

PART 301. AGRICULTURAL DISTRICTS

Sec. 32-301.01. A-1, Agricultural, Zoning District; purpose and intent.

The A-1, Agricultural Zoning District is intended to implement the agricultural or estate classification of the Comprehensive Plan. The district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. The intent is to encourage private land owners to protect these values and thereby create an environment favorable for the continuation farming and other agricultural pursuits; to preserve prime agricultural land, forest land and/or open space; and to reduce the demand for costly public facilities and services that are inconsistent with the character of the rural areas within Prince William County.

(Ord. No. 99-26, 4-20-99; Ord. No. 11-30, Attch., 7-19-11)

Sec. 32-301.02. Uses permitted by right.

The following uses shall be permitted by right in the A-1 district:

1. Except for the keeping of domestic fowl as regulated in Part 508, agricultural uses, the keeping of livestock, and fishery uses, farm wineries and breweries with limited brewery licenses in accordance with section 32-300.07.10, on lots two acres or greater. For lots principally used for agricultural purposes, the limits on the number of horses and other domestic equines provided in subsection 32-300.02.6. shall not apply for lots ten acres or larger in size. Accessory structures such as, but not limited to, barns, sheds, and stables shall be permitted as required for bona fide agricultural uses.
2. Group home, as defined by Code of Virginia, § 15.2-2291, including group residences for ambulatory elderly persons, whether or not special accommodations are required, but shall not include nursing homes or hospitals.
3. Home employment, subject to standards in section 32-300.16.
4. Home occupation, subject to standards in section 32-300.07.2.
5. Home sales office, subject to standards in section 32-300.07.1.
6. Lodging house, on lots ten acres or greater in size.
7. Noncommercial keeping or breeding of exotic birds and miniature animals (other than dogs), pursuant to the standards of section 32-300.02.8.
8. Nursery, greenhouse, selling only produce, flowers or other plant life raised to a mature state for harvest or through several growing seasons, on lots ten acres or greater in size; limited retail sales of incidental products and the storage and use of equipment to maintain plant life shall be permitted, however, landscaping businesses and garden centers shall be permitted only by a Special Use Permit.
9. Stables, private or commercial; for lots principally used as stables, the limits for the number of horses and other domesticated equines established by subsection 32-300.02.6. shall not apply provided such lots are ten acres or greater in size.
10. Temporary sawmill.

-
11. One-family dwelling, and manufactured homes on a permanent foundation and subject to all requirements of this chapter applicable to one-family dwellings, one per lot. One-family dwellings and manufactured homes on nonconforming lots, including those allowed by subsection 12. following, shall be governed by the provisions of subsections 32-601.33.2. and 32-601.40.2. of this chapter.
 12. One-family dwelling, and manufactured homes on a permanent foundation and subject to all requirements of this chapter applicable to one-family dwellings, (one per lot) on a lot created under the provisions of section 25-6 of the Prince William County Code.
 13. Rural cluster developments, with lots of less than ten acres, created under the provisions of sections 32-300.40 et seq.
 14. Timbering, subject to the restrictions contained in Part 504, sections 32-250.53 et seq., and any other applicable provisions of this chapter.

(Ord. No. 94-1, 1-11-94; Ord. No. 95-76, 9-5-95; Ord. No. 99-26, 4-20-99; Ord. No. 99-64, 9-7-99; Ord. No. 04-78, 12-21-04; Ord. No. 11-22, 4-19-11; Ord. No. 14-60, Attch., 11-18-14)

Sec. 32-301.03. Secondary uses.

The following uses shall be permitted by right in the A-1 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development for the exclusive use of the residents of the development and their guests.
2. Dwelling unit for farm employees. One dwelling unit shall be permitted as an accessory use for every ten acres of lot area, for lots ten acres or greater in size.
3. Satellite parking, secondary to a religious institution or place of religious worship only, with a Special Use Permit, subject to standards in section 32-300.07.8.
4. Tack shop, secondary to a stable use only.

Editor's note(s)—Section 301-03 adopted Dec. 21, 2004, pursuant to Ord. No. 04-78, and includes provisions relocated from §§ 32-300.02 and 32-300.07. Former §§ 32-301.03—32-301.06 renumbered accordingly.

Sec. 32-301.04. Special uses.

The following uses shall be permitted in the A-1 district on existing lots of any size with a Special Use Permit:

1. Adaptive reuse of a historic building, subject to the standards of section 32-300.07.
2. Adult day care facility.
3. Airport, heliport, private airstrip.
4. Bed and breakfast, subject to the standards of section 32-300.15.
5. Cemetery.
6. Child care facility.
7. Civic club.
8. Commercial kennels.
9. Commercial recreation facility, outdoor, excluding laser tag facilities.

