

Table of Contents

Article I	Zoning Ordinance - Establishment of Regulations
Article II	Zoning Ordinance - General Provisions
Section 2.1	Title
Section 2.2	Legislative Intent
Section 2.3	Districts Generally
2.3.1	Meaning of District Symbols
2.3.2	Zoning Map and Amendments to the Zoning Map
2.3.3	Determination of District Boundaries
2.3.4	Zoning of Annexed Areas
2.3.5	Statutory References
2.3.6	Validity
2.3.7	Conflicts Within Ordinance
2.3.8 - 50	Reserved
Section 2.4	Administration and Enforcement
2.4.1	Enforcement of Ordinance, Guarantees
2.4.2	Permits
2.4.3	Violation and Penalty
Section 2.5	Non-Conforming Uses
2.5.1	Continuation of Existing Non-Conforming Uses and Permits
2.5.2	Restoration of Non-Conforming Use
2.5.3	Changes in District Boundaries
2.5.4	Change of Use
2.5.5	Occupancy of Vacant Non-Conforming Buildings or Structures
2.5.6-50	Reserved
Section 2.6	Appeals and Variances
2.6.1	Board of Zoning Appeals
2.6.2	Powers and Duties of the Board of Zoning Appeals
2.6.3	Applications for Special Exceptions and Variances
2.6.4	Appeals and Procedure of Appeals
2.6.5	Certiorari to Review Decision of the Board of Zoning Appeals
2.6.6	Fee for Appeals and Applications for Variance
2.6.7	Expiration of Variances
2.6.8	Tax Payments Required
2.6.9	Reserved
Section 2.7	Amendments of Chapter and Zoning Map; Conditional Zoning
2.7.1	Amendments Permitted
2.7.2	Procedures for Amending Chapter or Zoning Map
2.7.3	Appeals
2.7.4	Conditional Zoning - Statement of Intent
2.7.5	Conditional Zoning - Conditions as Part of a Rezoning or Amendment to the Zoning Map
2.7.6	Conditional Zoning - Enforcement and Guarantees
2.7.7	Conditional Zoning - Records
2.7.8	Conditional Zoning - Petition for Review of Decision
2.7.9	Conditional Zoning - Amendments and Variations of Conditions

2.7.10 Limitation on Reconsideration of Request for Amendment
Section 2.8 Condominiums and Cooperatives
Section 2.9 Definitions

Article III Zoning Ordinance - District Regulations

Section 3.1 Residential Estate District R-E
Section 3.2 Single Family Residential District R-1
Section 3.3 Residential Mixed District R-2
Section 3.4 Residential Multi-Family District R-3
Section 3.5 Commercial Residential CR
Section 3.6 Commercial District C-1
Section 3.7 Commercial District C-2
Section 3.8 Commercial District C-3
Section 3.9 Harbor District
Section 3.10 General Business/Light Industrial GBI
Section 3.11 Industrial District M-1
Section 3.12 Planned Unit Developments District PUD
Section 3.13 Industrial District M-2
Section 3.14 General Business/Light Industrial H-1 (GBI H-1)
Section 3.15 Open Space District

Article IV Zoning Ordinance - General Regulations Applicable to All Districts

Section 4.0 Home Occupation
Section 4.1 Sign Regulations
Section 4.2 Exceptions to the Regulations
Section 4.3 Conditional Use Permits
Section 4.4 Landscaping and Screening Regulations
Section 4.5 Parking Requirements
4.5.1 Table of Parking Standards
Section 4.6 Loading and Unloading
Section 4.7 Storm Water Management
Section 4.8 Swimming Pool Regulations
Section 4.9 Planning Application Fee Schedule
Section 4.10 Demolition Policy Guidelines
Section 4.11 Cape Charles Planning, Zoning, and Building Fee Schedule
Section 4.12 Wind Turbines

Article V Zoning Ordinance - Corridor Overlay District West and Corridor Overlay District Way (Deleted May 24, 2000)

