

Janice Williams

From: Anna Cherry <anna.cherry@bgllc.net>
Sent: Friday, September 19, 2025 9:10 AM
To: Ellen Bowyer; Janice Williams
Cc: Charles Kolakowski; Michael Starling
Subject: [External]Re: ZTA Proposals
Attachments: ZTA 2025-4 Use Table and Appendix B FINAL.docx

Good morning,

Please see the attached revised ZTA 2025-04 Use Chart Amendment that includes previous changes that were neglected in the most recent version sent over.

We cannot remove some of the uses that were struck without altering the entirety of the use chart as a whole. If the board wishes us to continue the consolidation of the use chart that will need to be a separate task from the Town Edge amendment and will take the suggested edits into consideration at that time.

Anna Cherry, CFM

Planner II

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Berkley Group

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From: Michael Starling <michael.starling@co.northampton.va.us>
Sent: Wednesday, September 17, 2025 3:39 PM
To: Ellen Bowyer <ellen.bowyer@co.northampton.va.us>
Cc: Janice Williams <jwilliams@co.northampton.va.us>; Charles Kolakowski <ckolakowski@co.northampton.va.us>; Anna Cherry <anna.cherry@bgllc.net>
Subject: ZTA Proposals

Ellen,

Anna and I worked on completing the ZTAs for the Town Edge District and the Food Trucks today. Our final drafts are attached. I would expect the format to be acceptable to you as we did not change your setup. Please review and let Janice know if this is good to post on BoardDocs by Friday, as Charlie would like for this to go to the Board on Tuesday.

I will be out tomorrow and Friday, but will be able to check my emails. Feel free to reach out to either myself and/or Anna if you have any questions.

Thanks,

Michael Starling, LS, CFM, CZA

Interim Director of Planning

Zoning Administrator

Floodplain Manager

Planning, Permitting & Enforcement Department

Northampton County

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APPENDIX A: USE REGULATIONS						
		Category 1 - Agricultural Uses		Town Edge		
				TE-1	1	R
EDITS ARE SHOWN BY <u>BLUE UNDERLINE (ADDITION)</u> AND STRIKETHROUGH (REMOVAL)						
1	Agri-business office, on-site	<u>R</u>	R	-	-	-
2	Agriculture research facility	<u>E</u>	M/S	-	M/S	M/S
3	Agritourism activities at an agricultural operation	<u>R</u>	R	-	-	-
4	Forestry and forestry product harvesting	<u>R</u>	R	R	R	R
5	Grain storage facility, commercial	<u>E</u>	-	-	-	-
6	Grain storage facility, private	<u>R</u>	M/S	-	-	-
7	Grain/soybean production	<u>R</u>	R	R	R	R
8	Greenhouse sales, retail with outdoor storage and accessory goods/services	<u>R</u>	S	S	R	R
9	Greenhouse sales, wholesale with outdoor storage	<u>R</u>	R	-	-	R
10	Horse barn, private* (one per acre)	<u>R</u>	R	M/S	-	-
11	Horse boarding/ training, commercial* with accessory goods/services	<u>S</u>	S	-	-	-
12	Irrigation pond, excavated/im pounded	<u>E</u>	M/S	-	-	-
13	Irrigation well (over 300,000 gallons per month)	<u>E</u>	M/S	-	-	-
14	Landscape contractor - design and maintenance	<u>E</u>	R	M/S	M/S	R

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15	Livestock - domestic/for private use (traditional farm-based livestock husbandry)	R	R	M/S	M/S	-
16	Livestock production - intensive		-	-	-	-
17	Migrant labor camp	E	S	-	-	-
18	Orchard/vine yard with accessory goods/services	R	R	R	R	S
19	Ornamental plant nursery with greenhouses (less than 20 acres) with accessory goods/services	R	R	R	-	-
20	Ornamental plant nursery with greenhouses (greater than 20 acres) with accessory goods/services	E	M/S	-	-	-
21	Packing shed, commercial	R	M/S	-	-	-
22	Packing shed, private on farm	R	R	-	-	-
23	Preparation, processing or sale of food products associated with an agricultural operation	R	R	R	R	R
24	Sale of agricultural products from a farm market	R	R	R	R	R
25	Sale of agricultural products from a farm stand	R	R	R	R	R
26	Traditional animal husbandry	E	-	-	-	-
27	Use of structure accessory to a farming operation	E	R	R	R	R
28	Vegetable production	R	R	R	R	R
29	Wildlife impoundment ponds, seasonal	E	R	-	R	-
30	Winery, production, with accessory goods/services	R	R	-	M/S	M/S

