

VIRGINIA:

At a recessed meeting of the Board of Supervisors of the County of Northampton, Virginia, held in the Board Chambers of the County Administration Building, 16404 Courthouse Road, Eastville, Virginia, on the 16th day of October, 2013, at 5:00 p.m.

Present:

Willie C. Randall, Chairman

Laurence J. Trala, Vice Chairman

Richard L. Hubbard

Oliver H. Bennett

Absent:

Larry LeMond

The meeting was called to order by the Chairman.

Review of Draft Zoning Ordinance w/ Staff:

Members of the Development Department presented the following powerpoint presentation to the Board with regard to the draft revised zoning ordinance:

Development Department Proposal

Draft Zoning Code

July 10, 2012 Board Directive

- Review all Northampton Code for compliance with VA Code & Regulations
- Identify areas in Northampton Code stricter than the VA Code
- Provide recommended changes
- Identify further action by the Board

Staff's Report to the Board

- Zoning Code is optional
- Localities choosing to adopt a zoning Code must comply with parameters established in §15.2 – 2200 - §15.2 – 2329 of the VA Code

Presentation Includes:

- Maps and Districts – Peter Stith
- Performance Standards, SUP, Examples – Melissa Kellam
- Commercial/Industrial Uses – Charles McSwain
- Screening and Signs – Charles McSwain
- Housing with Examples – Kay Downing
- Small Business Opportunity – Nyoka Hall
- Discussion Any Time

Items still to be addressed in next draft

- This is your Draft
- Make changes suggested by you prior to voting out for public hearing
- Formatting
 - Insert VA Code references – Legal
 - Hyperlink definitions
 - Insert diagrams
 - Pagination to see entire district at a glance
- Clarify certificate of occupancy process vs. certificate of completeness
- Some changes on Master Draft based on your previous input

Goals:

- User friendly
- Create opportunity
- Separate Ordinances
 - SWMP (new), CBPA (West of 13), E&S, Flood
- Consistent with Comprehensive Plan

Special Use Permits

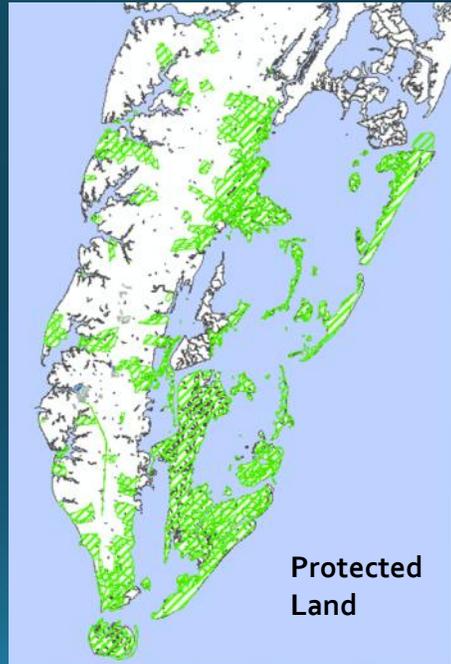
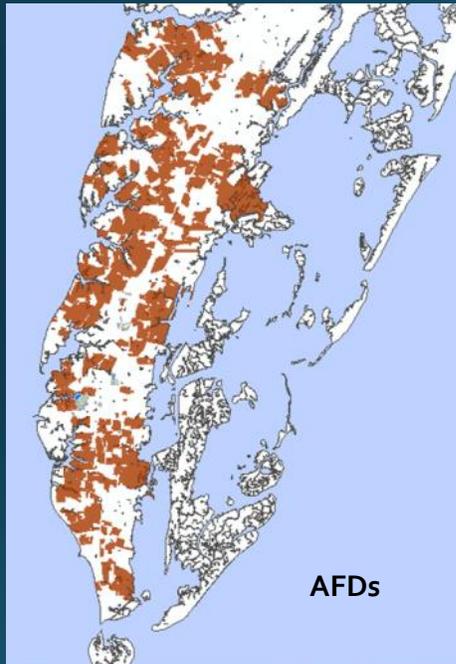
- **Currently most listed uses require Special Use Permits**
 - Time consuming, expensive for applicant and County
 - Creates a negotiation environment and uncertainty for applicant
- **Draft Code only requires special use permits for complex projects with high potential for offensive operations**
- **Draft Code relies on extensive performance standards that apply to all situations and can be read by the applicant in advance and relied upon**

Map Changes



Current statistics:

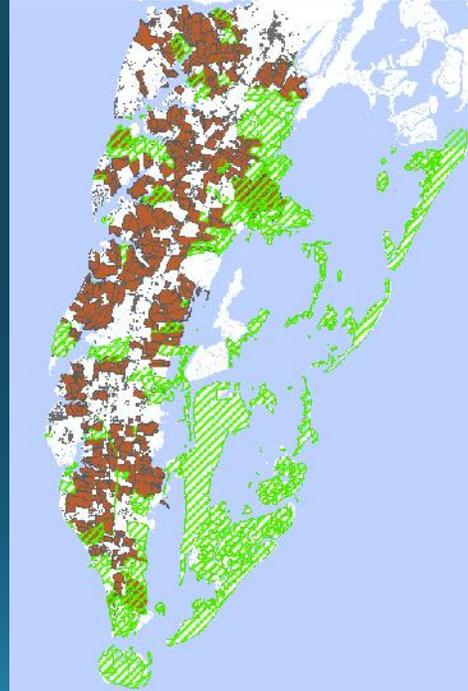
- 129,504 acres of zoned land (unincorporated area)
- 38,128 (28%) acres are in AFDs (over 6,000 acres zoned something other than AG)
- 51,602 (38%) acres are Protected (conservation easement, state, federal, TNC, VOF)
- 66% of land in NHCO is in AFD or Protected



Draft Zoning rezones approx. 2000 acres back to AG.

Proposing to take large parcels that have active agricultural operations back to AG zoning to reflect principle land use.

Acreages back to AG:
Approx. – 470 acres TE1
1000 acres Es-A1
560 acres WV1



Current Zoning

- 53% A/RB
- 34% Conservation
- 0.7% Commercial/Industrial
- 12% Residential
- 28 Zoning Districts

Draft Zoning

- 56% AG
- 34% Conservation
- 1% Commercial/Industrial
- 9% Residential
- 15 Zoning Districts

Map changes:

- Expand Hamlet and Village boundaries – similar adjacent uses
- Combine Waterfront Hamlets and Hamlets
- Combine Waterfront Villages and Villages
- Change Village-1 (V-1) to Village
- Remove all “Existing” designations (EB, EI, ES, EPRV) – eliminates use of 2 ordinances (2000 & 2009)
- Create one Commercial District

Changes:

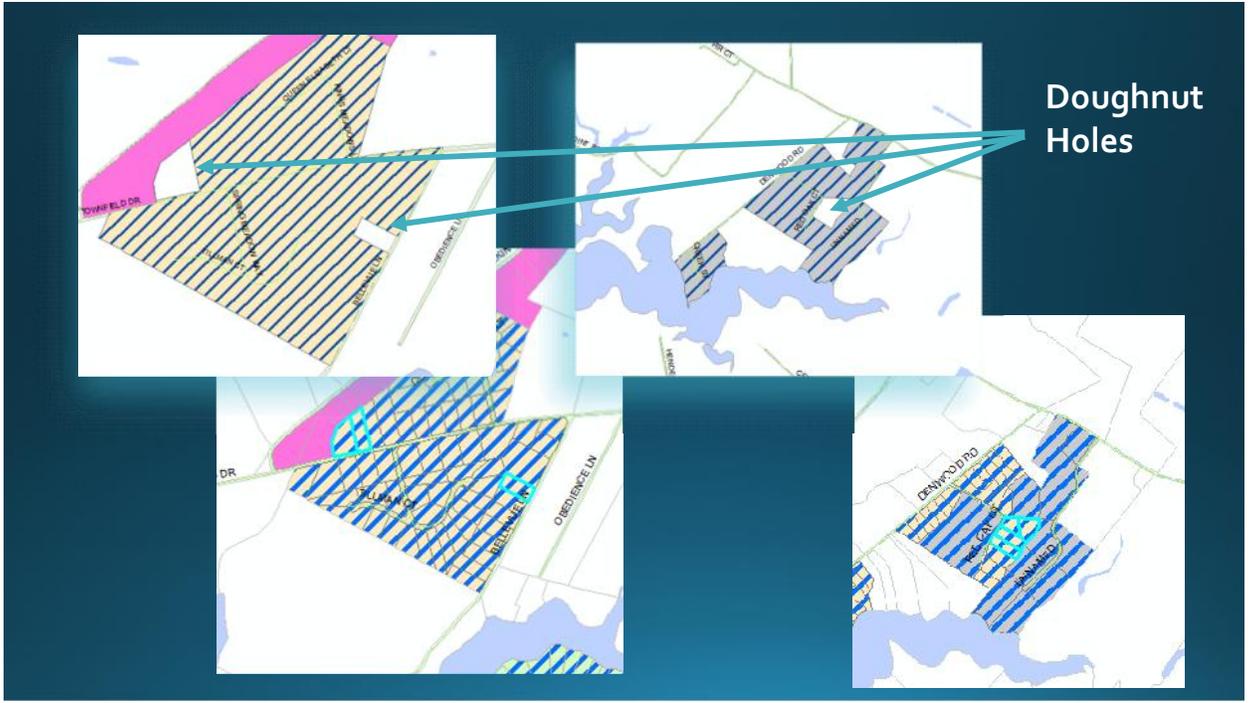
- Expand Commercial and Industrial zoning
- Create Residential zoning districts (R, R-1, R-3, R-5, RM)
- Current existing subdivisions rezoned to actual use/expanded
- Remove Town Edge Districts, C-1 Commercial, MHP – Mobile Home Park
- Create Planned Unit Development (PUD) District
- Fill “doughnut holes”