Article VI Zoning Ordinance - Flood Plain District

Statement of Intent
Section 6.1 Interpretation and Application of Article
Section 6.2 Definitions
Section 6.3 Identification of Flood Plain District
Section 6.4 District Provisions
6.4.1 Permit Requirement
6.4.2 Site Plans and Permit Applications
Section 6.5 General Regulations for the Flood Plain District
6.5.1 Sanitary Sewer Facilities

6.5.2	Water Facilities
6.5.3	Drainage Facilities
6.5.4	Utilities
6.5.5	Streets and Sidewalks
6.5.6	New Construction/Substantial Improvements
Section 6.6	Special Flood Plain District Management Regulations
6.6.1	Coastal High Hazard Area (V Zones)
6.6.2	Coastal Flood Plain Areas (A Zones)
Section 6.7	Supplemental Regulations
6.7.1	Flood Zone
6.7.2	Elevations
Section 6.8	Variances in the Flood Plain District
6.8.1	Variance Requirements
6.8.2	Variance in Flood Zone
6.8.3	Flood Hazard Variance
6.8.4	Variance Below Flood Level
6.8.5	Variance Records
Section 6.9	Existing Structures in Flood Plain Districts
Section 6.10	Administration
Section 6.10.1	Building Official
Section 6.10.2	Permits
Section 6.10.3	Flood Proofing
Section 6.11	Warning and Disclaimer of Liability

Article VII Chesapeake Bay Preservation Ordinance

Section 7.1	Title
7.1.1	Findings of Fact
Section 7.2	Purpose and Intent
Section 7.3	Definitions
Section 7.4	Areas of Applicability
Section 7.5	Use Regulations
Section 7.6	Lot Size
Section 7.7	Required Conditions
Section 7.8	Conflict With Other Regulations
Section 7.9	Interpretation of Resource Protection Area Boundaries
Section 7.10	Performance Standards
Section 7.11	Water Quality Impact Assessment
Section 7.12	Plan of Development Process
Section 7.13	Non-Conforming Use and Development Waivers
Section 7.14	Exemptions
Section 7.15	Exceptions
Section 7.16	Enforcement
Section 7.17	Severability
Section 7.18	Effective Date

1 Article VIII Historic District Overlay

Section 8.1	Purpose of the District
Section 8.2	Criteria for Establishing Historic Districts—General Character
Section 8.3	Inventory of Landmarks and Contributing Properties Established
Section 8.4	Application of the District; Relation to Other Zoning Districts

Section 8.5	Permitted Uses
Section 8.6	Historic District Review Board; Creation
Section 8.7	Historic District Review Board; Membership
Section 8.8	Historic District Review Board; Terms
Section 8.9	Historic District Review Board; Qualifications
Section 8.10	Historic District Review Board; Organization
Section 8.11	Historic District Review Board; Rules
Section 8.12	Historic District Review Board; Meetings; Hearings
Section 8.13	Historic District Review Board; Procedures
Section 8.14	Historic District Review Board; Powers and Duties
Section 8.15	Summary of Administration Review Procedures
Section 8.16	Certain Minor Actions Exempted from Review by the Historic District Review Board
Section 8.17	Certain Actions Recommended in Design Guidelines Exempted from Review by the Historic Review Board; Delegation of Authority
Section 8.18	Approval of Historic District Review Board Required
Section 8.19	Certificate of Appropriateness
Section 8.20	Design Guidelines; Standards for Review
Section 8.21	Maintenance and Repair Required
Section 8.22	File of Actions to be Maintained
Section 8.23	Administration; Zoning Administrator
Section 8.24	Receipt of Application
Section 8.25	Material to be Submitted for Review
Section 8.26	Other Approvals Required
Section 8.27	Action by the Historic District Review Board; Issuance of Certificates of Appropriateness
Section 8.28	Expiration of Certificates of Appropriateness and Permits to Raze
Section 8.29	Inspection by Administrator After Approval
Section 8.30	Delay of Approval
Section 8.31	Conditions Imposed by the Historic District Review Board
Section 8.32	Appeals; Decisions of the Historic District Review Board
Section 8.33	Appeals; Decisions of the Zoning Administrator
Section 8.34	Appeal to the Circuit Court from a Decision of the Town Council
Section 8.35	Violations and Penalties
Section 8.36	Definitions

