

**§ 180-21. Agricultural (A) District.**

- A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.
- B. Uses permitted by right. In addition to agricultural pursuits, any one of the following uses is permitted by right on each lot or on each tract or combination tracts in the Agricultural District:
- (1) Single-family dwelling.
  - (2) Class A, manufactured home dwelling.
  - (3) Noncommercial park or playground.
  - (4) Noncommercial fairground.
  - (5) Game preserve or conservation area.
  - (6) Municipal sanitary landfills and solid waste collection facilities established and operated by the Board of Supervisors.
  - (7) (Reserved)<sup>1</sup>
  - (8) Class B, manufactured home dwelling. **[Added 3-21-1995]**
  - (9) Public schools. **[Added 6-6-1995]**
  - (10) Sawmills. **[Added 7-18-1995; amended 10-15-1996]**
  - (11) Private use camping. **[Added 1-16-1996]**
  - (12) Farm winery. **[Added 5-19-2009]**
  - (13) Residential facility. **[Added 7-20-2010]**
  - (14) (Reserved)<sup>2</sup>
  - (15) Microbrewery. **[Added 7-15-2014]**
  - (16) Distillery. **[Added 7-21-2015]**
  - (17) Agritourism activities. **[Added 9-18-2018]**
- C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:
- (1) The subdivision of lots from a single parcel of land existing of record as of

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1. Editor's Note: Former Subsection B(7), Public utility poles, lines, transformers, pipes, meters and other facilities not servicing the residents of the County, was repealed 12-17-1996.

2. Editor's Note: Former Subsection B(14), regarding short-term tourist rentals, added 4-17-2012, was repealed 11-18-2014. See now § 180-21D(40).

12:01 a.m. April 6, 1977, may be made in one of the following ways, provided that the requirements of Chapter 1.55, Subdivision of Land, are met: **[Amended 1-20-1998; 12-21-1999; 2-5-2002]**

- (a) A subdivision with not more than four lots, each lot containing less than 10 acres, for single-family dwellings.
  - (b) A cluster housing development, meeting the standards of § 180-40.5, with not more than six lots, for single-family dwellings.
  - (c) Any combination of a subdivision and a cluster housing development. The total of all lots shall be not more than six, and the lots shall be for single-family dwellings.
- (2) Home occupation.
  - (3) Wayside stands for the display and sale of produce.
  - (4) Dwelling units for persons employed on the premises. Maximum number of units per 50 acres: one. Total number of units permitted per tract or combination of tracts: five.
  - (5) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse and portable storage container. **[Added 12-20-1994; amended 7-17-2007]**
  - (6) Wind energy system, private use. **[Added 5-19-2009]**
  - (7) Temporary family health care structure. **[Added 7-20-2010]**
  - (8) Mobile food establishment on County-owned parks and recreation facilities. **[Added 5-17-2016]**
  - (9) Family day home that satisfies the supplementary regulations set forth in § 180-46.1. **[Added 3-15-2022]**
  - (10) Abattoir (poultry). **[Added 6-28-2022]**
- D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
- (1) Airport, heliport and private landing field.
  - (2) Canoeing, boating and fishing equipment rental and sales.
  - (3) Cemetery.
  - (4) Church.
  - (5) Firewood processing operation. **[Added 3-18-2008]**
  - (6) Commercial campground.