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Category 2 - Commercial Uses						
		TE-1	T	R	NB	CG
1	Adult daycare, 7 or more*	S	-	-	S	R
2	Adult daycare, up to 6*	R	M/S	M/S	R	R
3	Aerobic studios, up to 2,500 sq. ft. with accessory goods/services	M/S	-	S	R	R
4	Animal grooming with accessory goods/services	R	M/S	M/S	R	R
5	Antiques mall, enclosed, greater than 2,500 sq. ft.	R	-	-	-	R
6	Antiques shop, enclosed - up to 2,500 sq. ft.	R	M/S	M/S	R	R
7	Appliance repair shop - no outside storage	R	R	-	R	R
8	Artist studio, up to 2,500 sq. ft.	E	M/S	M/S	R	R
9	Artist studio, over 2,500 sq. ft., up to 5,000 sq. ft.	E	M/S	-	R	R
10	Artisan studio, up to 2,500 sq. ft.	E	M/S	M/S	R	R
11	Artisan studio, greater than 2,500 sq. ft. to 5,000 sq. ft.	E	M/S	-	R	R
12	Auction markets, enclosed	S	-	-	S	R
13	Auto body/auto painting shops	E	-	-	S	S
14	Auto rental agency	S	-	-	S	R
15	Auto repair garage	E	-	-	S	R

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16	Auto sales, service and rentals up to 20,000 sq. ft.	S	-	-	S	R
17	Auto service stations	S	-	-	S	S
18	Banks/financial institutions	R	-	-	S	R
19	Barber shops with accessory goods/services	R	-	-	R	R
20	Beauty shops with accessory goods/services	R	-	-	R	R
21	Bed and breakfast	R	M/S	M/S	R	R
22	Beverage distribution, wholesale	E	-	-	S	R
23	Bicycle rentals/sales with accessory goods/services	R	R	R	R	R
24	Bowling alley	E	-	-	S	R
25	Broadcasting studio, radio/tv	E	-	-	S	R
26	Building material sales with outside storage	E	-	-	S	R
27	Campgrounds with accessory goods/services	E	S	-	-	-
27A	Campground, rustic	E	S	-	-	
28	Car wash	E	-	-	S	R
29	Carpet and rug cleaning	E	-	-	-	S
30	Catering, off-premise service	R	M/S	M/S	R	R
31	Conference/ retreat center, up to 10 guest rooms, with accessory goods/services	M/S	M/S	S	S	R

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32	Conference/ retreat center, 11 - 25 guest rooms, with accessory goods/services	E	S	-	S	R
33	Convenience store	E	S	-	S	S
34	Dance halls (up to 3,000 sq. ft.)	E	-	-	M/S	R
35	Dance halls (3,000 - 5,000 sq. ft.)*	E	-	-	S	R
36	Dance/visual arts studios, instructional	E	-	-	R	R
37	Day spa with accessory goods/services	E	R	M/S	R	R
38	Design studio, up to 2,500 sq. ft.	E	M/S	-	R	R
39	Design/ production facility, up to 5,000 sq. ft.	E	S	-	R	R
40	Domestic animal training with accessory goods/services	R	M/S	M/S	R	R
41	Dry cleaning/ laundry	E	-	-	S	S
42	Electrical repair shop, no outside storage	E	-	-	R	R
43	Event Venue	E	-	-	-	S
44	Flea market with permanent structure or without	E	-	-	S	R
45	Flexible term rental units	E	-	-	S	R
46	Funeral homes (with or without crematorium)	E	-	-	S	R

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47	Furniture repair/ refinishing and restoration; cabinet making/ carpentry shop	S	M/S	-	R	R
48	Game center, coin-operated	-	-	-	S	R
49	Guide/outfitter services*, waterfront service, with accessory goods/services	R	M/S	M/S	R	R
50	Health club/fitness center with accessory goods/services	-	-	-	R	R
51	Home occupation - Home business/office	R	R	R	R	R
52	Home occupation - micro-business/office	E	E	E	E	E
53	Inn, historic - Pre 1950 structure with accessory goods/services	R	M/S	M/S	R	R
54	Kennels and boarding of animals with accessory goods/services	-	M/S	-	S	R
55	Landscape contractor - design and maintenance	-	R	M/S	M/S	R
56	Laundromat	-	-	-	S	R
57	Lawn mower/small engine sales, service, w/opaque screened outdoor storage	-	M/S	-	R	R
58	Memorial burial parks, commercial or non-profit operation (not part of a church yard)	-	S	-	-	-
59	Meteorological (MET) tower	-	-	-	-	-
60	Miniature golf	-	-	-	S	R
61	Mini-storage facilities	-	-	-	-	R
62	Mobile home sales	-	-	-	-	R

