



# **ZONING ORDINANCE**

**Westmoreland County, Virginia**

**Amendments Adopted by the Board of Supervisors:  
March 13, 2006**

**Effective Date: April 12, 2006**

**Last amended: August 15, 2011**

**\$35 per copy**

**(Also available on our web site)**

## **Notations**

**Original Zoning Code adopted and in Effect July 1, 1971  
Recorded Deeds this date start with Book 233, Page 710**

**Original Subdivision Regulations adopted June 1, 1978  
Recorded Deeds this date start with Book 274, Page 356**

**Bay Act adopted September 12, 1990 with parcels of record on  
October 1, 1989. Recorded Deeds 10-1-89 start with Book 368, Page 741**

## **County Board of Supervisors**

Darryl E. Fisher, Chairman  
Election District #1

W. W. Hynson, Vice Chairman  
Election District #4

Bonnie B. Chandler  
Election District #3

John Maguire  
Election District #5

Felix B. Redmond  
Election District #2

## **County Planning Commission**

Elwood Carey  
District 1

Robert McDermott  
District 2

Sherman L. Davis  
District 3

Charles L. Thomas  
District 4

Ronald T. Knight  
District 5

## **County Administrator**

Norm Risavi

## **Special Projects Coordinator**

Milton Martin

## **Director of Planning and Community Development**

Gary Ziegler

## **Zoning Ordinance Review Committee**

Richard Allison  
Bruce Beahm  
Charlie Blackburn  
Art Buswell  
Clifford Dixon  
Jackie Morris  
Aubrey Trigger  
Kevin Gouldman (ex officio)

## **Consulting Team**

Herd Planning & Design, Ltd.  
Paradigm Design  
CCM Associates  
Williamsburg Environmental Group, Inc.

**ZONING ORDINANCE**  
**TABLE OF CONTENTS**

	<b>Page</b>
<b>ARTICLE 1 – GENERAL PROVISIONS</b>	
1-1 Introductory Provisions	1-1
1-2 Application of Regulations	1-3
1-3 Interpretation of Regulations and Language	1-5
1-4 Zoning Districts and Boundaries	1-7
1-5 Limitations and Methods for Measurements of Lots, Yards, and Related Terms	1-9
 <b>ARTICLE 2 - BASE DISTRICT REGULATIONS</b>	
2-1. Agricultural Conservation (AC)	2-1
2-2. Rural Conservation (RC)	2-7
2-3. Rural Residential (RR)	2-13
2-4. Residential Neighborhood (RN)	2-15
2-5. Planned Residential Development (PRD)	2-17
2-6. Planned Village Development (PVD)	2-23
2-7. Business Neighborhood (BN)	2-31
2-8. Business General (BG)	2-34
2-9. Industrial General (IG)	2-36
2-10. Planned Industrial Park (PIP)	2-41
2-11. Water-Related Commercial (WC)	2-45
2-12. Residential Urban (RU)	2-48
2-13 A-1, Agricultural District	2-52
2-14 C-1, Conservation District	2-56
2-15 C-2, Campground, Mobile Home Parks and Travel Trailer District]	2-59

	<b>Page</b>
2-16 R-1, General Uses Residential District	2-62
2-17 R-2, Limited Uses Residential District]	2-66
2-18 R-3, Planned Development Residential District	2-69
2-19 R-4, Townhouse, Condominium, Apartment District	2-73
2-20 B-1, General Business District	2-75
2-21 B-2, Restricted Business District	2-79
2-22 B-3, Open Land District	2-81
2-23 M-1, Industrial General District	2-84
2-24 I-PUD, Industrial Planned Unit Development District	2-88
2-25 S-1, Seafood District	2-99

### **ARTICLE 3 - OVERLAY DISTRICT REGULATIONS**

3-1 Chesapeake Bay Area Overlay District	3-1
--	-----

### **ARTICLE 4 - SUPPLEMENTAL USE REGULATIONS**

4-1 Accessory Uses and Structures	4-1
4-2 Temporary Uses	4-6
4-3 Home Occupation Uses	4-10
4-4 Rural Small Businesses	4-15
4-5 Use Specific Regulations	4-18
4-6 Sewer and Water Regulations	4-37
4-7 Telecommunication Facilities	4-50
4-8 Waterways	4-57
4-9 Covered Boat Slips (boathouses)	4-58
4-10 Temporary Family Health Care Structures	4-59

**ARTICLE 5 - PARKING & LOADING REGULATIONS**

5-1. Purpose and Intent	5-1
5-2. Design and Construction Requirements	5-1
5-3 Parking Limitations	5-4
5-4. Computation of Requirements	5-4
5-5. Required Parking Spaces	5-5
5-6 Uses Not Specifically Listed	5-9
5-7 Shared Parking	5-9
5-8. Standards for Large Vehicles and Equipment	5-9
5-9 Off-Street Loading Requirements	5-10
5-10 Minimum Stacking Space Requirements	5-11
5-11 Handicapped Parking	5-11

**ARTICLE 6 - LANDSCAPING REGULATIONS**

6-1. Statement of Intent	6-1
6-2. Applicability, Administration and Procedures	6-1
6-3 Landscape Plan Required	6-2
6-4 Maintenance of Landscaping	6-3
6-5 Planting Procedures	6-3
6-6 Tree Protection	6-3
6-7 Site Landscaping Requirements	6-5
6-8 Landscape Requirements by Land Use	6-7
6-9 Unacceptable Tree Species	6-8
6-10 Penalties for Unauthorized Removal	6-8

	<b>Page</b>
<b>ARTICLE 7 - SIGN REGULATIONS</b>	
7-1 Purpose and Intent.	7-1
7-2 Applicability	7-1
7-3 Sign Dimensions and Special Regulations.	7-2
7-4 Exemptions.	7-6
7-5 Prohibited signs.	7-7
7-6 Temporary signs.	7-8
7-7 Nonconforming signs.	7-8
7-8 Violation and penalties.	7-9
<b>ARTICLE 8 – NON-CONFORMING CONDITIONS</b>	
8-1 Non-Conforming Buildings and Structures	8-1
8-2 Non-conforming Use of Buildings and Structures	8-3
8-3 Non-conforming Use of Land	8-3
8-4 Non-conforming Due to Reclassification	8-5
<b>ARTICLE 9 - SITE PLANS</b>	
9-1 Statement of intent.	9-1
9-2 Site plans - when required.	9-1
9-3 Site plan submittal requirements.	9-2
9-4 Procedures for administrative review of site plans.	9-6
9-5 Review criteria--generally.	9-6
9-6 Preliminary approval--term of validity.	9-7
9-7 Revised site plan--submittal generally.	9-7
9-8 Action upon completion of review.	9-8
9-9 Final approval--term of validity	9-8

	<b>Page</b>
9-10 Compliance with site plan required.	9-9
9-11 Public Improvement Bond	9-9
9-12 Appeals.	9-9
 <b>ARTICLE 10 – ADMINISTRATION AND PROCEDURES</b>	
10-1 Administration	10-1
10-2 Board of Zoning Appeals.	10-2
10-3 Procedures for Application Review and Approval	10-5
10-4. Uses Not Permitted or Otherwise Provided for	10-36
10-5 Structure Maintenance, Demolition and Removal.	10-37
 <b>ARTICLE 11 – ENFORCEMENT AND PENALTIES</b>	
11-1 Permits Required	11-1
11-2 Violations Generally	11-1
11-3 Penalties	11-1
11-4 Enforcement Authority	11-1
 <b>ARTICLE 12 – DEFINITIONS</b>	
12-1 Definitions	12-1