Article IX

Section 9.1	Statement of Intent
Section 9.2	Specific Purpose of the District
Section 9.3	Criteria for Establishing Historic Districts—General Character
Section 9.4	Application of the District; Relation to Other Zoning Districts
Section 9.5	Permitted Uses
Section 9.6	Harbor Area Review Board; Creation
Section 9.7	Harbor Area Review Board; Membership
Section 9.8	Harbor Area Review Board; Terms
Section 9.9	Harbor Area Review Board; Qualifications
Section 9.10	Harbor Area Review Board; Organization
Section 9.11	Harbor Area Review Board; Rules
Section 9.12	Harbor Area Review Board; Meetings; Hearings
Section 9.13	Harbor Area Review Board; Procedures
Section 9.14	Harbor Area Review Board; Powers and Duties

Section 9.15	Summary of Administration Review Procedures
Section 9.16	Certain Minor Actions Exempted from Review by the Harbor Area Review Board
Section 9.17	Certain Actions Recommended in Design Guidelines Exempted from Review by the Harbor Area Review Board; Delegation of Authority
Section 9.18	Approval of Harbor Area Review Board Required
Section 9.19	Harbor Development Certificate
Section 9.20	Design Guidelines; Standards for Review
Section 9.21	Demolition; Alternate Procedure: Offer to Sell
Section 9.22	Hazardous Buildings or Structures
Section 9.23	Maintenance and Repair Required
Section 9.24	File of Actions to be Maintained
Section 9.25	Administration; Zoning Administrator
Section 9.26	Receipt of Application
Section 9.27	Material to be Submitted for Review
Section 9.28	Other Approvals Required
Section 9.29	Action by the Harbor Area Review Board; Issuance of Certificates of Appropriateness
Section 9.30	Expiration of Certificates of Appropriateness and Permits To Raze
Section 9.31	Inspection by Administrator After Approval
Section 9.32	Delay of Approval
Section 9.33	Conditions Imposed by the Harbor Area Review Board
Section 9.34	Appeals; Decisions of the Harbor Area Review Board
Section 9.35	Appeals; Decisions of the Zoning Administrator
Section 9.36	Appeal to the Circuit Court from a Decision of the Town Council
Section 9.37	Violations and Penalties
Section 9.38	Definitions

Appendix A Subdivision Ordinance

Section 1	Purpose, Title, and Interpretation
Section 2	Definitions
Section 3	Administration
Section 3.1	Administrator
Section 3.2	Duties
Section 3.3	To Consult
Section 3.4	Additional Authority
Section 4	Procedure for Making and Recording Plat
Section 4.1	Platting Required
Section 4.2	Draw and Certify
Section 4.3	Owner's Statement
Section 4.4	No One Exempt
Section 4.5	Necessary Changes
Section 4.6	Fees
Section 4.7	Vacating Plat
Section 5	General Regulations
Section 5.1	Mutual Responsibility
Section 5.2	Land Must Be Suitable
Section 5.3	Flooding
Section 5.4	Improvements
Section 5.5	Lots

Section 5.6	Blocks
Section 5.7	Dedication of Land
Section 6	Approval of Plats
Section 6.1	Approval Required Before Sale
Section 6.2	Preliminary Sketch
Section 6.3	Preliminary Plat
Section 6.4	Items to Accompany Preliminary Plat
Section 6.5	Procedure
Section 6.6	No Guarantee
Section 6.7	Six Months' Limit
Section 6.8	Final Plat
Section 6.9	Conditions
Section 7	Effectual Clause
Section 7.1	Exception
Section 7.2	Penalties
Section 7.3	Validity
Section 7.4	Repeal
Section 7.5	Amendments
Section 7.6	Interaction with Other Ordinances
Section 8	Effective Date