-
10. Commercial riding facility, equestrian center, polo club, or recurring horse show or equestrian events.
 11. Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development, for the use of the residents of the development and others.
 12. Country club.
 13. Extraction of mineral resources (mining, quarrying, etc.).
 14. Farmer's market/flea market.
 15. Garden center.
 16. Horse racetrack (excluding training tracks for horses, which are permitted by right).
 17. Home business
 18. Landscaping service.
 19. Lodging house (on lots smaller than ten acres in size).
 20. Mortuary, funeral home, crematory accessory to a cemetery which is a minimum size of 20 acres and which is operated as a commercial enterprise or associated with a religious institution.
 21. Paintball facilities, including all land devoted to shooting ranges, as well as any accessory buildings or structures, shall be permitted in the A-1 district with a Special Use Permit, and shall meet the following minimum standards:
 - (a) Facilities shall be located entirely within areas designated AE, Agricultural or Estate in the Comprehensive Plan.
 - (b) Minimum lot size for the use shall be 50 acres.
 - (c) Facilities shall not be located within 500 feet of any occupied dwelling.
 22. Petting farm.
 23. Private camp.
 24. Private school.
 25. Recovery home, subject to the standards of section 32-300.07.9.
 26. Religious institution or place of religious worship, subject to the standards of section 32-300.07.7.
 27. Retail sales/breeding of exotic birds and miniature animals (other than dogs)
 28. Rifle, pistol, skeet, trap, archery range, turkey shoots; indoor shooting ranges.
 29. Rural home business, subject to the standards of section 32-300.14.
 30. Satellite parking lot for religious institution subject to the standards of section 32-300.07.8.*
 31. Shelters for the homeless.
 32. Solar energy facility.
 33. Storage or disposal of nonagricultural excavation material, if the excavation material is not generated on the farm, shall require a Special Use Permit when the proposed or actual number of dump truck deliveries of stored or disposed nonagricultural excavation material transported to the property exceeds 15 deliveries on any day. A Special Use Permit shall also be required when the total proposed or actual number of dump truck deliveries exceed 300 over a one-year period, regardless of the number of dump truck deliveries per day.

Nonagricultural excavation material shall include only soil and rock. Nothing herein shall be deemed to allow dump heaps or the storage or disposal of waste or construction debris.

34. Travel trailer and camp park.
35. Veterinary hospital.

* The requirement for an SUP is set out in section 32-300.07. It is repeated here for ease of reference and consistency with all other special uses indicated in section 32-300.07.

(Ord. No. 92-70, 7-7-92; Ord. No. 94-1, 1-11-94; Ord. No. 94-41, 7-5-94; Ord. No. 98-49, 6-2-98; Ord. No. 99-64, 9-7-99; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 09-30, 5-19-09; Ord. No. 11-30, Attch., 7-19-11; Ord. No. 13-53, Attch., 11-19-13; Ord. No. 18-15, Attch., 4-10-18)

Editor's note(s)—Former § 32-301.03 entitled "Special Uses" was renumbered as § 32-301.04 pursuant to Ord. 04-78, adopted Dec. 21-2004, and includes uses relocated from section 32-300.07.

Sec. 32-301.05. Development standards.

1. Minimum lot size for new lots shall be ten acres, except that for a lot created under the provisions of section 25-6 of the Prince William County Code, the minimum lot size shall be one acre and except as otherwise provided for in section 32-300.40 or Part 301.
2. Lots shall have a minimum lot width of 100 feet or shall have at least 100 feet of width at the setback line and be served by a private road. Lots created after November 21, 1991, shall have access to a street via an exclusive and unobstructed easement not less than 18 feet in width unless served by a public or private road. If served by a private road, the following conditions shall be met:
 - (a) The road shall be of a width and design as required by the Design and Construction Standards Manual.
 - (b) The road shall be used only to serve permitted A-1 uses and the road right-of-way shall be zoned A-1. In the event such road is accepted by the state for maintenance, the provisions of this subsection shall not apply, provided that such road is consistent with the Comprehensive Plan.
3. The height limitations identified in section 32-300.05 shall not apply to structures for secondary uses to bona fide agricultural uses on lots ten acres or greater.

(Ord. No. 94-1, 1-11-94; Ord. No. 94-67, 10-4-94; Ord. No. 99-26, 4-20-99; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-301.04 entitled "Development Standards" renumbered as § 32-301.05 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.06. Setbacks.

1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, and all private access easements or rights-of-way.
2. An agriculturally-related accessory structure shall be located no closer than five feet from the right-of-way on lots greater than three acres. The lot shall be within the rural area as defined by the Comprehensive Plan and the right-of-way shall be a category I or II residential local street per Section 600 of the Design and Construction Standards Manual. Additionally, the structure shall not be permitted unless adequate sight distances are met in accordance with Section 600 of the Design and Construction Standards Manual.
3. The minimum rear setback shall be 25 feet.

-
4. The minimum side setback shall be 15 feet, except the side setback may be reduced to ten feet when properties of similar acreage within the vicinity have a ten-foot sideyard setback.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 06-50, 5-2-06)

Editor's note(s)—Former § 32-301.05 entitled "Yards and Setbacks" amended and was renumbered as § 32-301.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.07. Site plans required for commercial uses.

No commercial use, except for agricultural, fishery or forestry uses, shall be commenced in the A-1 district without approval of a site plan therefor, in accordance with the requirements of Part 800 of this chapter.

(Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-301.05 entitled "Yards and Setbacks" amended and renumbered as § 32-301.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.