Current Town Edge



Draft Zoning



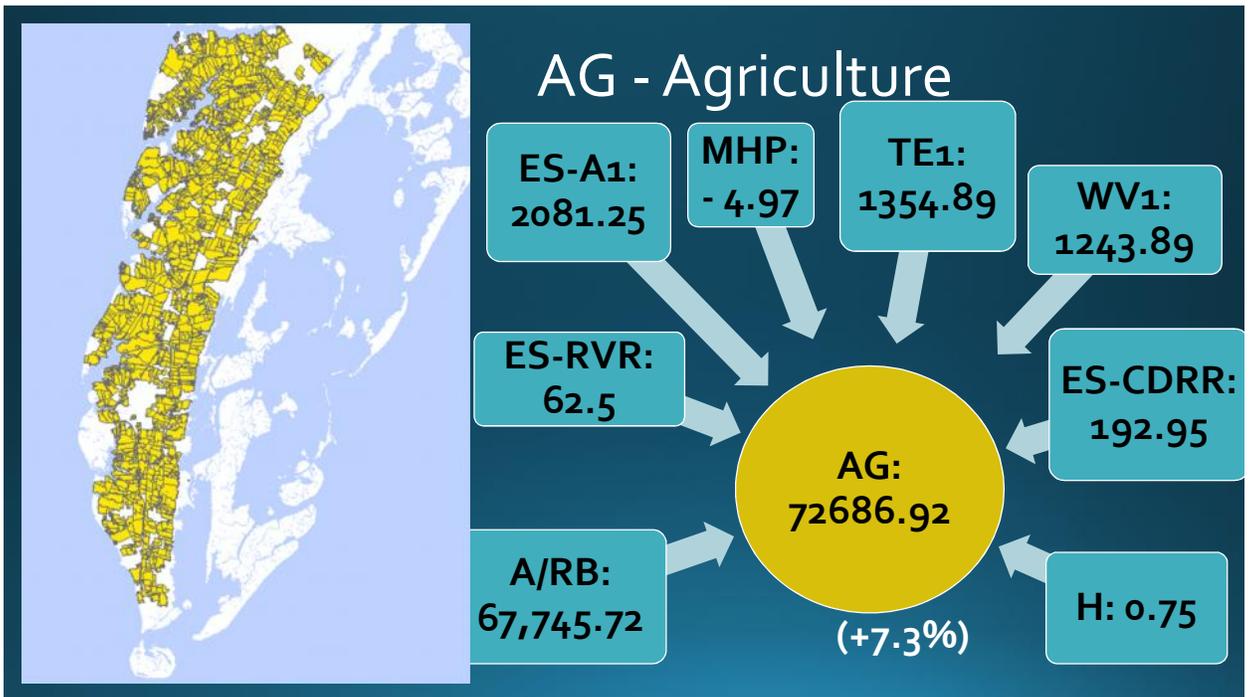


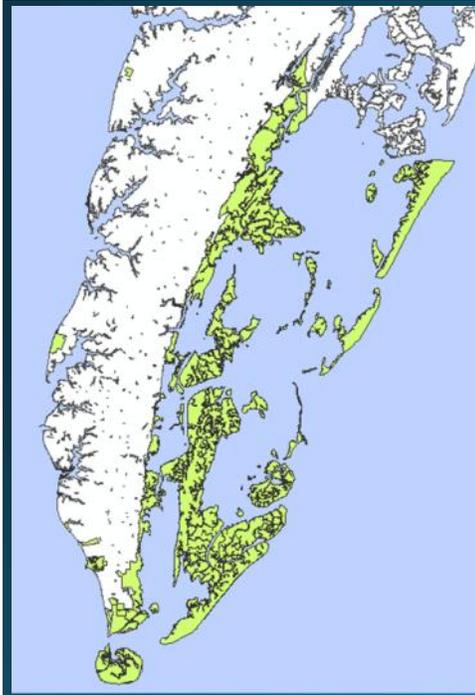
Doughnut Holes

Districts

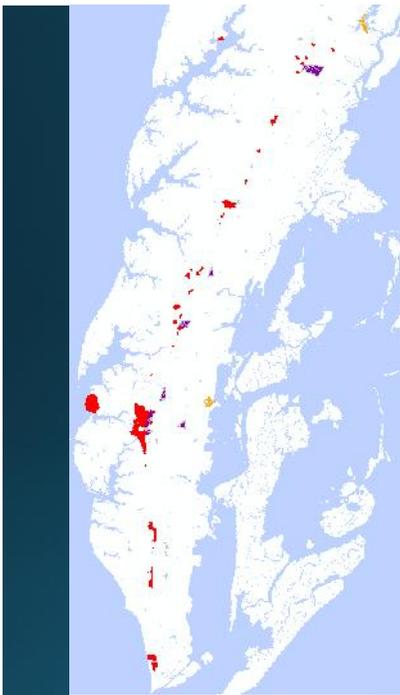
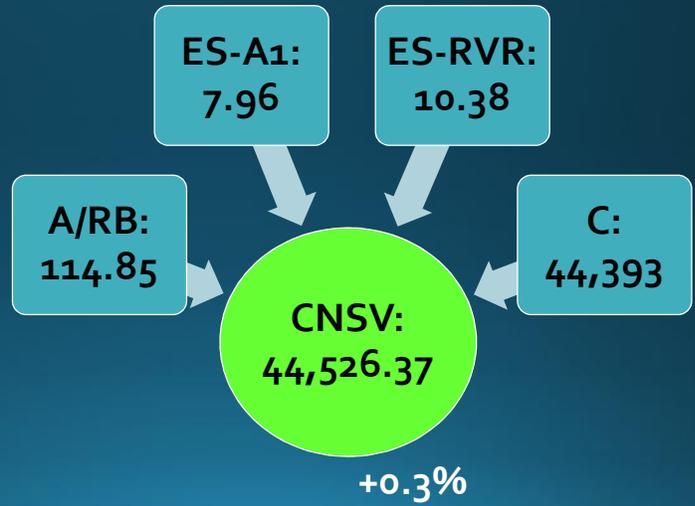
Draft Districts

- AG – Agriculture
- CNSV – Conservation
- C – Commercial
- I – Industrial
- R – Residential
- R-1 – Residential-1
- R-3 – Residential-3
- R-5 – Residential-5
- RM – Residential Mixed
- H – Hamlet
- CTCM – Cottage Community
- V – Village
- VC – Village Commercial
- VNB – Village Neighborhood Business
- PUD – Planned Unit Development





