



**Amherst County Board of Supervisors  
County Ordinance No. 2022-0010**

**AN ORDINANCE, NO. 2022-0010**

Amending and enacting §§ 702.02 and 702.03 of Article VII – Other Requirements of Zoning Districts, and §§ 904.01 and 904.02, and §§ 904.04 through 904.09 of Article IX - Special Provisions of Appendix A – Zoning and Subdivisions Ordinance to the Code of the County of Amherst, Virginia.

Approved as to form and legality by the Amherst County Attorney

**FIRST READING: Board of Supervisors, August 2, 2022  
PUBLIC HEARING: Board of Supervisors, August 16, 2022**

**THE COUNTY OF AMHERST HEREBY ORDAINS:**

**§ 1. That §§ 702.02 and 702.03 of Article VII, and §§ 904.01 and 904.02, and §§ 904.04 through 904.09 of Article IX of Appendix A – Zoning and Subdivisions Ordinance to the Code of the County of Amherst, Virginia, are hereby amended and enacted as follows:**

**APPENDIX A - ZONING AND SUBDIVISIONS**

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***Article VII. - Other Requirements of Zoning Districts***

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**702. Agricultural Residential District A-1.**

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**702.02 Permitted uses.** Within the A-1 district, the following uses are permitted:

1. Agriculture and forestry operations; crop production, livestock production, except no confinement facility may be closer than one thousand (1,000) feet to a property line; sale of agricultural and forestal products grown in the county; agritourism; and other activities or events that are usual and customary at Virginia agricultural operations.
2. Temporary sawmills, only for timber on-site or proximate to site.
3. Single-family dwellings that are built in accordance with the statewide building code.
4. Manufactured homes as provided in Section 908.
5. Accessory structures.
6. Emergency services.
7. Home occupations.

8. Reserved.
9. Camping for less than four (4) consecutive weeks in portable facilities; i.e., tent or camper ~~or per Section 904.~~

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*702.03. Special exceptions (Agricultural Residential District—A-1 zone).*

1. Public entertainment.
2. Schools.
3. Saw mills.
4. Pallet manufacturing.
5. Wood yards.
6. Feed mills.
7. Truck business.
8. Churches and related facilities.
9. Signs as provided in Section 907.
10. Planned unit developments.
11. Short-term tourist rental of dwelling as provided in Section 916.
12. Machinery sales and service.
13. Storage of biosolids as provided in Section 917.
14. Mineral extraction per Section 910.
15. Small wind energy as provided in Section 918.
16. Substance abuse treatment facility.
17. Off-site directional signs compliant with the requirements of subsection 907.04.
18. Personal wireless service facilities as provided in Section 919.
19. Club, private.
20. Shooting range, outdoor.
21. Breweries.
22. Family day home which serves six (6) through twelve (12) children.
23. Single-family attached dwelling developments, as provided in Section 921.
24. Kennels.
25. Aviation facilities, private as provided in Section 922.
26. Retirement community.
27. Industrial landfill.
28. Solar generation facilities, utility-scale.
29. Campgrounds, as provided in Section 904.
- ~~29-30.~~ Any other use which the zoning administrator determines is consistent with the statement of intent for this district and is of the same general character as special exception uses in this district.

## Article IX. – Special Provisions

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### 904. ~~Travel-trailer parks~~ Campgrounds.

*904.01 Intent.* The special provisions for ~~recreation vehicle parks~~ campgrounds are designed to encourage the compatibility of these parks with surrounding land uses, maintain a safe and healthy atmosphere, minimize adverse environmental impacts and stabilize demand on local public services.

*904.02. Use.* ~~Travel-trailer parks~~ Campgrounds shall be used only by travel trailers, pick-up coaches, motor homes, camping trailers, other vehicular accommodations, ~~and tents, cabins and other structures~~ suitable for temporary habitation and used for travel, vacation and recreation purposes. The maximum stay on any one (1) ~~travel-trailer campground~~ site within the park ~~by an individual vehicular accommodation or tent~~ shall be one hundred and twenty (120) days. The removal of wheels and placement of ~~the a vehicular unit~~ on a foundation in such park is prohibited.

