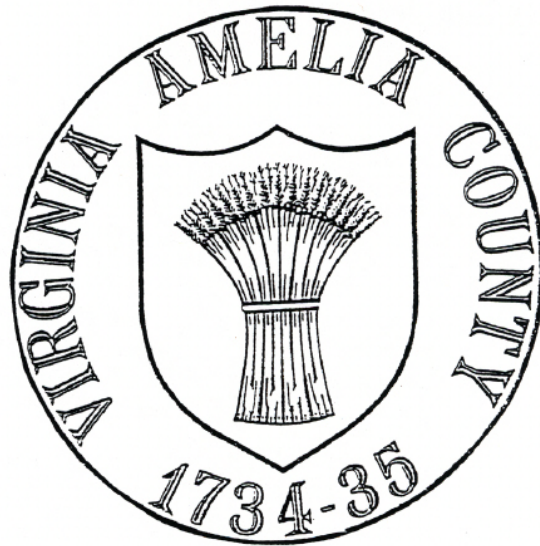


ZONING ORDINANCE



AMELIA COUNTY
VIRGINIA

ZONING ORDINANCE
OF
AMELIA COUNTY, VIRGINIA

ADOPTED DECEMBER 1, 1971
and amendments thereto

Overall Revision July 1, 1980
and amendments thereto

Overall Revision December 30, 1991
and amendments thereto

Overall Revision July 27, 1995
and amendments thereto

Amended November 15, 1995

Amended December 18, 1996

Amended February 19, 1997

Amended March 19, 1997

Amended April 16, 1997

Amended March 18, 1998

Amended May 20, 1998

Amended April 21, 1999

Amended July 21, 1999

Amended September 28, 2000

Amended February 21, 2001

Amended May 16, 2001

Amended March 3, 2003

Amended December 17, 2003

Amended June 16, 2004

Amended June 29, 2004

Amended August 11, 2004

Amended September 15, 2004

Amended January 19, 2005

Amended April 20, 2005

Amended June 23, 2005

Amended May 17, 2006

Amended June 21, 2006

Amended August 16, 2006

Amended August 15, 2007

Amended December 19, 2007

Amended February 12, 2009

Amended April 15, 2009

TABLE OF CONTENTS

Article I.	In General	1
Article II.	Definitions	3
Article III.	Miscellaneous Provisions	21
Article IV.	Special Exception Permits	25
Article V.	Non-Conforming Uses	31
Article VI.	A-5 Agricultural District	33
Article VII.	RP-5 Rural Preservation District	36
Article VIII.	RR-3 Rural Residential District	39
Article VIII(A).	R-10 Rural Preservation District	41
Article IX.	R-5 Residential District	44
Article X.	R-3 Residential District	47
Article XI.	ER-1 Rural Residential District	49
Article XII.	R-1 Residential District	52
Article XIII.	R-2 Residential District	54
Article XIV.	R-MHP Mobile Home Park District.	56
Article XV.	Temporary Mobile Home Subdivision District	59
Article XVI.	Mobile Home Regulations.	60
Article XVII.	MHS Mobile Home Subdivision District	62
Article XVIII.	B-1 Business District	64
Article XIX.	B-2 Shopping Center	66
Article XX.	M-1 Industrial District	69
Article XXI.	M-2 Industrial District	72
Article XXII.	FP Flood Plain District	74
Article XXIII.	Intensive Animal Confinement Facilities	83
Article XXIV.	U.S. Route 360 Overlay District	90
Article XXV.	Rural Cluster Development Option	93
Article XXVI.	Planned Community District	97

Article XXVII.	Planned Conditional Recreational District	100
Article XXVIII.	Human Services Facilities	103
Article XXIX.	Sign Regulations	105
Article XXX.	Amendments	111
Article XXXI.	Violations and Penalties	114
Article XXXII.	Board of Zoning Appeals	115
Article XXXIII	Site Plan Review	118
Summary Chart of Zoning District Requirements	122

AUTHORIZATION

WHEREAS, by Act of the General Assembly of Virginia, as provided in Chapter 11, Article 8, Section 15.1-486 through 15.1-503, Code of Virginia, 1950, and amendments thereto, the governing body of any county may, by ordinance, divide the territory under its jurisdiction into districts of such number, shape and area as it may deem best suited to carry out the purposes of this Article, and in each district it may regulate, restrict, permit, prohibit and determine the following:

- A. The use of land, buildings, structures and other premises for agricultural, commercial, industrial, residential, flood plain and other specific uses.
- B. The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing or removal of structures.
- C. The area and dimensions of land, water and air space to be occupied by buildings, structures and uses, and of courts, yards and other open spaces of lots based on whether a public or community water supply or sewer system is available and used.
- D. The excavation or mining of soil or other natural resources.

THEREFORE, BE IT ORDAINED by the governing body of Amelia County, Virginia, for the purpose of promoting the health, safety and general welfare of the public and of further accomplishing the objectives of Section 15.1-427 of the Code of Virginia, 1950, as amended, that the following be adopted as the Zoning Ordinance of Amelia County, Virginia, together with the accompanying maps. This Ordinance has been designed (a) to provide for adequate light, air, convenience of access and safety from fire, flood and other dangers; (b) to reduce or prevent congestion in the public streets; (c) to facilitate the creation of a convenient, attractive and harmonious community; (d) to expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewer, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (e) to protect against destruction of or encroachment upon historic areas; (f) to protect against one (1) or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation or loss of life, health, or property from fire, flood, panic or other dangers; (g) to encourage economic development activities that provide desirable employment and enlarge the tax base; (h) to provide for the preservation of agricultural and forestal land and other lands of significance for the protection of the natural environment; (i) to protect approach slopes and other safety areas of licensed airports including United States government and military air facilities; and (j) to promote affordable housing.