CNSV - Conservation



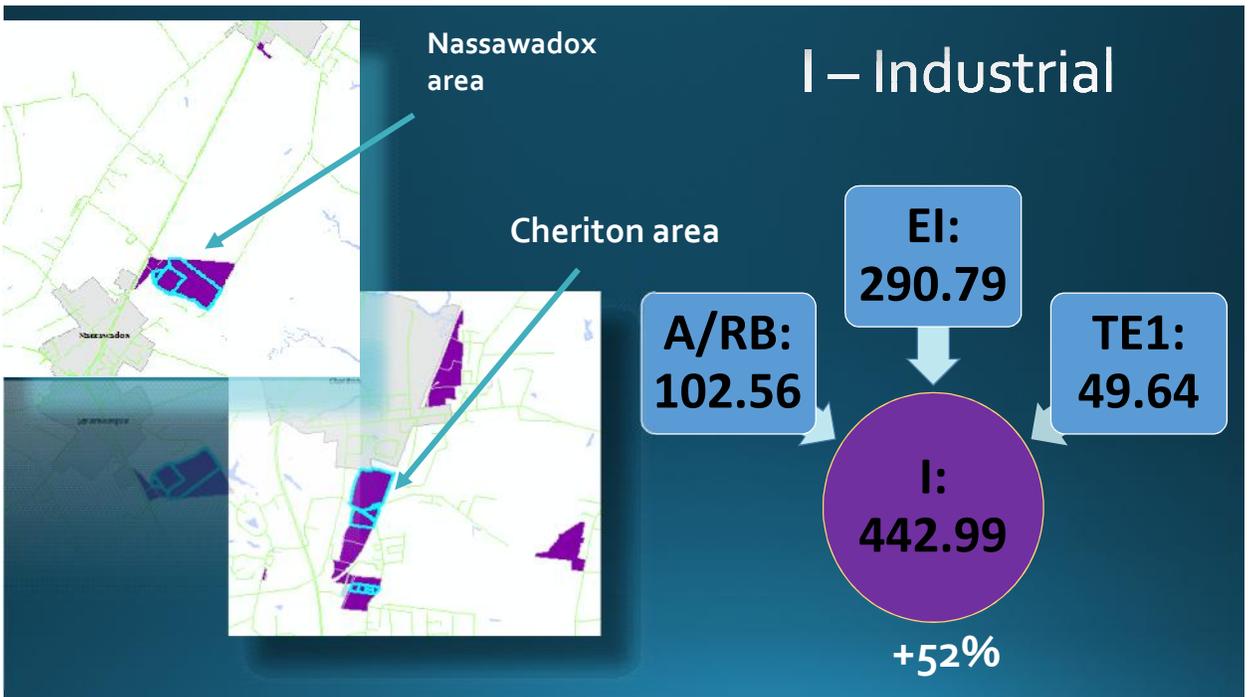
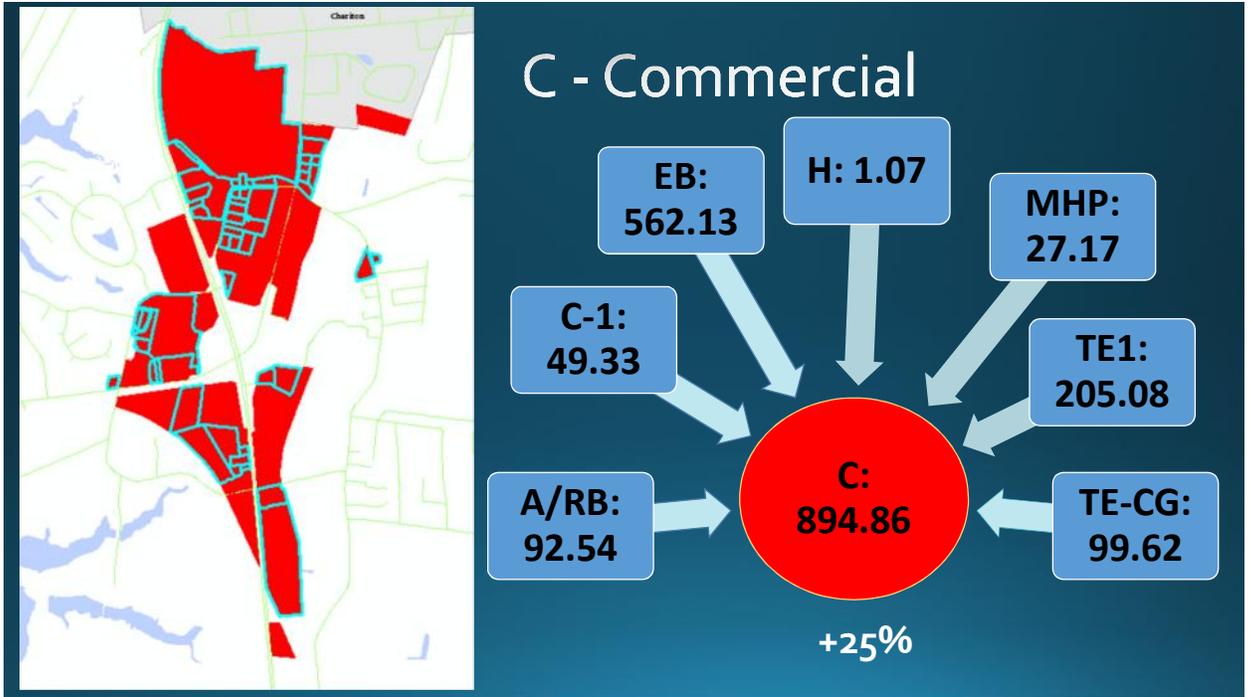
Commercial/Industrial Districts

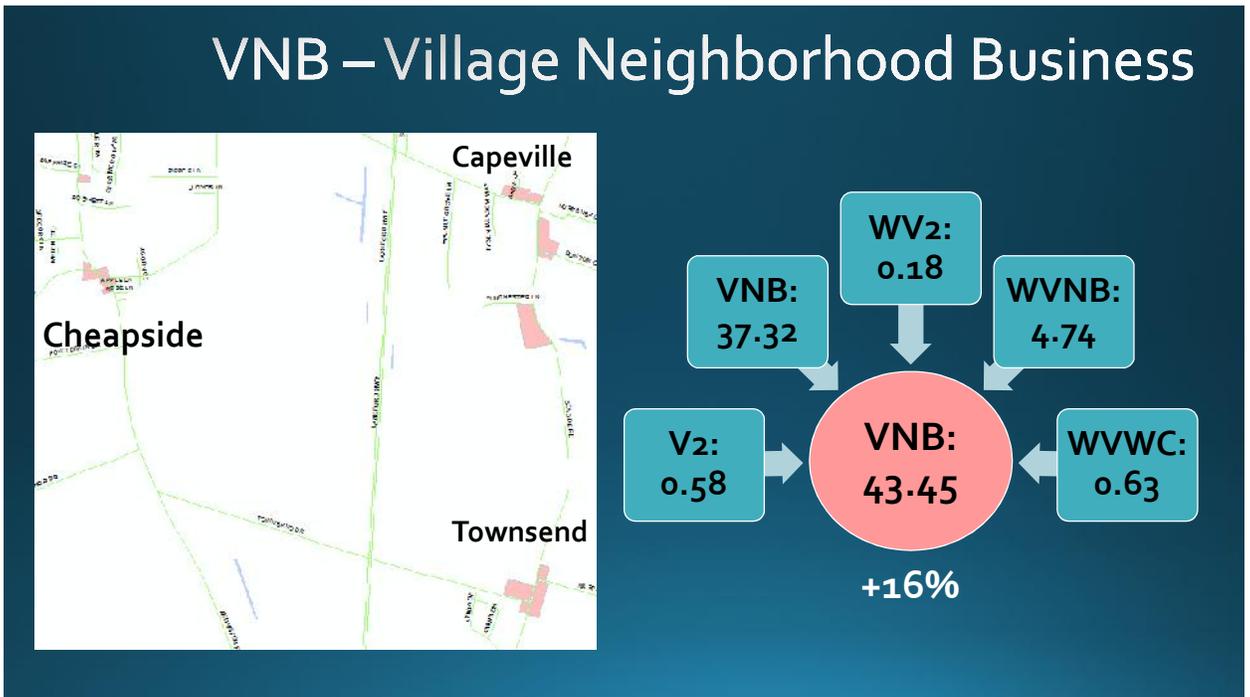
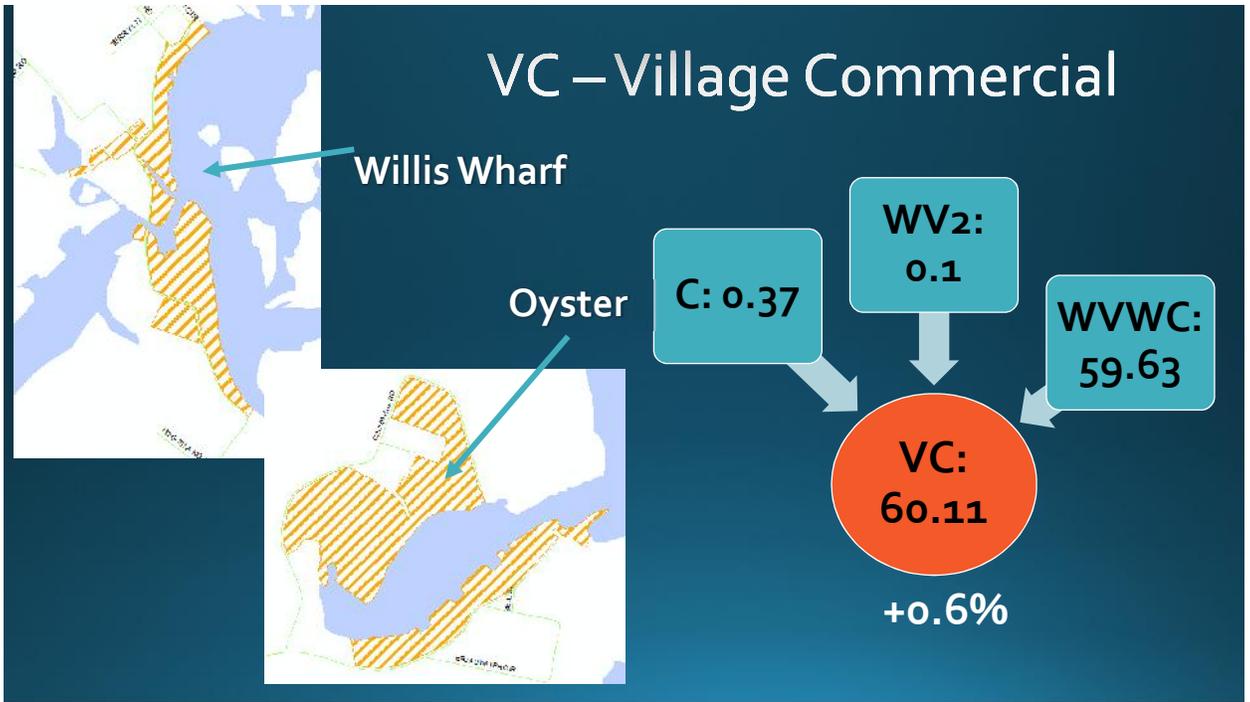
Commercial (0.6%)

Industrial (0.3%)

Village Commercial (0.05%)

Village Neighborhood Business (0.03%)