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63	Moped rentals and sales	E	M/S	-	R	R
64	Motels and hotels, up to 10 rooms	E	-	-	S	R
65	Motels and hotels, 11 - 25 rooms	E	-	-	S	R
66	Motels and hotels, 26 - 100 rooms	E	-	-	-	S
67	Music studio	E	-	-	M/S	R
68	Neighborhood commercial center, up to 5,000 sq. ft.	S	-	-	M/S	R
69	Neighborhood commercial center, 5,000 - 10,000 sq. ft.	S	-	-	S	R
70	Nursery/ daycare of preschool children (6 or less)	R	R	M/S	R	R
71	Nursery/ daycare of preschool children (7 or more)	E	S	-	S	R
72	Office, business	M/S	-	M/S	R	R
73	Office, professional	M/S	-	M/S	R	R
74	Other retail establishment, 2,500 - 5,000 sq. ft.	S	-	-	M/S	R
75	Other retail establishment, including waterfront service, less than 2,500 sq. ft.	E	-	-	R	R
76	Other retail establishment, 5,000 - 25,000 sq. ft.	E	-	-	-	R
77	Petroleum product bulk storage for wholesale	E	-	-	-	-
78	Photographic studio	S	-	-	R	R

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79	Plein Aire events	E	R	R	R	R
80	Plumbing repair shop	S	-	-	R	R
81	Pool/billiard room*	E	-	-	S	R
82	Railroad passenger station	E	S	-	S	-
83	Regional commercial center, up to 20,000 sq. ft.	E	-	-	-	R
84	Restaurant, over 2,500 sq. ft. or any with drive-thru service	S	-	-	S	R
85	Restaurant, any with outdoor seating, no drive-thru	S	-	-	S	R
86	Restaurant, including waterfront service, less than 2,500 sq. ft., no drive-thru service	S	-	-	S	R
87	Adaptive Re-Use Business	R	M/S	-	M/S	R
88	RV/camper sales/service/ rentals	E	-	-	-	R
89	Schools of special instruction, less than 25 students	E	-	-	R	R
90	Schools of special instruction, 25 or more students	E	-	-	S	R
91	Shoe repair	R	-	-	R	R
92	Short term rental	E	R	R	R	R-
93	Skating rink, ice/roller	E	-	-	S	R
94	Specialty food production, 2,500 sq. ft. or less	R	M/S	M/S	R	R
95	Stone monument processing	E	-	-	S	R

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96	Subdivision sales/rental office, on-site at an approved subdivision	R	R	R	Z	R
97	Taxidermy services	-	M/S	-	R	R
98	Temporary seasonal sales - Christmas trees, seafood, etc. (4 - 30 days) with accessory goods/services	R	R	R	R	R
99	Theater, indoor single screen/stage less than 5,000 sq. ft.	-	-	-	S	R
100	Tourism info office, kiosk or staffed	R	M/S	-	M/S	R
102	Truck/freight terminal	-	-	-	-	S
103	Truck stop	-	S	-	-	S
104	Veterinary clinics with accessory goods/services	S	S	-	S	R
105	Veterinary services (no overnight boarding) with accessory goods/services	R	M/S	-	R	R
106	Warehousing, including moving and storage with accessory goods/services	-	-	-	-	R
107	Wood splitting and packing	-	M/S	-	-	-
108	Yard/garage sales, 4 - 15 days	R	R	R	R	R
109	Yard/garage sales, temporary, 3 days or less	E	E	E	E	E

	Category 3 - Community Service Uses				
		TE	1	R	NB

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1	Adult daycare, 7 or more*	S	-	-	S	R
2	Adult daycare, up to 6*	R	M/S	M/S	R	R
3	Airstrip, private normal use (PNU)	E	-	-	-	-
4	Airstrip, private occasional use (POU)	E	-	-	-	-
5	Alternative wastewater treatment system (accessory)	R	M/S	M/S	M/S	M/S
6	Animal shelter, non-profit operation	E	M/S	-	S	R
7	Churches/ places of worship (with or without on-site cemetery) up to 10,000 sq. ft.	R	R	M/S	M/S	R
7A	Churches/ places of worship (with or without on-site cemetery) 10,001 - 20,000 sq. ft.	R	M/S	S	M/S	M/S
8	Colleges/ universities	S	-	-	S	R
9	Community center, up to 5,000 sq. ft.	S	-	-	S	R
10	Helipad, private	E	-	-	-	-
11	Hospitals	S	-	-	S	R
12	Library	R	S	S	R	R
13	Medical clinics (outpatient)	S	-	-	S	R
14	Meeting facilities for fraternal, civic and similar organizations, up to 5,000 sq. ft.	S	-	-	S	R