Appendix B Site Plan Ordinance

Section 1	Purpose of Article
Section 2	Developments and Uses Requiring a Site Plan
Section 3	Procedures for Preparation
Section 4	Required Information
Section 5	Procedure for Processing
Section 6	Time for Obtaining Building Permit After Approval; Extension of Time
Section 7	Revision of Site Plan; Waiver of Requirements of Article
Section 8	Appeals
Section 9	Building Permits to Comply With Site Plans
Section 10	Agreement and Bond for Construction of Certain Improvements; Establishment of Fees for Examination and Issuance of Building Permits
Section 11	Compliance With Approved Site Plan
Section 12	Occupancy Certificates

Appendix C Coastal Primary Sand Dune Zoning Ordinance

Section 1	Authorization
Section 2	Definitions
Section 3	Uses and Activities
Section 4	Use Regulations
Section 5	Public Inspection
Section 6	Public Hearing Requirements
Section 7	Permit Procedure
Section 8	Bond
Section 9	Preservation
Section 10	Criteria
Section 11	Commissioner's Copy
Section 12	Expiration Date

Section 13 Compensation Rights

Appendix D Erosion and Sediment Control Ordinance

Section 22.1 Chapter Title
Section 22.2 Purpose of Chapter
Section 22.3 Definitions
Section 22.4 Severability
Section 22.5 Local Erosion and Sediment Control Program
Section 22.6 Regulated Land-Disturbing Activities; Submission and Approval of Control Plan
Section 22.7 Permit Required for Land-Disturbing Activities
Section 22.8 Erosion and Sediment Control Program Fees
Section 22.9 Application for Approval
Section 22.10 Bond or Other Security for Land-Disturbing Activities
Section 22.11 Monitoring, Reports, and Inspections
Section 22.12 Penalties, Injunctions, and Other Legal Actions
Section 22.13 Appeals and Judicial Review

Appendix E Wetlands Ordinance

Article I - In General

Section 74.1 - 74.19 Reserved

Article II - Wetlands Zoning Ordinance

Division 1. Generally

Section 74.20 Definitions
Section 74.21 Permitted Uses of and Activities on Wetlands
Section 74.22 - 74.30 Reserved

Division 2. Permit to Use or Develop Wetlands

Section 74.31 Application Generally
Section 74.32 Application and Related Data Open for Public Inspection
Section 74.33 Hearing on Application; Grant or Denial
Section 74.34 Bond or Letter of Credit to Assure Compliance With Conditions and Limitations
Section 74.35 Preservation and Development
Section 74.36 Copy to be Transmitted to Commissioner
Section 74.37 Expiration
Section 74.38 Not to Affect Zoning and Land Use Ordinances

Appendix F Tree Conservation and Preservation Ordinance

Article I – General

Section 1.1 Narrative
Section 1.2 Intent and Purpose
Section 1.3 Definitions
Section 1.4 Standards

Section 1.4.1	General Standards
Section 1.4.2	General Requirements
Section 1.4.3	Streetscape Tree Planting

Article II – Tree Removal, Replacement, and Conservation

Section 2.1	Tree Protection during Construction
Section 2.2	Removal or Treatment of Trees on Private Property
Section 2.3	Activities of Public Utilities
Section 2.4	Plantings along Streets and Public Use Easements
Section 2.5	Failure to Comply with Plan
Section 2.6	Exceptions; Waiver of Chapter
Section 2.7	Replacement of Trees Destroyed in Violation of Chapter
Section 2.8	Appeals
Section 2.9	Violations and Penalties; Remedies