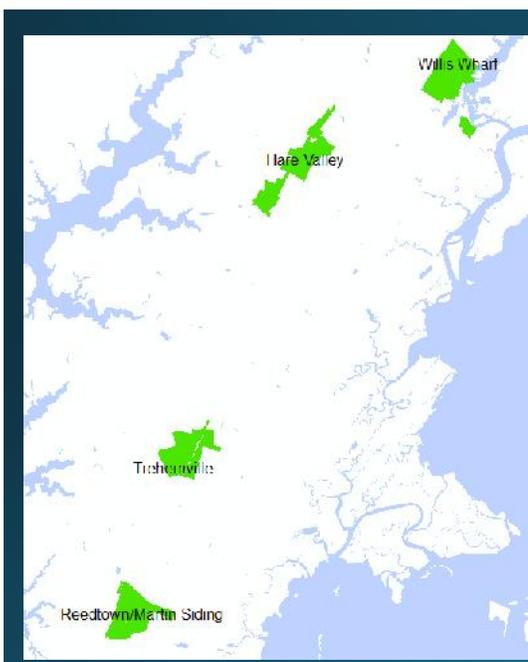




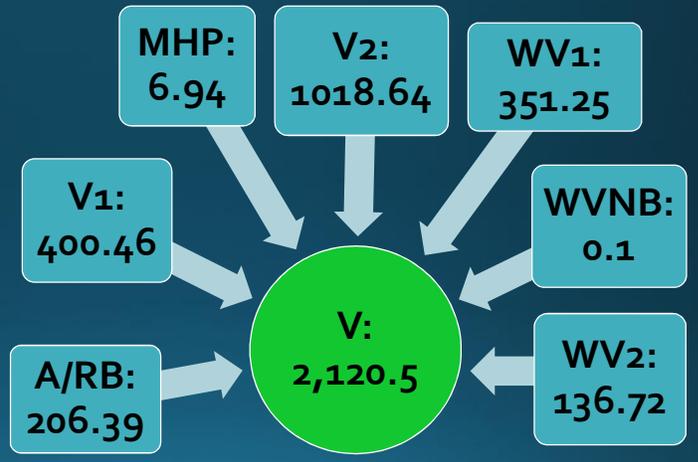
Village (1.6%)

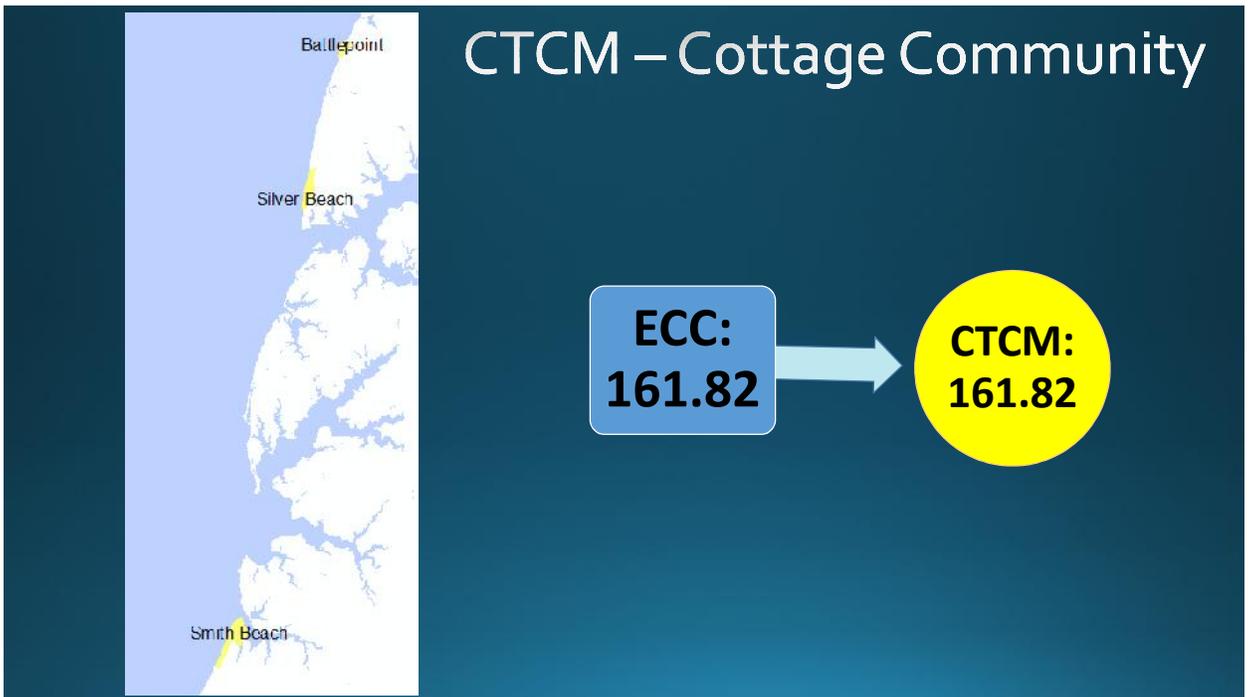
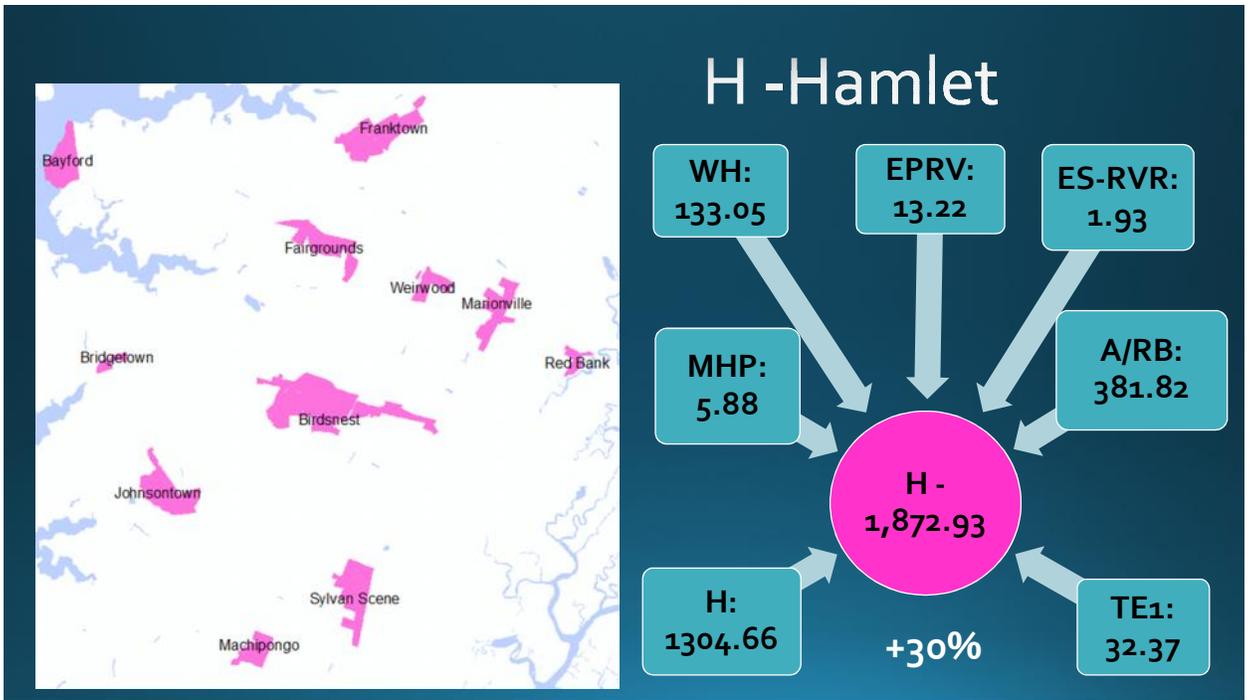
Hamlet (1.4%)

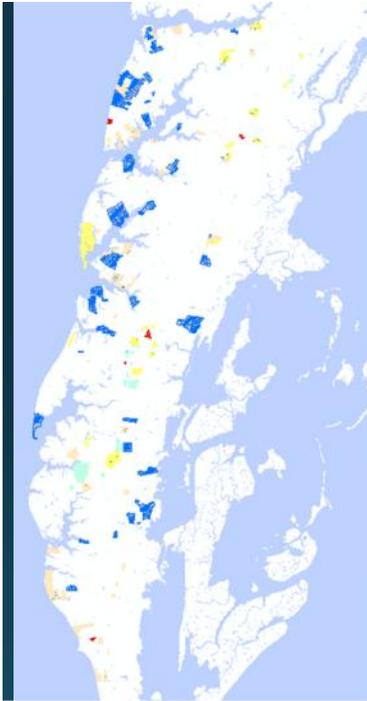
Cottage Community (0.009%)