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15	Museums, public or commercial, with accessory goods/services	<u>S</u>	-	-	R	R
16	Nursery/ preschool (6 or less)*	<u>R</u>	R	M/S	R	R
17	Nursery/ preschool (7 or more)*	<u>E</u>	-	-	S	R
18	Post offices	<u>S</u>	-	-	R	R
19	Public safety facilities - police, fire, rescue stations, including government offices	<u>R</u>	-	-	R	R
20	Public utility, Class A: See definition	<u>R</u>	R	-	R	R
21	Public utility, Class B: See definition	<u>S</u>	S	S	S	S
22	Recreational, educational or social events by a non-profit organization, temporary	<u>E</u>	E	E	E	E
23	Recreational or social uses within a subdivision for use of residents only	<u>E</u>	E	E	E	E
24	Research radar installation with or without ancillary structures	<u>E</u>	=	=	=	-
25	Residential care facilities (for medical/ mental patients), up to 5,000 sq. ft.	<u>S</u>	-	-	S	R
26	Sanitary landfill, public (local government operated)	<u>E</u>	-	-	-	-
27	Schools, primary or secondary, public or private	<u>S</u>	-	-	S	R
28	Schools, vocational or technical, public or private	<u>S</u>	-	-	S	R
29	Sewage treatment facilities	<u>S</u>	S	S	S	S
30	Social club, private, up to 5,000 sq, ft	<u>S</u>	-	-	S	R

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31	Solar energy facility, small system	R	R	R	R	R
32	Wireless Communication Facility (WCF)		-	-	-	
	A. WCF ≤ 50 feet	R	R	R	R	R
	B. WCF > 50 feet and ≤ 100 feet on a parcel ≥ 5 acres	E	E	E	E	R
	C. WCF > 100 feet and ≤ 199 feet on a parcel ≥ 5 acres	E	E	E	E	M/S
	D. WCF > 50 feet and ≤ 100 feet on a parcel < 5 acres	E	E	E	E	R
	E. WCF > 100 feet and ≤ 199 feet on a parcel < 5 acres	E	E	E	E	M/S
33	Telephone exchange, unmanned	S	S	S	S	R
34	Waste collection center, public (local government operated)	E	E	S	S	-
35	Wind energy facility: wind energy test facility: wind turbine, large or utility-scale	E	E	E	E	-
36	Wind turbine, small, less than or equal to 35 feet in total height in accordance with standards in § 154.2.114	R	R	R	R	R
37	Wind turbine, small, greater than 35 feet and 120 feet total height in accordance with standards in § 154.2.114	M/S	M/S	M/S	M/S	M/S
38	Wind turbine, small, greater than 120 feet and 199 feet total height in accordance with standards in § 154.2.114	S	S	S	S	S
39	Windmills less than or equal 35 feet total height, in accordance with standards in § 154.2.114	R	R	R	R	R
40	Windmills greater than 35 feet and 120 feet total height, in accordance with standards in § 154.2.114	M/S	M/S	M/S	M/S	M/S

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41	Windmills greater than 120 feet and 199 feet total height, in accordance with standards in § 154.2.114	S	S	S	S	S
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Category 4 - Industrial Uses		TE	T	R	NB	CG/EB/ C-1
1	Any industrial use which exceeds 50,000 gallons of water from the aquifer in any one day or 300,000 in any consecutive 30-day period	-	-	-	-	-
2	Asphalt or bituminous mixing plant	-	-	-	-	-
3	Automobile/ farm equipment/ truck assembly	-	-	-	-	-
4	Bakeries, wholesale (up to 5,000 sq. ft.)	-	-	-	S	R
5	Barrel/box/bag manufacturing	-	-	-	-	-
6	Bio-diesel refinery (no petroleum products added on-site)	-	-	-	-	-
7	Boat building and repair with or without marine railway*	-	S	-	S	S
8	Boat/yacht interiors - new and retrofit (fabrication and installation)	-	S	-	S	S
9	Borrow pit	-	S	-	-	-

