

Northumberland County, VA
Thursday, May 6, 2021

Chapter 148. Zoning

Article III. Agricultural District A-1

§ 148-19. Purpose.

This district covers the portions of the County which are occupied by various open uses, including farms, orchards, vineyards, forests, and parks. This district is established for the specific purpose of facilitating existing and future farming and forestry operations, conserving 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 residential development as is reasonable. The character of this district should remain agricultural in nature, with residential, industry or small commercial business permitted only when it will benefit the immediate area without degrading the environment.

§ 148-20. Use regulations.

See § 148-5, Usages.

§ 148-21. Area regulations.

For lots containing or intended to contain permitted uses, the minimum lot area shall be one acre. Public water and sewer systems shall be exempt from area regulations.

§ 148-22. Setback.

Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. This line shall be known as the "setback line."

§ 148-23. Frontage.

The minimum frontage for permitted uses shall be 125 feet at the building line.

§ 148-24. Yards.

- A. Side. The minimum side yard for the main structure and/or guest house shall be 10 feet, and the total width of the two required side yards shall be at least 20 feet. The minimum side yard for each accessory structure shall be four feet.

- B. Rear. The minimum rear yard for the main structure and/or guest house shall be 25 feet. The minimum rear yard for each accessory structure shall be eight feet.

§ 148-25. Height regulations.

- A. Buildings may be erected up to a maximum height of 35 feet. The height limit for buildings may be increased up to 10 feet, provided that there are two side yards for each permitted use, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet. Chimneys, flues, cooling towers, water towers, church spires, belfries, cupolas, flagpoles and radio, television or communications aerials/towers not normally occupied are excluded from this limitation.
- B. A public or semipublic building such as a school, church, library or hospital may be erected to a height in excess of 45 feet after public hearing and conditional approval by the Board of Supervisors.
- C. No accessory building which is within 10 feet of any lot line shall be more than one story high.

§ 148-26. Septic regulations.

- A. All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.
- B. All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-27. Signs.

Sign regulations shall conform to Article **XII** of this chapter.

§ 148-28. Minimum off-street parking.

Minimum off-street parking shall conform to § **148-142**.

§ 148-29. Additional regulations for light industry.

- A. Before a conditional use permit shall be issued for a light industrial use, the plans, in sufficient detail to show the operations and processes, shall be submitted to the governing body for study. These plans may be referred to the Commission for recommendation. Modifications of the plans may be required.
- B. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid board fence or an evergreen hedge six feet in height. Public utilities and signs requiring natural air circulation, unobstructed view or other technical considerations necessary for proper operation may be exempt from this provision. This exemption does not include storing of any materials.

- C. Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three feet and to within 50 feet from the corner of any intersecting streets.
- D. Sufficient area shall be provided to adequately screen permitted uses from adjacent business and residential districts and for off-street parking of vehicles incidental to the industry and its employees and clients.
- E. Buildings may be erected up to a height of 35 feet. For buildings over 35 feet in height, approval shall be obtained from the Zoning Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communications towers or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.
- F. Buildings or groups of buildings with their accessory buildings may cover up to 60% of the area of the lot, not to conflict with other provisions of this chapter.

§ 148-30. Additional regulations for clustering.

- A. Clustering allowed as a permitted use in the Agricultural District shall have a density equal to the area regulation set forth in § 148-21.
- B. Cluster developments shall have a net open space of at least 50% and shall contain no more than 35% impervious surface.
- C. Low-impact development (LID) practices shall be incorporated into the site design to maintain the predevelopment hydrology.
- D. A major water quality impact assessment shall be submitted to the Zoning Administrator.

§ 148-31. Special provisions for corner lots.

- A. The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.
- B. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width of 100 feet or more.

§ 148-32. Exemption from rear yard regulations.

The following shall be exempt from the rear yard regulations:

- A. Marina, public or private, with or without restaurant.
- B. Seafood processing, commercial aquaculture.