V - Village

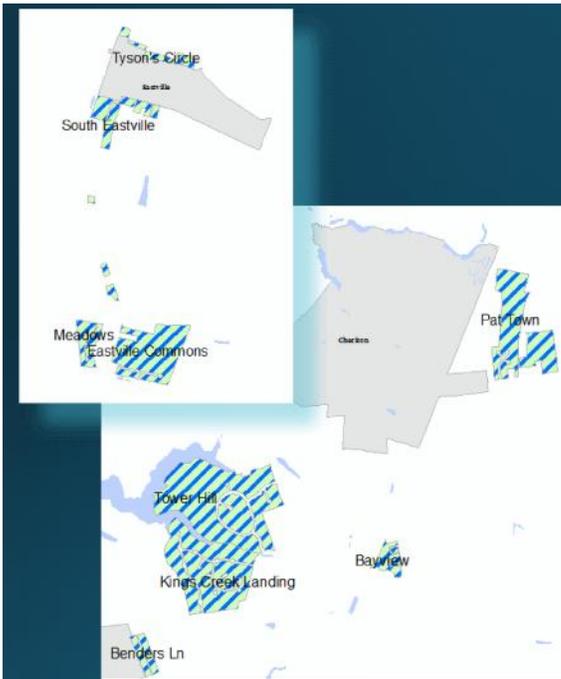




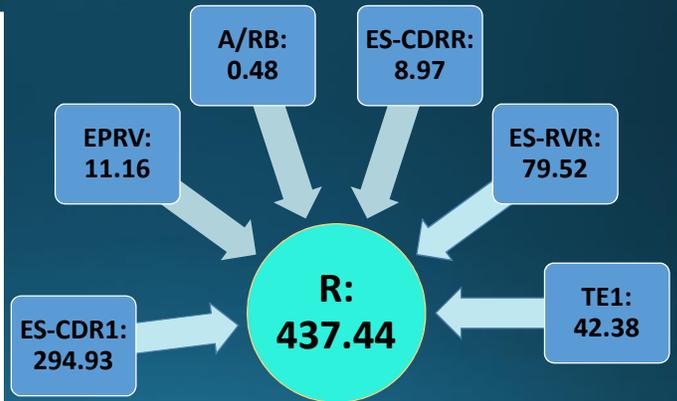


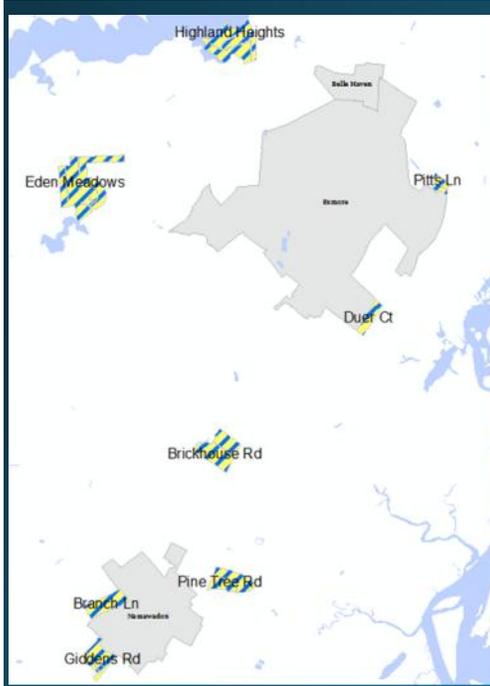
Residential Districts

- R-Residential (0.3%)
- Density – 1 DU/20,000 sq. ft.
- R-1-Residential-1 (0.8%)
- Density – 1 DU/1 acre
- R-3 Residential-3 (1.4%)
- Density – 1 DU/3 acres
- R-5 – Residential-5 (2.4%)
- Density – 1 DU/5 acres
- RM – Residential Mixed (0.04%)
- Density – 1 DU/20,000 sq. ft.

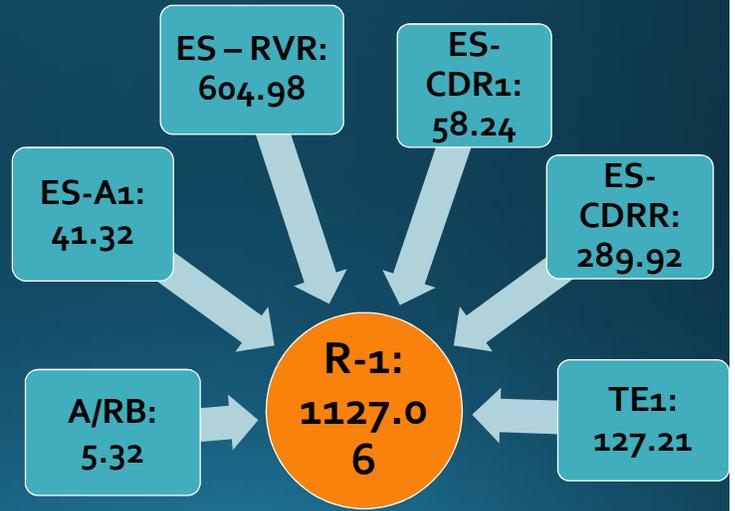


R- Residential

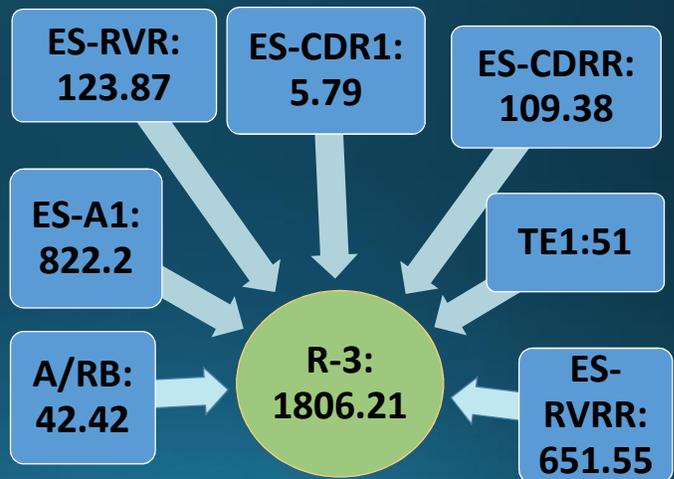




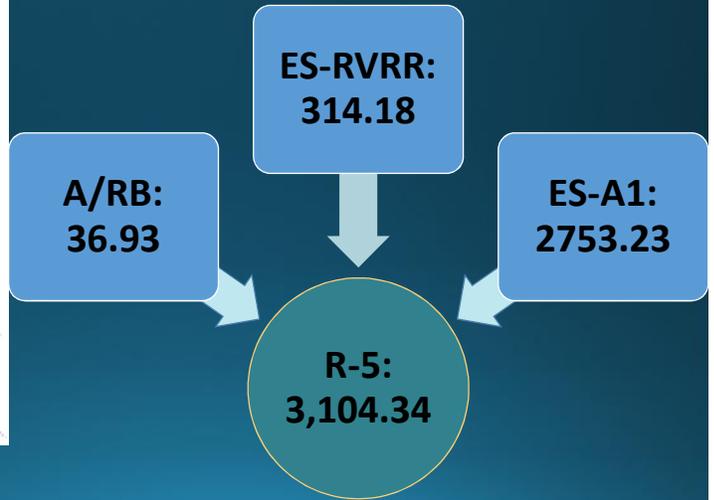
R-1 – Residential-1



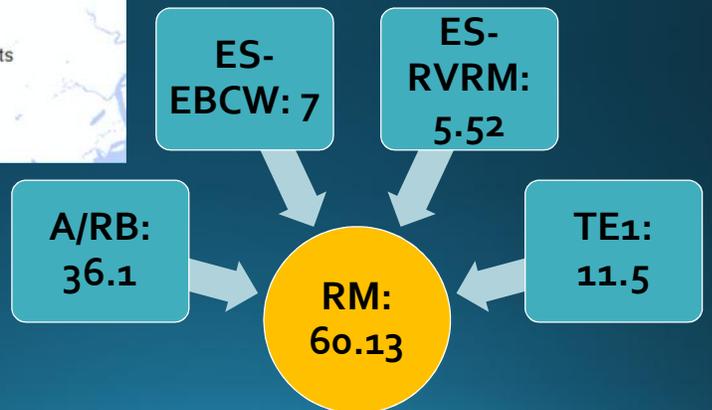
R-3 – Residential-3



R-5 – Residential-5



RM – Residential Mixed



PUD – Planned Unit Development



EPRV:
172

MHP:
20

PUD:
192

+11%

Build-out

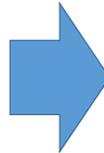
- 2012 Comprehensive Plan public workshop meetings
- Analysis using current zoning and Comprehensive Plan densities
- Identified constraints to development (wetlands, Coastal Barrier Resource System, Resource Protection Area, Conservation Easements, and Priority Conservation Areas)
- Ran build-out on remaining “developable” land

Scenario	# DU	Person/DU (*2.49)	Existing Population	+Town Total	Total Potential Population
Zoning 2013	15,785	39,304	12,389	18,204	69,897
Current Comp Plan	20,808	51,811	12,389	18,204	82,404
Current Zoning	9,207	22,925	12,389	18,204	53,518

Consolidates, Simplifies and Clarifies

2000 and 2009 Zoning Ordinances

- Two ordinances
- 28 Zoning Districts
- 2009 Zoning Ordinance contains over 6,800 cells in use chart
- Very specific uses
- Special use permits required for majority of uses (PC>BOS)
- Contains other state mandated land use regulations



2013 Draft Zoning Code

- Reduced to one ordinance
- Reduced 15 Zoning Districts
- A list of uses for each district
- General use groups combined specific uses
- Special use permits only required to address complex land uses with unique impacts & application directly to BOS
- Other state mandated land use regulations removed and become stand alone ordinances