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10	Brick/tile/terra cotta manufacturing	E	-	-	-	-
11	Building component manufacturing/ assembly of modular homes	E	-	-	-	S
12	Bulk mailing services	E	-	-	S	R
13	Cabinet-making facility, up to 10,000 sq. ft.	E	-	-	-	S
14	Cinderblock manufacturing	E	-	-	-	-
15	Clock and watch manufacture and distribution (up to 5,000 sq. ft.)	S	-	-	S	R
16	Clothing manufacturing (up to 5,000 sq. ft.)	S	-	-	S	R
17	Communications equipment manufacturing	E	-	-	-	S
18	Concrete/concrete products manufacturing	E	-	-	-	-
19	Contractor office/shop with material storage enclosed or outdoors with opaque screening up to 5,000 sq. ft.	S	S	-	S	R
20	Contractor office/shop with material storage outdoors, unscreened	E	-	-	-	M/S
21	Cotton gins	E	-	-	-	-
22	Drafting equipment manufacture and distribution	E	-	-	-	R
23	Drop forge industry	E	-	-	-	-
24	Drop-ship center, up to 50,000 sq. ft.	E	-	-	-	-
25	Electronic appliance assembly	E	-	-	-	-
26	Electronic components manufacturing (excluding transformers)	E	-	-	-	-

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27	Ethanol production	E	-	-	-	-
28	Farm equipment sales, service and repair	S	S	-	S	M/S
29	Fertilizer blending and distribution	E	-	-	-	-
30	Fertilizer/ pesticide bulk storage for wholesale	E	-	-	-	-
31	Foundry - artisan, up to 2,500 sq. ft.	E	M/S	-	M/ S	M/S
32	Foundry - artisan, 2,500 - 10,000 sq. ft.	E	-	-	-	S
33	Furniture manufacturing, up to 2,500 sq. ft.	S	M/S	-	M/ S	M/S
34	Furniture manufacturing, 2,500 - 10,000 sq. ft.	E	-	-	-	S
35	Glass works and ceramics - artisan, up to 2,500 sq. ft.	M/S	M/S	-	R	R
36	Glass works and ceramics - artisan, 2,500 - 10,000 sq. ft.	S	-	-	-	S
37	Heavy equipment sales and service	E	-	-	-	S
38	Industrial trade school	E	-	-	-	S
39	Jewelry assembly - artisan, up to 2,500 sq. ft.	M/S	M/S	M/S	M/ S	R
40	Jewelry assembly - artisan, 2,500 - 5,000 sq. ft.	S	-	-	M/ S	M/S
41	Labs and test facilities for manufacturing, enclosed	E	-	-	S	S

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42	Landscape contractor - design and maintenance on-site	S	R	M/S	M/ S	R
43	Landscape contractor - site work	E	-	-	-	-
44	Machine shops, tool and die operations	E	-	-	-	S
45	Medical/ surgical instrument manufacturing	E	-	-	-	S
46	Metal fabrication and welding operations	E	-	-	S	S
47	Microbrewery (up to 5,000 sq. ft.)	M/S	-	-	M/ S	R
48	Microbrewery (5,000 - 10,000 sq. ft.)	E	-	-	-	S
49	Modular unit manufacture and assembly	E	-	-	-	-
50	Multi-unit storage facility, up to 50,000 sq. ft.	E	-	-	-	-
51	Musical instrument manufacture and distribution	E	-	-	-	S
52	Optical equipment manufacture	E	-	-	-	S
53	Pallet manufacture and repair facilities	E	-	-	-	-
54	Peanut dryer	E	-	-	-	-
55	Petroleum product bulk storage for wholesale*	E	-	-	-	-
56	Pharmaceutical manufacturing laboratories	E	-	-	-	-
57	Plaster products manufactured from previously prepared raw materials	E	-	-	-	-

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58	Pottery and figurine manufacture	E	-	-	-	S
59	Prefabrication of wooden buildings/ garden sheds, etc.	E	-	-	-	S
60	Printing, lithography establishments	S	-	-	S	R
61	Processing of bulk agricultural products	E	-	-	-	-
62	Processing of seafood products	E	-	-	-	-
63	Railroad freight terminals	E	-	-	-	S
64	Reclamation of soil or water, temporary - existing on-site only	R	R	R	R	R
65	Recreational vehicle retrofitting and customizing	E	-	-	-	S
66	Recycling collection site up to 1 acre	S	S	-	S	S
67	Recycling receiving/ transfer facilities for plastic, glass, cans, paper, household waste	E	-	-	-	S
68	Recycling /processing of plastic, glass, aluminum or paper	E	-	-	-	-
69	Recycling yard	E	-	-	-	-
70	Sawmill/kiln/ planing facility	E	-	-	-	-
71	Soap manufacturing	E	-	-	-	-
72	Soybean crush mills for oil and meal production	E	-	-	-	-
73	Storage of bulk agricultural products	S	S	-	-	-