- (7) Commercial nursery/garden center.
- (8) Community center.
- (9) Golf course.
- (10) Guesthouse.
- (11) Hunting/fishing lodge.
- (12) Kennel, noncommercial. **[Added 1-15-2013<sup>3</sup>]**
- (13) Kennel, commercial. **[Added 1-15-2013]**
- (14) Kennel, boarding. **[Added 1-15-2013]**
- (15) Library.
- (16) Livestock sales and auctions.
- (17) Manufactured home park (mobile home).
- (18) Microwave towers and similar communications structures.
- (19) Public protection facilities: fire, police and rescue departments.
- (20) Public utility poles, lines, transformers, pipes, meters and other facilities not servicing the residents of the County.
- (21) Rest home, nursing home, convalescent home and adult day-care facility. **[Amended 7-20-2010]**
- (22) Riding stables, commercial.
- (23) Tenant house, premises less than 50 acres.
- (24) Vacation camp, day/overnight.
- (25) Veterinary services/animal hospital.
- (26) The subdivision of lots from a single parcel of land existing of record as of 12:01 a.m. April 6, 1977, may be made in the following way, provided that the requirements of Chapter 155, Subdivision of Land, are met: **[Amended 1-20-1998; 12-21-1999; 2-5-2002]**
  - (a) A cluster housing development, meeting the standards of § 180-40.5, with seven or more lots, not, to exceed 10, for single-family dwellings.
- (27) Archery equipment sales. **[Added 6-21-1993]**
- (28) Boardinghouse, rooming house, bed-and-breakfast establishment. **[Added 3-15-1994]**

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3. Editor's Note: This ordinance also repealed former Subsection D(12), Kennels, and redesignated former Subsection D(13) through (38) as Subsection D(15) through (40), respectively.

- (29) Commercial outdoor recreation operation. [**Added 1-17-1995; amended 8-23-2022**]
- (30) Combination of a single-family dwelling unit and a commercial garage (repair) wrecking service. [**Added 5-30-1995**]
- (31) Gunsmithing/repair/sales shop in conjunction with a single-family residential dwelling unit. [**Added 6-20-1995**]
- (32) Private schools. [**Added 8-15-1995**]
- (33) Home enterprise. [**Added 10-17-1995**]
- (34) Private use camping when more than two major recreational vehicles are to be used. [**Added 1-16-1996**]
- (35) Office, maintenance yard and building and storage unit facilities in a residential subdivision when owned and operated by the subdivision's homeowners' association and when used by the association or by residents of the subdivision. [**Added 5-20-1997**]
- (36) Retreat center. [**Added 12-15-1998**]
- (37) Artisan and craftsman trades in facilities not exceeding 5,000 square feet. [**Added 2-16-1999**]
- (38) Activities and events associated with farm wineries other than those that are usual and customary for farm wineries throughout Virginia. These shall include, but not be limited to: [**Added 7-20-2004; amended 5-19-2009**]
  - (a) Live musical concerts.
  - (b) Wine festivals, including the display, tasting and sale of wines produced off-site.
  - (c) Other entertainment festivals.
  - (d) Athletic events.
  - (e) Assemblies of more than 100 persons at any one organized event, not including people coming and going for daily wine tastings and other wine-related open house type activities.
- (39) Country general store. [**Added 7-15-2008**]
- (40) Short-term tourist rental. [**Added 4-17-2012; amended 11-18-2014**]
- (41) <sup>4</sup>Brewpub. [**Added 2-19-2013**]
- (42) Activities and events associated with microbreweries other than those that are

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4. Editor's Note: Former Subsection D(41), added 2-19-2013, was repealed 7-15-2014. This ordinance also redesignated former Subsection D(42) as Subsection D(41).

usual and customary for microbreweries throughout Virginia. These shall include, but not be limited to: **[Added 11-19-2019]**

- (a) Assemblies of more than 100 persons at any one organized event, not including people coming and going for daily beer tastings and other beer-related, open house type activities.

(43) Rural events facility. **[Added 11-17-2020]**

(44) Day- or child-care center (nursery). **[Added 5-17-2022]**

- E. Minimum lot area shall be two acres, except for lots in family subdivisions, which may be a minimum of 1.5 acres and in cluster housing developments, which may be a minimum of one acre. **[Amended 7-15-1997; 8-4-1998]**
- F. Minimum lot width shall be 200 feet. **[Amended 7-15-1997]**
- G. Maximum length/width ratio shall be four to one (4:1).
- H. Minimum yard depth shall be as follows:
  - (1) Front: 50 feet.
  - (2) Rear: 35 feet for a principal structure; 10 feet for an accessory structure.
  - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- I. Utility requirements for water and sewer shall be individual, public or approved private. **[Amended 8-17-1999]**