DENSITY 2009 ZONING ORDINANCE VS. 2013 Draft ZONING CODE							
2009 ZONING DISTRICTS	C	V-1 WV-1 AG/RB	H WH	V-2 WV-2	V-NB WV-NB	WV-WC	C-1
Maximum Density	1 sfd unit / 50 acres	1 sfd unit / 20 acres	2 sfd units / 1 acre	2 sfd units / 1 acre 4 mfd units / 1 acre	2 sfd units / 1 acre 4 mfd units / 1 acre	N/A	N/A
2013 Draft ZONING DISTRICTS	CNSV	AG	H	V	V-NB	V-C	C
Maximum Density	1 sfd unit / 50 acres	1 sfd unit / 20 acres	2 sfd units / 1 acre 4 mfd units / 1 acre	4 sfd or mfd units / 1 acre	4 sfd or mfd units / 1 acre	N/A	N/A

DENSITY 2000 ZONING ORDINANCE VS. 2013 Draft ZONING CODE								
2000 ZONING DISTRICTS	ECC	EB	EI	ES-RV-R ES-CD-R1	ES-CD-RR	ES-RV-RR	ES-A-1	ES-RV-RM ES-CD-RM ES-EB-CW
Maximum Density	2 sfd units / 1 acre	N/A	N/A	1 sfd or mfd unit / 20,000 sq. ft.	1 sfd or mfd unit / 1 acre	1 sfd or mfd unit / 3 acres	1 sfd unit / 20 acres plus bonus lots	1 sfd unit / 20,000 sq. ft. not specified for mfd
2013 Draft ZONING DISTRICT	CTCM	C	I	R	R-1	R-3	R-5	RM
Maximum Density	2 sfd units / 1 acre	N/A	N/A	1 sfd or mfd unit / 20,000 sq. ft.	1 sfd or mfd unit / 1 acre	1 sfd or mfd unit / 3 acres	1 sfd or mfd unit / 5 acres	1 sfd unit / 20,000 sq. ft. 1 mfd unit / 10,000 sq. ft.

SETBACK AND OTHER DIMENSIONAL REQUIREMENTS						
2009 ZONING ORDINANCE VS. 2013 Draft ZONING CODE						
ZONING DISTRICT	2013 AG	2009 V-1, WV-1 AG/RB	2013 V-NB	2009 V-NB WV-NB	2013 CTCM	2009 ECC
Min. Lot Size	1 ac.	1 ac.	10,890 sq. ft.	1/2 ac.	21,780 sq. ft.	1/2 ac.
Min. Lot Frontage	50 ft.	X	50 ft.	X	50 ft.	X
Min. Lot Width	125 ft.	125 ft.	none	P / none	90 ft.	90 ft.
Min. Shoreline Width	125 ft.	250 ft.	none	250 ft.	90 ft.	250 ft.
Min. Front Setback Primary	60 ft.	P/80 ft. 60 ft.	P / 30 ft.	P / 60 ft.	P / 20 ft.	P / 20 ft.
Min. Front Setback Accessory	60 ft.	P/80 ft. 60 ft.	30 ft.	P / 60 ft.	20 ft.	P / 20 ft.
Min. Rear Setback Primary	25 ft.	50 ft. 25 ft.	10 ft.	20 ft.	20 ft.	20 ft.
Min. Rear Setback Accessory	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Min. Side Setback Primary	15 ft.	25 ft. 15 ft.	8 ft.	15 ft.	10 ft.	10 ft.
Min. Side Setback For Attached Primary Buildings Adjacent to a Shared Property Line	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Min. Side Setback Accessory	10 ft.	10 ft.	3 ft.	5 ft.	5 ft.	5 ft.
Min. Setback from U. S. Route 13. Does Not Include Route 13 Business Routes	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Min. Setback From Railroad Rights-Of-Ways	50 ft.	X	20 ft.	X	20 ft.	X
Max. Height Primary	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	25 ft.
Max. Height Accessory	25 ft.	25 ft.	20 ft.	20 ft.	16 ft.	16 ft.
Max. Height Accessory Structures / Buildings Located 15-feet or Less From Any Property Line	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Max. Lot Coverage	X	15%	X	60%	X	60%

SETBACK AND OTHER DIMENSIONAL REQUIREMENT						
2000 ZONING ORDINANCE VS. 2013 REVISED ZONING CODE						
ZONING DISTRICT	2013 R	2000 ES-RV-R ES-CD-R1	2013 R-5	2000 ES-A-1	2013 RM	2000 ES-RV-RM ES-CD-RM ES-EB-CW
Min. Lot Size	20,000 sq. ft.	20,000 sq. ft.	5 ac.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Min. Lot Frontage	50 ft.	X	50 ft.	X	50 ft.	X
Min. Lot Width	100 ft.	100 ft. / 90 ft.	125 ft.	125 ft.	90 ft.	90 ft.
Min. Shoreline Width	100 ft.	250 ft.	125 ft.	250 ft.	90 ft.	250 ft.
Min. Front Setback Primary	60 ft.	60 ft.	80 ft.	80 ft.	60 ft.	60 ft.
Min. Front Setback Accessory	60 ft.	60 ft.	80 ft.	80 ft.	60 ft.	60 ft.
Min. Rear Setback Primary	35 ft.	35 ft.	35 ft.	60 ft.	25 ft.	25 ft.
Min. Rear Setback Accessory	6 ft.	6 ft. / 3 ft.	6 ft.	6 ft.	3 ft.	3 ft.
Min. Side Setback Primary	15 ft.	20 ft.	25 ft.	50 ft. / 25 ft.	10 ft.	10 ft.
Min. Side Setback For Attached Primary Buildings Adjacent to a Shared Property Line	0 ft.	X	0 ft.	X	0 ft.	X
Min. Side Setback Accessory	6 ft.	6 ft. / 3 ft.	10 ft.	10 ft.	3 ft.	3 ft.
Min. Setback from U. S. Route 13. Does Not Include Route 13 Business Routes	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Min. Setback From Railroad Rights-Of-Ways	50 ft. / 0 ft.	X	50 ft. / 0 ft.	X	30 ft. / 0 ft.	X
Max. Height Primary	35 ft.	40 ft.	35 ft.	40 ft.	35 ft.	40 ft.
Max. Height Accessory	25 ft.	X	25 ft.	X	20 ft.	X
Max. Height Accessory Structures / Buildings Located 15-feet or Less From Any Property Line	15 ft.	X	15 feet	X	15 ft.	X

SPECIAL USE PERMITS VS. PERFORMANCE STANDARDS

2000 and 2009 Zoning Ordinances

- General land use issues subject to SUP process
- Majority of uses by SUP
- Requires lengthy processing and expense
- May be subject to unknown conditions



2013 Draft Ordinance

- Performance standards used for general land uses and their impacts, SUP used only for complex land uses to address unique impacts
- Minority of uses by SUP
- Incorporated into normal review processes reduces time and cost
- Performance standards are always known and don't change

PERFORMANCE STANDARDS

Revised or added for uses such as:

- Temporary construction offices
- Temporary emergency housing
- Accessory dwellings
- Additional single family dwellings on one lot
- Home occupations
- Unified plan for commercial and industrial uses
- Domestic husbandry, traditional husbandry and intensive farming uses
- Agricultural irrigation ponds

PERFORMANCE STANDARDS

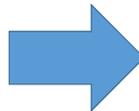
Revised or added for elements of development projects:

- Access management
- Roads*
- Interior travel ways*
- Off-street parking and loading
- Perimeter screening*
- Outdoor lighting
- Utilities*
- Water and sewage
- Easements
- Maintenance and dedication
- Fire protection
- Critical slope*
- E & S control
- Stormwater management
- Chesapeake Bay protection areas
- Flood plain management
- Dam safety are required to be implemented as part of the site plan review process
- Noise - separate ordinance enforced by Sherriff

Example Project #1 – Conversion of an old school house to an inn and reception hall

2009 Zoning Ordinance

- Existing hamlet zoning district
- Major SUP requires public hearing process
- Major SUP process involves additional time
- Major SUP requires engineered site plan which is costly with no guarantees of SUP approval
- SUP conditions are unknown



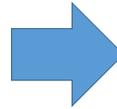
2013 Draft Zoning Code

- Draft hamlet zoning district
- Is a permitted use requiring no public hearing
- Extra time involved in the major SUP process is eliminated
- Only required the site plan sketch review process which is an administrative process
- Performance standards are used to reduce impacts

Example Project #2 -Existing restaurant Small addition of an 8' x 10' barbeque pit

2009 Zoning Ordinance

- Existing Waterfront Village Neighborhood Business Waterfront Village – 2 zoning districts
- Required a rezoning and a major special use permit for a restaurant 2,500 sq. ft.
- Unknown conditions



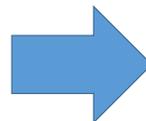
2013 Draft Zoning Code

- Draft Village Neighborhood Business zoning district
- Permitted use, general use groups with no qualifiers
- Performance standards implemented to reduce impacts

Example Project #3 Family day home up to 12 children

2009 Zoning Ordinance

- Existing Agricultural zoning district
- Listed in charts as nursery / daycare – does not correspond to the state's definition
- Requires a minor special use permit or major special use permit – even when in compliance with VA regulations