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74	Storage of seafood products	S	S	-	-	-
75	Vehicle junkyard/ graveyard with parts recycling/ sales/ screened	E	-	-	-	-
76	Warehouse, up to 50,000 sq. ft.	E	-	-	-	-
77	Wood, cloth or fiber product manufacture	E	-	-	-	-

Category 5 - Marine-Related Uses						
		TE	T	R	NB	CG
1	Aquaculture business office, on-site	E	R	-	-	-
2	Aquaculture, fish production in existing ponds*	E	R	M/S	M/S	M/S-
3	Aquaculture, fish production tanks	E	S	-	-	M/S-
4	Aquaculture research facility	E	M/S	-	M/S	M/S-
5	Aquaculture, shellfish seed production	E	M/S	M/S	M/S	M/S-
6	Beaches, public naturally occurring	E	S	S	S	S-
7	Boat building and repair with or without marine railway*	E	S	-	S	S-
8	Boat ramp for recreational boats, private	E	R	R	R	R-
9	Boat ramp for recreational boats public /commercial* with accessory goods/services	E	S	S	S	S-

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10	Boat rental with accessory goods/services	-	-	-	S	R ₋
11	Boat sales/service	S	-	-	S	R
12	Clam packing houses (with no processing)	-	R	-	R	R ₋
13	Crab packing houses	-	S	-	S	R ₋
14	Crab shedding, enclosed	-	R	M/S	R	R ₋
15	Crab shedding, not enclosed	-	R	M/S	M/S	R ₋
16	Docks, private recreational	-	R	R	R	R ₋
17	Dredge spoil disposal site (from local waters)	-	S	-	-	R ₋
18	Erosion and storm water control devices	R	R	R	R	R
19	Fish packing houses (with no processing)	-	M/S	-	M/S	R
20	Hunting blinds*	R	R	-	-	-
21	Landing site for finfish, shellfish, crabs - commercial	-	S	-	S	R
22	Landing site for finfish, shellfish, crabs - private	-	R	R	R	R
23	Marina, 50 slips or more, public or commercial*	-	-	-	-	-
24	Marina, less than 50 slips, public or commercial*	-	-	-	S	S
25	Marine navigation aids	-	R	R	R	R
26	Non-motorized watercraft - instruction rental, sales	-	M/S	M/S	R	R

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27	Oyster shucking houses (with no processing)	E	S	-	R	R _E
28	Pot production for crab or eel pots, commercial (up to 1 acre incl. storage)	M/S	M/S	-	R	R
29	Pot production for crab or eel pots, private	R	R	R	R	R
30	Research facilities for marine sciences	E	S	-	S	R _E
31	Retail sales of clam, crab, fish (less than 2,500 sq. ft.) with accessory goods/services	R	R	-	R	R
32	Wholesale outlet for clam, crab, fish, less than 2,500 sq. ft.	E	R	-	R	R _E
33	Wholesale outlet for unprocessed clam, crab, fish, 2,500 - 5,000 sq. ft.	E	-	-	M/S	R _E
34	Wildlife/marine life preservation area*	E	R	R	R	R _E

Category 6 - Recreational Uses		TE	I	R	NB	CG
1	Archery range, outdoor, with accessory goods/services	R	M/S	-	-	-
2	Archery range, indoor (up to 5,000 sq. ft.) with accessory goods/services	R	M/S	-	M/ S	R
3	Athletic fields	S	S	-	S	S
4	Athletic fields, with structures	S	S	-	-	-
5	ATV trails - commercial	E	-	-	-	-
6	Batting cage	E	-	-	-	S

