

Article 70-I In General

Sec 70-1 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. All terms used in this chapter that are defined in § 15.2-2201, VA Code Ann. shall be construed as having the meanings set forth in that section.

[...]

Rural retreat means any establishment on a minimum of thirty (30) acres within the Agricultural (A) zoning district, having more than fifteen (15) guestrooms but no more than eighty (80), the total of which is dependent upon property acreage, offering transitory lodging to the public for compensation. A rural retreat shall be considered a principal use.

Article 70-IV District Regulations

Division 70-IV-2 Agricultural Zoning District

Sec 70-303 Uses Permitted By Special Use Permit

In the agricultural district the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

1. Agricultural equipment sales or service, or both.
2. Airport.
3. Bed and breakfast inn with a restaurant open to non-guests.
4. Boarding kennel or commercial breeding kennel.
5. Camp, campground or recreational vehicle park.
6. Fairground
7. Elder care center, child day care center, or nursery school.
8. Livestock auction or farmer's market of greater than 4,000 square feet gross floor area.
9. Manufactured home park.
10. Mine or quarry.
11. Office not exceeding 4,000 square feet gross floor area, including professional or contracting office.
12. Cultural use.
13. Commercial recreational use.
14. Institutional use.
15. Public garage.
16. Public use such as school, park, library, or fire and rescue station.
17. Retail store not exceeding 4,000 square feet gross floor area, including, a farm stand greater than 1,000 square feet gross floor area, flea market, or retail nursery.
18. Restaurant which is accessory to an agritourism use where said use has been in existence for at least five years.
19. Sanitary landfill.
20. Veterinary service, including animal hospital.
21. Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
22. Public utility facility.
23. Pyrotechnics testing/manufacturing on a parcel 50 acres or greater in size.
24. **Rural retreat**

[...]

Sec. 70-310 Use-specific regulations (*new section*)

Uses below shall adhere to the additional regulations set forth herein in addition to all other regulations set forth in this ordinance. These regulations shall be considered a minimum standard which may be supplemented by special use permit conditions or proffers with a conditional zoning application.

- a) Rural retreat.
 - 1) As set forth in the use definition, a rural retreat may be permitted an additional guestroom for every two (2) full acres above thirty (30), not to exceed a total of eighty (80) guestrooms. Guestrooms spread across multiple adjoining parcels under the same ownership are considered a single retreat.
 - 2) Guestrooms may be provided in multiple structures, each of which is considered a principal structure. Each structure may have up to ten (10) guestrooms. Such structures must have permanent foundations, must be constructed in accordance with the Virginia Uniform Statewide Building Code, and must have means of water and wastewater services approved by the Virginia Department of Health or a public utility provider. Multiple guestroom structures may be provided at a ratio of one (1) per every full fifteen (15) acres, not to exceed the maximum of eighty (80) guestrooms in total as set forth above.
 - 3) All structures associated with the use are considered principal structures for determining setback and yard requirements.
 - 4) A retreat may serve meals to guests to whom overnight lodging is provided, which need not be strictly breakfast.
 - 5) For any retreat with 10 or more total guestrooms, the property must abut and have direct access from a public road, subject to all VDOT requirements.
 - 6) Each guestroom structure must be accessible by emergency service vehicles.
 - 7) The retreat must have full-time property management.
 - 8) Parking provided in accordance with Sec. 70-671 et seq. shall be provided for each individual building or use associated with the retreat, adjacent to said building or use.
 - 9) Permanent events facilities may only be provided in conjunction with an established agritourism use on the property.
 - 10) Any retreat within the Madison Barbour Rural Historic District, as listed in the National Register of Historic Places, shall not be permitted any digital signage.

Article 70-V Supplementary District Regulations

Sec 70-621 Principal Structures Allowed

- a) Only one principal structure, and those structures customarily accessory to it, may be permitted on any lot, except as provided below.
 - 1) Accessory structures associated with a farm or agritourism use, as well as intensive livestock, dairy, and poultry facilities, all as defined, shall be exempt from this provision.
 - 2) This provision may be modified with a conditional zoning application approved pursuant to Sec. 70-193, or with a special use permit application approved pursuant to Sec. 70-141 et seq.
 - 3) This provision may be modified where expressly authorized for specific uses in the zoning district regulations.

ZTA 23-04

Proposed amendment language in red text – 10/27/23 version

- b) Up to seven (7) farm tenant houses may be considered accessory to a farm, as defined in Sec. 70-1. Any road serving three (3) or more addressed dwelling units on such a farm shall be named.