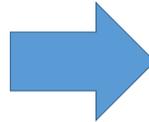
2013 Draft Zoning Code

- Draft Agricultural zoning district
- Definitions and standards mesh with the state regulations
- Permitted use, applicant must seek approval of through the state

Example Project #4 Commercial project requiring a mass drainfield

2000 and 2009 Zoning Ordinance

- Engineered site plan conditioned requiring Special Use Permit approval



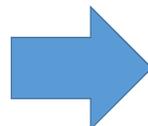
2013 Draft Zoning Ordinance

- Engineered site plan is required
- no SUP required

Example Project #5 Agricultural irrigation ponds

2009 Zoning Ordinance

- Setbacks are required
- Text is unclear regarding an exemption from the setback requirement
- Reference to additional regulations in the Chesapeake Bay Protection Areas are included, but the term variance is used incorrectly



2013 Draft Zoning Ordinance

- Setbacks are required, but can be reduced using performance standards
- Text is clarified
- Reference to additional regulations in the Chesapeake Bay Protection Areas are included using the correct terminology

Commercial and Industrial Uses

- Broadened permitted uses
- Reduced setbacks, increased screening to adjacent different uses
- Retained Dark Sky lighting
- Limit offensive and obnoxious conditions affecting other uses

Uses allowed (examples)

Commercial

- Hospital
- Marina
- Personal Services
- Kennel
- Retail – all
- Residential
- Wind turbines to 199'

Industrial

- Heavy manufacturing
- Biomass conversion - large
- Prison
- Dredge soil disposal

Engineered Site Plan Required

Commercial Industrial

- Within 500' US 13, Stone Road
- Multiple businesses
- Locating on more than 1 lot

Residential

- None unless required by other Chapters
 - E&S
 - SWMP
 - CBPA

Perimeter Screening

Existing Zoning Districts Adjacent to Proposed Development	Use of Proposed Development						
	<i>Intensive Farming</i>	<i>Agricultural</i>	<i>Commercial</i>	<i>Institutional and Public</i>	<i>Industrial</i>	<i>Residential Single - family</i>	<i>Residential Multi - family</i>
<i>CNSV</i>	C	-	-	-	C	B	B
<i>AG</i>	-	-	-	-	-	A	A
<i>R-5</i>	C	-	-	A	A	A	A
<i>H, V, R, CTCM</i>	C	A	B	-	C	B	B
<i>V-NB</i>	C	-	A	-	C	A	A
<i>R-1, R-3</i>	C	A	B	-	C	A	A
<i>RM</i>	C	A	B	-	C	C	C
<i>V-C</i>	C	-	-	A	C	B	B
<i>C</i>	C	-	-	A	A	B	B
<i>I</i>	C	-	-	B	-	C	C

The developer shall provide perimeter screening types along property boundaries as indicated in the chart above based on the zoning of the adjacent properties.

Signs – Expand use, Retain Aesthetics

Exempt in Existing

- all < 1 square foot
 - Directional on site: 2 s. f.
- Temporary
- Official
- Campaign
- Vehicle
- Crop



Exempt in Draft

- All < 2.5 square foot
 - Directional on site: 4 s. f.
- Temporary (same sizes)
- Official
- Campaign
- Vehicle
- Crop

Signs – non-residential

Draft Allows:

- Freestanding Business signs up to 64 sf (8'x8')
- One additional sign in each direction of travel w/in 1 mile to 32 sf
- Building mural art in good taste reflecting nature of Shore
- Earth tones or historical color palettes
- Landscaping around base of permanent signs
- Home occupation 4 foot square sign allowed
- Flags for seasonal events, e.g., roadside sale of produce
 - But must be removed at end of event

Signs Prohibited

- **Revolving or animated with movement to attract attention**
- **Signs attached to utility poles**
- **Abandoned Signs (removal within 2 years)**
- **Traffic visibility hazards**
- **Portable signs and off premises signs except as allowed**

Residential Options

*Availability, Affordability &
Suitability*

The influence of Housing

Housing is a major necessity that provides shelter, a basic human need, **BUT** it does much more than that!

Housing impacts a locality in either positive or negative ways.

- Helps to determine the quality of life & prosperity of the County
- Contributes to the population's health & vitality
- Helps to sustain and promote a diverse community.

Housing deficiencies create “depressed” neighborhoods that lead to:

- poverty, antisocial behavior and physical and mental illnesses
- blight
- a decline in economic growth and population

Changing characteristics of a community's population creates changing demands for housing and other amenities and services.

Population & Demographics

Population by Age – 2010 Census

Age Group	2000	2010	% Change
0-9	1543	1361	-11.8
10-19	1918	1344	-29.93
20-29	1016	1259	+23.92
30-39	1607	1153	-28.25
40-49	1956	1481	-24.28
50-59	1531	2043	+33.44
60-69	1511	1773	+17.34
70-79	1325	1163	-12.23
80+	686	812	+18.37

County Population & Demographics:

Declining population trends are projected to continue.

Population peaked in 1930 at 18,565 and is now at 12,389 indicating another 5.4% decline since 2000.

Population lost:

Working age adults (30-49 yrs.): - 26%

Infants & adolescents (0-9 yrs.): - 12%

Pre-teens & Teens (10-19 yrs): - 30%

Seniors (70-79 yrs.): - 12%

There are 187 fewer families residing here since 2000.

County Population & Demographics:

Population gained:

Young adults (20-29 yrs.): + 24%.

Pre-retirees (50-59 yrs.): +33%

Seniors (60-69 yrs.): + 17%

Seniors (80+ yrs.): + 18%

Median Age: increased to 47.8 yrs. up from 42.4 yrs. In 2000

One-person households in 2010: 1,703

Median Family Income & Poverty:

CRITERIA	NHCO 2000	NHCO 2011		VA 2011 (ACS, American Factfinder)	USA 2011 (ACS, American Factfinder)
		ACS	SAIPE		
Med. Family Income	\$28,276	\$36,965	\$35,594	\$61,882	\$52,762
Population in Poverty	20.5%	20.6%	22.7%	10.7%	14.3%

Even though Median Household Income has increased poverty levels continue to remain the same at 20%.

Note: Average Family Income is \$31,980 according to VEC data.

Housing Stock: Housing Units Including Towns

	Single Family		Mobile Home		Multi-Family Units		TOTAL
	Units	%	Units	%	Unit	%	Units
2000 Housing Units	5,288	80.8	891	13.6	368	5.6	6,547
2005 Housing Units	5,816	81.5	950	13.3	371	5.2	7,137
Housing Units 2007- 2011 ACS	5,937	81.3	863	11.8	498	6.8	7,298

Single Family structures remain the predominant type of housing.
 Single Wide Mobile Homes have decreased slightly.
 Multi-Family housing accounts for less than 7% of total housing stock.

Housing Stock: Incorporated Towns

Towns with existing infrastructure have gained housing while those without have experienced a net loss since 1980.

	2010	2000	1990	1980
Belle Haven	42	35	49	57
Cape Charles	958	740	689	701
Cheriton	239	239	246	297
Eastville	79	75	94	98
Exmore	769	524	528	559
Nassawadox	239	207	227	251

Housing Characteristics:

	1980	1990	2000	2010
Total Housing Units	6,132	6,183	6,547	7,301
Total Occupied Units	5,394	5,129	5,321	5,323
Owner Occupied units	3,378	3,372	3,655	3,553
Owner Percent of Occupied Units	62%	65%	68%	66%
Percent of Total Housing Units	55%	54%	55%	49%
Renter Occupied Units	2,016	1,757	1,666	1,770
Renter Percent of Occupied Units	37%	34%	31%	33%
Percent of Total Housing Units	32%	28%	25%	24%
Vacant Units	738	1,054	1,226	1,978
For seasonal, recreational or occasional use		344	488	1,007
Percent of Total Housing Units	12%	17%	18%	27%

Housing used for short-term vacation rentals has increased almost 300% since 1990 even though total housing units increased 19% for the same period.

Current Comprehensive Plan

“The County has a diverse population base, thus the need for different housing types.

Land use decisions which encourage a variety of housing types and costs are needed.

The County should address factors related to the shrinking inventory of affordable rental units, workforce housing, and other development providing increased housing opportunities.”

Current Comprehensive Plan

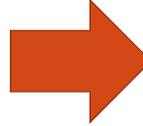
The Draft Zoning Code would, “encourage flexibility in housing types in areas suitable for developments, generally in towns and villages where services and infrastructure exist or are more likely to be installed in the future.”

“Alternatively, existing villages and crossroads communities provide infill development opportunities. Such development patterns will also slow the loss of prime farmland and preserve open space.”

Multi-Family Options

Current Zoning Ordinance

- Multi-family is listed 72 times of which 71 are by SUP
- Is difficult to apply in that density and square footage cannot be determined in application.
- Listed as 12 separate uses even when subordinate & accessory to primary uses



Draft Zoning Code

- Multi-family permitted except in AG, CNSV, CTCM & Industrial Districts.
- Clearly states density.
- Listed as multi-family housing

Accessory Dwelling

Current Zoning Codes

Accessory dwelling units must have SUP



Draft Zoning Code

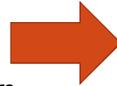
One (1) accessory dwelling even when housing density requirements with a maximum of 2 BRs are met (attached or detached) is permitted except in the Industrial District.