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7	Boat ramp for recreational boats, private*	E	R	R	R	R _E
8	Boat ramp for recreational boats, public/ commercial*	E	S	S	S	S _E
9	Boat storage and washing facilities	E	-	-	S	S
10	Bowling alley with accessory goods/services	E	-	-	S	R
11	Camper/RV storage with washing facilities, screened	E	-	-	S	S
12	Corn mazes with accessory goods/services	R	R	-	-	-
13	Country clubs, not including golf courses	E	S	-	S	R _E
14	Dance halls (up to 3,000 sq. ft.)*	E	M/S	-	M/ S	R
15	Dance halls (3,000 - 5,000 sq. ft.)*	E	-	-	S	R
16	Day camp	S	S	S	S	S
17	Docks, private recreational	E	R	R	R	R _E
18	Firing range, indoor	E	-	-	S	S
19	Firing range, outdoor - including skeet, trap, sporting clays, shotguns, etc.	E	-	-	-	-
20	Firing range, outdoor - rifles, including semi-automatic and handguns	E	-	-	-	-
21	Fishing pier, commercial or public, with accessory goods/services	E	S	S	S	-
22	Game center, coin-operated	E	-	-	M/ S	R

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23	Go-kart tracks*	E	-	-	-	-
24	Golf course, public, private or commercial, with accessory goods/services	S	S	-	-	-
25	Golf driving range, daylight only, with accessory goods/services	M/S	M/S	-	-	M/S
26	Golf - miniature* with accessory goods/services	E	-	-	M/ S	R
27	Guide/outfitter services with accessory goods/services	R	M/S	M/S	R	R
28	Hayrides, commercial	R	R	-	-	-
29	Health club/fitness center/day spa* with accessory goods/services	E	-	-	R	R
30	Horse barn, private* (one per acre)	R	R	M/S	M/ S	M/S
31	Horse boarding/ training, commercial* with accessory goods/services	E	S	-	-	-
32	Hunt clubs/lodges, commercial, no hunting grounds on-site	S	S	-	S	S
33	Hunting blinds*	R	R	-	-	-
34	Marina, 50 slips or more, public or commercial*	E	-	-	-	-
35	Marina, less than 50 slips, public or commercial*	E	-	-	S	S ₋
36	Non-motorized recreational trail	S	S	S	S	S
37	Non-motorized watercraft - instruction rental, sales*	E	M/S	M/S	R	R ₋
38	Paintball course, outdoor	R	M/S	-	R	R

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39	Parks - public	S	S	S	S	S
40	Playgrounds for children	R	M/S	R	R	S
41	Ponds within existing campgrounds	E	-	-	-	R (EB/C- 1 only)
42	Pool hall/billiard room*	E	-	-	M/S	R
43	Skating rink, ice/roller*	E	-	-	-	R
44	Swimming pools, public or commercial	E	-	-	S	R
45	Temporary recreational event (3 days or less); e.g., carnival, ballooning, bungee jumping, tractor pulls, etc.	R	R	R	R	R
46	Tennis courts, private	R	R	R	R	R
47	Tennis courts, public or commercial	S	-	-	S	R
48	Theater, indoor screen/stage up to 5,000 sq. ft.*	E	-	-	S	R
49	Wildlife or marine life preservation area*	E	R	R	R	R

Category 7 SF - Single-Family Residential Uses						
		TE	1	R	NB	CG
1	Principal SF detached dwelling unit		-	-	-	

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	a. On-site construction	R	R	R	R	-
	b. Manufactured, single-wide H.U.D. inspected	M/S	M/S	-	-	-
	c. Manufactured, double or triple-wide H.U.D. inspected	R	R	R	-	-
	d. Manufactured, modular V.D.H.C.D. inspected	R	R	R	M/S	-
2	Principal SF attached dwelling units - with each unit under fee simple ownership		-	-	-	
	a. Townhouse, row house or side by side	R	-	S	S	-
	b. Duplex	R	-	M/S	M/S	-
3	Principal SF detached rural farmstead dwelling unit	E	-	-	-	-
4	Accessory SF detached dwelling unit		-	-	-	
	a. On-site construction	M/S	M/S	M/S	M/S	-
	b. Manufactured, single-wide H.U.D. inspected	M/S	M/S	M/S	M/S	-
	c. Manufactured, double or triple-wide H.U.D. inspected	M/S	M/S	M/S	M/S	-
	d. Manufactured, modular V.D.H.C.D. inspected	M/S	M/S	M/S	M/S	-
5	Accessory SF attached dwelling unit	M/S	M/S	M/S	M/S	-
6	Accessory uses and structures (excluding guesthouses) **	R	R	R	R	R
7	Guesthouses (meeting primary setbacks and clearly subordinate to primary structure)	E	M/S	M/S	M/S	-
8	Temporary SF detached dwelling unit - manufactured , single-wide HUD inspected	R	R	R	R	R

