



TOWN OF KILMARNOCK

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Agricultural District - A-1

Sec. 54-391. Purpose.

The agricultural A-1 district covers portions of the town occupied by various open uses, such as forests, parks or farms. This district is established for the specific purpose of providing for safe and orderly development, facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire. To ensure the success of the above goals, it is necessary to maintain as low a density of development as possible. The character of this district should remain agricultural in nature, with commercial activities strictly limited.
(Ord. of 6-6-69, art. 2-6)

Sec. 54-392. Use regulations.

In agricultural district A-1, structures to be erected or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings.
 - (2) Two-family dwellings
 - (3) General farming, agriculture, dairying, and forestry.
 - (4) Schools, churches, parks and playgrounds.
 - (5) Preserve and conservation areas.
 - (6) Horticultural nurseries and greenhouses with garden supplies.
 - (7) Areas of basic finfish and shellfish processing activities such as oyster shucking houses, crab houses, and the like, with a conditional use permit.
 - (8) Home occupations as defined in section 54-2.
 - (9) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, pipes, meters and other facilities for the provision and maintenance of public utilities, including water and sewerage installations and refuse disposal.
 - (10) Off-street parking as required by this chapter.
 - (11) Accessory uses as defined in section 54-2.
 - (12) Golf courses
 - (13) Storage, buying, and selling of fertilizer, farm chemicals, and grains with a conditional use permit.
 - (14) Roadside stand, with a conditional use permit.
 - (15) Post office.
 - (16) Yard sales with an administrative permit, not to exceed one yard sale every 90 days per location.
- (Ord. of 6-6-69, § 2-6-1; Ord of 7-17-00)

Sec. 54-393. Area regulations.

- (a) For lots in the A-1 district containing or intended to contain a single permitted use, the minimum lot area shall be 33,000 square feet. The administrator, upon the recommendation of the health official and approval of the governing body, may require a larger area.
 - (b) For lots containing or intending to contain a two-family dwelling, the minimum lot area shall be 35,000 square feet.
 - (c) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator, with the approval of the governing body, may require a greater area if considered necessary by the health official.
- (Ord. of 6-6-69, § 2-6-2)

Sec. 54-394. Setback regulations.

Structures in the A-1 district shall be located 75 feet or more from the centerline of any street or road right-of-way but in no event less than 50 feet from the edge of the right-of-way. This shall be known as the setback line.
(Ord. of 6-6-69, § 2-6-3)

Sec. 54-394. Frontage regulations.

The minimum lot width for permitted uses in the A-1 district shall be 150 feet at the setback line.
(Ord. of 6-6-69, § 2-6-4)

Sec. 54-396. Yard regulations.

- (a) *Side yard.* The minimum side yard for each main structure in the A-1 district shall be 25 feet and the total width of the two required side yards shall be 50 feet or more.
 - (b) *Rear yard.* Each main structure shall have a rear yard of 50 feet or more.
- (Ord. of 6-6-69, § 2-6-5)

Sec. 54-397. Height regulations.

- (a) Buildings in the A-1 district may be erected up to three stories, 35 feet in height from grade.
 - (b) A public or semipublic building such as a school, church or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
 - (c) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the buildings on which the walls rest.
 - (d) Accessory buildings over one story in height shall be a least ten feet from any lot line. All accessory building shall be less than the main building in height.
- (Ord. of 6-6-69, § 2-6-6)

Sec. 54-398. Sign regulations.

Signs in the A-1 district shall be those as permitted in the residential district pursuant to section 54-453.
(Ord. of 6-6-69, art. 2-6-7)