

Accomack County, Virginia

Chapter 106 ZONING

ARTICLE III. AGRICULTURAL DISTRICT "A"

Sec. 106-53. Special exceptions--Special use permits.

The following uses shall be permitted in agricultural district A, subject to all the other requirements of this chapter, only upon the obtaining of a special use permit from the board of zoning appeals:

- (1) Recreational facilities, including main and accessory buildings and parking areas;
- (2) Camping facilities, including travel trailer camps;
- (3) Waterfront businesses, such as wholesale and retails marine activities, commercial marinas, yacht clubs and servicing facilities for the same;
- (4) Docks and areas for the receipt, storage and shipment of waterborne commerce;
- (5) Seafood and shellfish receiving, packing and shipping plants.
- (6) Mobile homes. (See section 106-231, "mobile home parks.")

(a) The board of zoning appeals may, in its discretion, not consider any application for a special use permit for the location of a mobile home unless the applicant submits written comments from all the property owners within 500 feet of the boundary lines of the property upon which the mobile home is to be located including the property owners across the street or highway. The board of zoning appeals may require the applicant to submit written comments from additional property owners. This section shall not apply to any application to locate a mobile home in an approved mobile home park.

(b) The board of zoning appeals shall not grant a special use permit to locate a mobile home in agricultural district A unless the applicant agrees to comply and conform with the following terms, conditions and requirements before the mobile home is occupied and has obtained a certificate of occupancy. The mobile home shall be:

- (1) Located on the site as outlined in the application;
- (2) Anchored according to the building code;
- (3) Installed with a set of steps at each exit;
- (4) Approved by the electrical inspector;
- (5) Approved by the department of health;
- (6) Completely skirted with some type of durable weatherproof material.

(c) The mobile home shall not be occupied before final inspection and the owner or applicant receiving a certificate of occupancy from the building

department.

(d) If the board of zoning appeals grants a temporary special use permit, the applicant shall agree in writing to remove the mobile home on or before the period specified in the permit.

(e) If the permit is issued, it will be issued subject to the aforesaid conditions, all other conditions required in this chapter and any other conditions which the board of zoning appeals may prescribe. If the applicant and/or owner fails to comply with these conditions, the permit shall become null and void, whereupon the mobile home shall be removed from the premises to a legal location.

- (7) Light industry (as defined in section 106-1).
- (8) Facilities for grading, packing, marketing and storage of agriculture and horticultural products.
- (9) Retail stores and shops including storage facilities.
- (10) Restaurants.
- (11) Office buildings.
- (12) Health care facilities.
- (13) Mobile home parks in which lots are rented or sold.
- (14) Travel trailers, located outside of travel trailer parks, which are to be occupied for habitation or storage of chattels.
- (15) Dwelling, two-family (see section 106-230 "off-street parking").
- (16) Apartment house (see section 106-230 "off-street parking").
- (17) Banks.
- (18) Dry cleaners.
- (19) Laundries.
- (20) Hotels, motels and tourist homes.
- (21) Printing offices.
- (22) *Dwelling, accessory, on lots with a minimum area of 5 acres, or on nonconforming lots with a minimum area of 60,000 square feet recorded in the land records as of June 28, 2006. Accessory dwellings shall be 1) limited to one per lot and 2) permitted with an occupied main dwelling.*

Proposed definition to be added to Article I of Chapter 106, ZONING:

Dwelling, accessory:

Means a subordinate dwelling unit located on the same lot occupied by the main dwelling unit, and is detached from the main dwelling unit. Accessory dwellings may be manufactured homes as defined herein. No accessory dwelling may exceed 1,200 square feet in floor area.

Dwelling, detached:

Means a dwelling unit not structurally connected or attached to any other dwelling.