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9	Temporary emergency dwelling	R	R	R	R	R
10	Combination live-work unit w/allowable business/commercial use	M/S	M/S	M/S	M/S	M/S
11	Residential Facility	S	R	R	R	-

Category 7 MF -Multi-Family Residential Uses						
		TE	1	R	NB	CG
1	Principal MF attached dwelling units - apartment	S	-	S	S	S
2	Principal MF attached dwelling units - with each unit not under fee simple ownership		-	-	-	
	a. Townhouse, row house or side by side	R	-	S	S	-
	b. Duplex	R	M/S	M/S	M/S	-
3	Accessory uses and structures**	R	R	R	R	R
4	Temporary emergency dwelling	R	R	R	R	R
5	Housing for migrant farm workers in association with a seasonal farming operation	E	S	-	-	-
6	Worker housing - up to and including 12 occupants, employer furnished	E	-	-	-	-
7	Housing for students, faculty and staff in association with a learning institute	S	S	S	S	S
8	Mixed-use structure, residential/ commercial, up to 4 single-family dwelling units	S	-	-	S	S

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9	Group homes		-	-	-	
	a. Respite care service facility	S	S	S	S	-
	b. Retirement home	S	S	S	S	-
	c. Supervised living residential service facility		-	-	-	R
10	Shared senior home	M/S	M/S	M/S	-	-

* Appears in more than one category.

** must be in rear yards

*** size regulated in district standards

We have left some as SUPs due to the intensity of the use, parking standards and or nuisances.

APPENDIX B: DENSITIES, LOT SIZES AND DIMENSIONS

Town Edge

Zoning District	TE-1	TE-R	TE-NB	TE-CG	TE-1
Maximum density (# dwelling units per # acres)	1:5	1:2 ^{2,3,8}	1:2 ³	None	2:1 ^{2,3}
Minimum lot size	1 acre	1 acre	1/2 acre	None	20,000 sf ⁸
Minimum lot width in feet at:					
Measured at the building/ front setback line	125	100	None	None	75
Measured at the shoreline	None	None	None	None	None

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Minimum yard dimensions in feet:

Front Yard Setback

All structures measured from the property line on U.S. Rt. 13	100	100	100	100	100
All structures measured from the right-of-way of all other roads and railroads ⁷	60	60	60	100	60

Rear Yard Setback

Principal Structures	50	25	20 ⁶	35 ⁶	25 ⁶
Accessory Structures	10	5	5 ⁶	20 ⁶	10 ⁶

Side Yard Setback

Allowable principal attached structures measured from shared property lines	0	0	0	0	0 ⁵
All other principal structures	25	10	15 ⁶	25 ⁶	15 ⁶
Accessory Structures	10	5	5 ⁶	15 ⁶	10 ⁶

Maximum height in feet:⁶

Principal Structures	35	35	35	35	35
Accessory Structures	25	16	20	25	20

1 Density may be increased to 1:10 under open space density bonus option; 85% open space required; max.

2 With SUP, density may be increased to 4:1 for multi-family if one-site sewage and water supply systems are approved by the Health Department.

3 ~~Through rezoning to TE-R-1, density may have been increased to 4:1 if using the cluster option outlined in section 154.1.122(C)(1)(B) is utilized or~~ Through rezoning to TE/R-1, density may be increased to 5:1 if central water and sewer ~~owned and operated by a municipality, county or public service authority~~ are provided; setbacks may be modified.

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4 Minimum lot size may be reduced to 30,000 sq. ft. under open space density bonus option.

5 In the case of zero lot line development or a shared lot line, a 20-ft. setback shall be observed on the other.

6 If a lot is zoned NB, WV-NB, WV-WC, ~~TE-NB~~, TE-CG, EI, EB, C-1 or WW abuts a lot that is zoned NB, WV-NB, WV-WC, ~~TE-NB~~, TE-CG, EI, EB, C-1 or WW, the side and / or rear minimum setback shall be reduced to 0 feet pursuant to §154.2.141 General Modification to Yard Regulations.

7 P/x = Prevailing, if one exists, otherwise number indicated. See § 154.2.142, Front Setback/Yard Regulations. Front setback from railroad right-of-way in E1 District is 0 feet.

8 Deviations from the minimum lot for conventional lots in TE-R is set forth in subsection 154.2.122(C)(1)(a)(1-3) and cluster lot size minimums in TE-R as set forth in subsection 154.1.122(C)(1)(B).

Note: Supplemental setback regulations are stated in § 154.2.140 et seq., Supplemental District Regulations.

Note: All development requires Health Department approval.