

ORDINANCE 23-04

**AN AMENDMENT TO ARTICLE XX OF THE AMELIA COUNTY ZONING
ORDINANCE TO AMEND THE USE “Mining of minerals, other than coal” FROM A
PERMITTED USE TO A PERMITTED USE BY SPECIAL EXCEPTION.**

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

**Article XX
M-1 Industrial District**

§ 325-20.1 Intent.

The primary purpose of the M-1 Industrial District is to permit certain industries, which do not in any way detract from residential desirability, to locate in any area adjacent to residential uses. The provisions relating to height of building, horsepower, heating, controlling emissions of fumes, odors and/or noise, landscaping, the number of persons employed and hours of operation are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

§ 325-20.2 Permitted uses.

A. Assembly and/or production of:

- (1) Automobile and motor vehicle parts.
- (2) Cameras, clocks and watches.
- (3) Clothing and apparel.
- (4) Dental, drafting, musical, medical, or other precision instruments.
- (5) Electric and gas appliances and equipment. **[Amended 4-15-2015]**
- (6) Electronic equipment.
- (7) Optical goods.
- (8) Toys.

B. Manufacturing and/or processing of:

- (1) Baked goods, candy, food production.
- (2) Pottery and art goods.
- (3) Sporting goods.
- (4) Plastic molding and manufacturing. **[Amended 4-15-2015]**
- (5) Filter/filtration media manufacturing/processing. **[Amended 4-15-2015]**

C. Accessory structures and uses.

D. Automobile repair including body and fender repair and painting.

- E. Blacksmith, welding or machine shop.
- F. Boat building.
- G. Bookbinding.
- H. Bottling and packaging works.
- I. Brewery with tours, tastings and retail sales. **[amended 4-15-2015]**
- J. Building material, plumbing and electrical supply sales and storage yard.
- K. Cabinets, furniture and upholstery shops.
- L. Contractor's equipment storage yards or plants, or rental of equipment commonly used by contractors.
- M. Dog kennel.
- N. Engraving and/or printing plants.
- O. Kiln drying of wood products.
- P. Laboratory, medical or pharmaceutical.
- Q. Laundry and cleaning establishments.
- ~~R. Mining of minerals, other than coal.~~
- S. Mini warehouse storage.
- T. Monumental stone works.
- U. Off-street parking.
- V. Public utility (extension).
- W. Pulpwood yard.
- X. Service and repair of farm, yard and garden equipment.
- Y. Subdivisions. **[Added 2-17-2021 by Ord. No. 21-002]**
- Z. Tire recapping and vulcanization.
- AA. Veterinary clinics or animal hospital.
- BB. Wholesale or warehousing operations.
- CC. Wireless support structures up to 80 feet. **[Amended 2-21-2018]**
- DD. Offices which are directly related to any above enumerated use.

**§ 325-20.3 Permitted uses by special exception.
[Amended 8-15-2007]**

- A. Agriculture, general.

- B. Agriculture, intensive.
- C. Agriculture, intensive, expansion of.
- D. Airports.
- E. Beekeeping.
- F. Industrial laboratory.
- G. Mining of minerals, other than coal.
- H. Portable sawmills and planing mills.
- I. Public utilities (new).
- J. Wireless support structures in excess of 80 feet. **[Amended 2-21-2018]**

§ 325-20.4 **Setbacks/area/frontage requirements.**

A. Setbacks from property lines.

(1) Front: **[Amended 3-17-2021 by Ord. No. 21-003]**

(a) Arterial road: 75 feet.

(b) All other frontages: 25 feet.

(2) Side:

(a) Primary:

[1] Twenty-five feet adjacent to M-1, M-2, A-5, RP-5, RR-3 Districts.

[2] Fifty feet adjacent to B-1, B-2 Districts.

[3] One hundred feet adjacent to ER-1, R-1, R-2, MHS, R-MHP Districts.

(b) Accessory: 10 feet.

(3) Rear:

(a) Primary:

[1] Twenty-five feet adjacent to M-1, M-2, A-5, RP-5, RR-3 Districts.

[2] Fifty feet adjacent to B-1, B-2 Districts.

[3] One hundred feet adjacent to ER-1, R-1, R-2, MHS, R-MHP Districts.

(b) Accessory: 10 feet.

B. Area.

(1) Three acres to create a district.

(2) One-acre incremental additions to district.

(3) Ten-thousand-square-foot lots within districts. [Amended 3-17-2021 by Ord. No. 21-004]

C. Frontage: 100 feet.

§ 325-20.5 Building height.
[Amended 3-16-2011]

A. Thirty-five feet maximum for occupied structures.

B. Sixty-five feet maximum for unoccupied industrial structures. Wireless support structures are exempt from this height requirement. [Amended 2-21-2018]

§ 325-20.6 Coverage requirements.

Buildings or groups of buildings with their accessory buildings may cover up to 70% of the area of the lot.

§ 325-20.7 Additional required conditions.

- A. Before any required permits shall be issued for construction for permitted uses in this district, the plans, in sufficient detail to show the operation and processes, shall be submitted to the Zoning Administrator for study. The Administrator may refer these plans to the Planning Commission for recommendation. Modifications of the plans may be required.
- B. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid-board fence or evergreen hedge six feet in height. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper operation may be exempt from this provision. The exemption does not include storing of any materials.
- C. Landscaping or other buffering measures may be required within any established or required front, side or rear setback area. The plans and execution must take into consideration traffic hazards. Landscaping or other buffering measures may be permitted up to a height of three feet, and to within 50 feet from the corner of any intersecting streets or roads.
- D. Sufficient area, at a minimum of 20 feet, shall be provided to adequately screen permitted uses from adjacent business, agricultural and residential districts.
- E. The Zoning Administrator shall act on any application received within 60 days after receiving the application. If formal notice in writing is given to the applicant, the time for action may be extended for a thirty-day period.

Effective date: August 16, 2023



David M. Felts
Chairman, Amelia County Board of Supervisors

Attest:



A. Taylor Harvie, III