

ARTICLE 2. BASE DISTRICT REGULATIONS GENERALLY

DIVISION 1 AGRICULTURAL DISTRICT (A-1)

Sec. 2-1-1 Purpose

The Agricultural District (A-1) is established to provide areas for agricultural and silvicultural interests that represent a major portion of Nottoway County's economic base. The intent of this district is to provide and protect agricultural and silvicultural areas from the encroachment of uses which are not compatible with them and to conserve water, forest and other natural resources. The district provides areas for large scale, intensive livestock operations with surroundings that will not inhibit the activities associated with their operation. Residential development is not encouraged in this district. This corresponds with land use goals as outlined in the Nottoway County Comprehensive Plan concerning future land use.

Sec. 2-1-2 Qualifying Lands

Lands qualifying for inclusion in the A-1 zoning district shall be those within the current A-1 district on the effective date of this Ordinance and other lands within areas designated for Agriculture, Forest or Rural use in the Comprehensive Plan. Qualifying lands shall generally not include those served or planned to be served by public water or sewer service, or by any private community utility systems.

Sec. 2-1-3 Permitted Uses

1. Agriculture
2. Intensive Livestock Operation, subject to use limitations provided in Article 4
3. Horse training and boarding facility
4. Vineyard
5. Commercial fish production
6. Orchards and fruit storage structures
7. Wildlife refuges, preserves and conservation areas
8. School
9. Church
10. Park, unlighted
11. Playground, unlighted
12. Home occupation, subject to standards of Article 4
13. Home business, subject to standards of Article 4
14. Dwelling, single-family detached
15. Accessory building
16. Bed and Breakfast Establishment
17. Telecommunications Tower, attached
18. Mobile Home Storage Unit on Lots Equal to or Greater than 2 Acres.
19. Mobile Home, as required by State Code
20. Nontraditional Accessory Structure (See 4-18)

Sec. 2-1-4 Uses Permitted by Special Exception (as provided in Article 5)

1. Airport
2. Sawmill, commercial (also refer to provisions of Article 4)
3. Cemetery
4. General Store, as defined in Article 6
5. General advertising sign
6. Lodge, civic organization, hunting and boating clubs, and campground as defined in Article 6
7. Processing plants for agricultural and forestry products, such as wineries, fruit processing facilities and fish processing facilities
8. Commercial livestock markets or show rings
9. Commercial hunting preserves and shooting ranges
10. Horse racing facility
11. Telecommunications Tower, freestanding
12. Mobile Home Storage Units on Lots less than 2 Acres
13. Nursing home
14. Day Care Center
15. Country Inn (also refer to provisions of Article 4)
16. Rural Resort (also refer to provisions of Article 4)
17. Wayside stand
18. Country club
19. Golf course
20. Fire and rescue station
21. Park and ride lot
22. Public utility plant (with Commission Permit)
23. Park, lighted
24. Playground, lighted
25. Rural Home Business, subject to standards of Article 4
26. Mobile Home Park
27. Duplex
28. Light Commercial
29. Nontraditional Accessory Structure (See 4-18)
30. Guest House
31. Flea Market
32. Outdoor Retail Sales
33. Outdoor Events
34. Abattoir
35. Wholesale Uses, including warehouse and light processing as defined
36. Lumber, building, and landscaping supplies and equipment (with storage under cover)
37. Renewable Energy, subject to standards – Article 4

Sec. 2-1-5 Lot Requirements and Development Density

1. Minimum Lot Area.
 - 1) All permitted uses except intensive livestock operations: Five (5) acres.
 - 2) Intensive Livestock Operations: 5 acres, subject to the provisions of Article 4.
2. Minimum Lot Width from front lot line to rear lot line: Two hundred (200) feet.
3. Frontage on Public Road: 200 feet.
4. Maximum Lot Coverage: Fifteen (15) percent.
5. Flag Lot: See 4-16.
6. Wastewater Disposal

All lots must meet Health Department requirements for individual wastewater disposal, and drain fields shall be located only on the lot that is served by that drain field. A-1 lots shall not be served by public or community water or sewer service.

Sec. 2-1-6 Building Requirements

1. Minimum Building Setbacks
 - 1) Front: One hundred (100) feet (from front lot line)
 - 2) Side: Fifty (50) feet (from side lot line)
 - 3) Rear: Seventy (70) feet (from rear lot line)
 - 4) Accessory buildings: No closer than fifteen (15) feet to a side or rear lot line;
2. Maximum Building and Structure Height
 - 1) General: 35 feet.
 - 2) Publicly-owned building: maximum of 60 feet, provided that front, side and rear yard requirements increase 3 feet for each increase of 1 foot in height over 35 feet.
 - 3) Accessory buildings - less than the main structure and no more than 1 story if within 30 feet of the lot line.
 - 4) Exemptions as provided in Article 1.

Sec. 2-1-7 Use Limitations

All development within the A-1 District is required to be served by private, individual wells and individual wastewater disposal systems which shall meet all Health Department requirements. Septic fields shall be either fully contained on the lot served by that septic system or located on a lot contiguous to the lot served by that septic field, provided that the location of any off-site septic field shall also meet all requirements of the Health Department and shall be surveyed and recorded on the plat with an access easement permitting installation, maintenance and repair.