*904.03. Site plan.* The site plan, prepared in accordance with Article XI herein, shall include proposed facilities for sanitation, solid waste, drainage and fire prevention. Site plans shall meet the requirements of the Erosion and Sediment Control Handbook and shall be approved by the health department and the local fire department.

*904.04. Area and site regulations.* Area of the ~~park~~ campground shall be no less than three (3) acres. Density shall be no more than fifteen (15) sites per acre. Each ~~travel-trailer campground~~ site of space shall be at least two thousand five hundred (2,500) square feet in area. Each site shall contain a stabilized vehicular parking pad of packet gravel, ~~marl~~, paving or other suitable material. No part of a travel trailer or other unit placed on a ~~travel-trailer campground~~ site shall be closer than ~~ten (10) twenty (20)~~ feet to the adjacent site within the development. ~~The minimum number of travel-trailer sites completed and ready for occupancy before the first occupancy is permitted shall be fifteen (15) or five (5) per acre.~~ Prior to first occupancy, a certified statement of compliance shall be obtained from the zoning administrator.

*904.05. Location and access.* A ~~travel-trailer park and~~ campground shall be so located that no entrance nor exit from a park shall discharge traffic into any residential district nor require movement of traffic from the park through a residential district. A ~~travel-trailer park and~~ campground shall have a minimum of one hundred (100) feet of frontage on a public street. Entrances and exits to ~~travel-trailer parks and~~ campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the ~~park~~ campground shall be through such entrances and exits. No entrance nor exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. All ingress and egress to and from public streets and alleys shall meet the specifications of Section 33.1-198 of the Code of Virginia, 1950, as amended, and the Minimum Standard of Entrances to State Highways and be approved by the resident engineer.

*904.06. Accessory uses.* Each ~~park~~ campground shall have at least one (1) telephone ~~and one computer with internet~~ available for public use. Management headquarter's, manager's residence, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, stores and other uses and structures customarily incidental to operations of a ~~travel-trailer park~~ campground are permitted as accessory uses to the park, subject to the following restrictions:

1. Such establishments (excluding recreational facilities) and the parking areas primarily related to their operation shall not occupy more than ten (10) percent of the gross area of the ~~park~~ campground.
2. Such establishments shall be restricted in their use to occupants of the ~~park~~ campground.

3. Such establishments shall present no visible evidence from any street outside the ~~park~~ campground of the commercial character which would attract customers other than occupants of the ~~park~~ campground.
4. The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the ~~park~~ campground.

904.07. *Streets.* Streets ~~in within travel-trailer parks~~ campgrounds shall be constructed with a stabilized travel way (packed gravel, marl, paving or other suitable material) and shall meet the following minimum stabilized travel way width requirements:

One way, no parking	11 feet
One way with parking on one (1) side, or two way with no parking	18 feet
Two way with parking on one (1) side	27 feet
Two way with parking on both sides	34 feet

904.08. *Buffers.* ~~Travel-trailer parks~~ Campgrounds shall be enclosed by a fence, wall, landscape screening, earth mounds or by other designs from all ~~residential areas~~ adjacent properties and public right-of-ways in a manner that will complement the landscape and assure compatibility with the adjacent environment.

904.09. *Recreation facilities.* A minimum of eight (8) percent of the gross site area for the ~~travel-trailer park~~ campground shall be set aside and developed as common use areas for open spaces or recreation facilities. No ~~travel-trailer~~ campground site, required buffer strip, street right-of-way storage area nor utility site shall be counted as meeting open space or recreation purposes.

**§ 2. That this ordinance shall be in force and effect upon adoption.**

Adopted this 16<sup>th</sup> day of August 2022.



David W. Pugh, Jr., Chair  
Amherst County Board of Supervisors

**Member**

David W. Pugh, Jr., Chair .....

Tom Martin, Vice-Chair .....

L. J. "Jimmy" Ayers, III .....

Claudia D. Tucker .....

Drew Wade .....

**Vote**

AYE


AYE

AYE

AYE

AYE

**ATTEST:**



Dean C. Rodgers, Clerk  
Amherst County Board of Supervisors