Existing Garage with Apartment Above = Accessory Dwelling

Temporary Housing:

Current

- Temporary family health care housing permitted per Va. Code
- Migrant Labor Camps by SUP in AG, V-1, WV-1 & TE-1
- Temporary emergency housing permitted



Draft

- Temporary family health care housing permitted per Va. Code
- Migrant Labor Camps permitted in AG & Industrial Districts.
- Temporary emergency housing permitted

Planned Rural Village (PRV) - Planned Unit Development (PUD)

Current

- Intent is recognize & permit continued development of the one PRV and not to create any new PRV
- Only applies to any proposed changes of an existing PRV, Bayview Community.

Draft

- Intent is to allow consideration per Va. Code
- Requires a Zoning Map Amendment
- approval under public hearing process
- Requires a complete, detailed project plan approval by the County and all other agencies
- Flexible
 - Design, Location, & Density
- Housing options & accessory uses are flexible

Zoning Code is Open to Housing



- More housing variety
- Better design

- More affordable housing types
- Flexible and available

- Consistent with Comprehensive Plan

Current Comprehensive Plan

“A strategy to address adequate housing needs includes increasing income and employment generation by expanding home-based office and business opportunities in most zoning districts and by expanding both dwelling-unit options and on-site commercial opportunities on farms.”

Entrepreneurial Opportunities Outlook



The current Northampton County Comprehensive Plan's Economic Data Summary states; entrepreneurship, home-based business owners and other self-employed persons are and remain to be a significant component within the County's workforce.



Employment Change

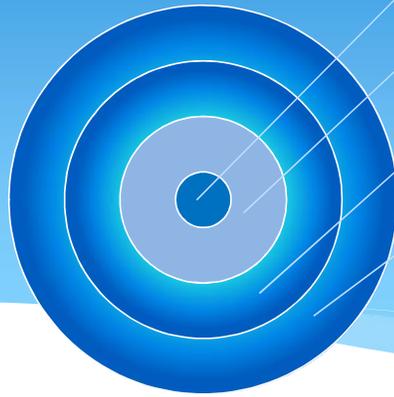
	1970	1980	1990	2000	2010	Change 2000-2010
Total Employment	6,718	6,866	5,928	7,127	7,135	8
Wage & Salary	5,501	5,749	4,835	5,819	5,462	-357
# Self Employed	1,217	1,117	1,093	1,308	1,673	365
Percent of Total						% Change 2000-2010
Total Employment						0.1%
Wage & Salary	81.9%	83.7%	81.6%	81.6%	76.6%	-6.1%
# Self Employed	18.1%	16.3%	18.4%	18.4%	23.4%	27.9%



Opportunity Seeker Goals

- Protect & preserve the County's natural resources and character
- Provide unique and needed services to the community
- Sustain themselves & their families financially

Challenges



2 operable
ordinances
(2000/2009)

conflicting
regulations

Very specific
uses

costly & uncertain
processes

Resolving the Challenges

- 2 Ordinances
(200/2009)
- Conflicting
Regulations
- Verify Specific Uses
- Cost & Uncertainty



- Consolidation
- Elimination
- Categorizing
- "Permitted"

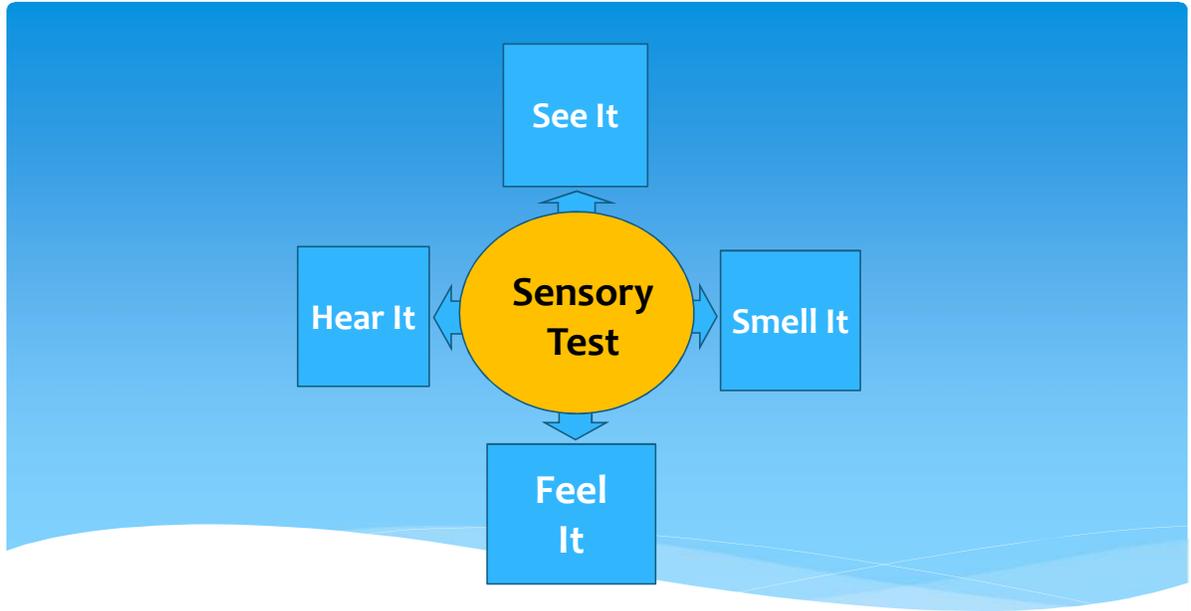
Opening the Door for Opportunities



Home Occupations

Definition: **LOW IMPACT** commercial uses conducted in an owner or renter occupied dwelling or accessory structure(s) offering the direct sale of goods and services





Draft Zoning Requires

- Obtain Zoning Clearance
- Adhere to the performance standards
- Contact other agencies as they may require additional permits/licenses

Nature Tourism

Definition: A term used to encompass the broad range of natural resource based recreation and tourism activities



Draft Zoning Requires

- Obtain Zoning Clearance
- Contact other agencies as they may require additional permits/licenses

Family Day Home (1 to 12 Children)

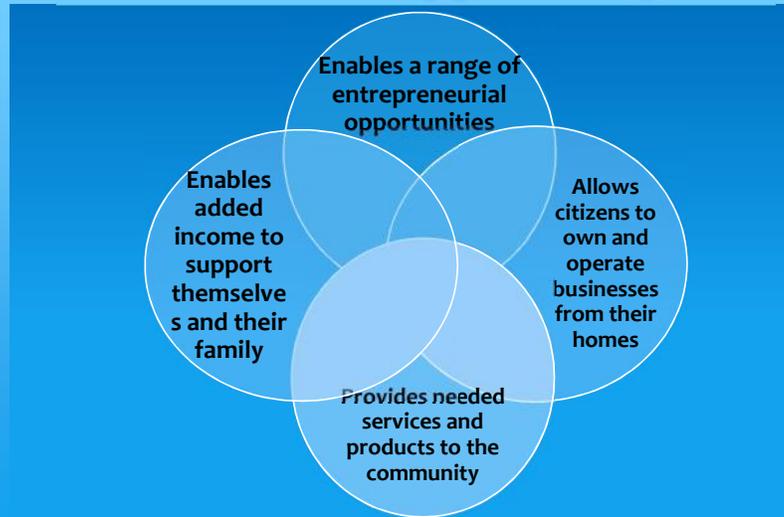
DEFINITION: A child day program offered in the residence of the provider or the home of any of the children in care for one through 12 children under the age of 13, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.



Draft Zoning Requires

- Obtain Zoning Clearance
- Contact other agencies as they may require additional permits/licenses

Integrates Community with Economic Opportunity



In Conclusion

- Zoning: balance the ambition of the individual with the good of the community
- This Draft Zoning Code reduces process in favor of clear standards
- Schedule and Process
 - Draft revisions
 - October 28th – Board may refer to PC
 - November 21st and 25th – Public Information Meetings
 - December 10th – Joint Public Hearing (Board and PC)
- Do you have any other changes for the draft?

Following the presentation, Mr. Randall questioned if the Planned Unit Development zoning district can be utilized for commercial or industrial purposes. The County Administrator replied in the affirmative. Mr. Trala questioned the definition of “accessory building”; in particular, whether tractor trailer bodies or old mobile homes can be classified as accessory buildings or sheds. He was of the opinion that these types of structures not be allowed in residential districts. Staff agreed to provide a revised definition of “accessory building” for the Board’s consideration at its October 28th work session. If the Board members have other questions with regard to the draft zoning text, they were urged to relay same to the Planning staff for incorporation in the draft. Mr. Randall said that “we are hitting on target, for a first draft, as to where we want to go.”

Recess:

Motion was made by Mr. Hubbard, seconded by Mr. Trala, that the meeting be recessed until 5:00 p.m., Monday, October 28, 2013 in the Board Room of the County Administration Building, 16404 Courthouse Road, Eastville, Virginia, to conduct the regular work session. All members were present with the exception of Mr. LeMond and voted “yes.” The motion was unanimously passed.

The meeting was adjourned.

_____CHAIRMAN

_____ COUNTY ADMINISTRATOR