



TOWN COUNCIL

Work Session

Town Hall

May 8, 2014

6:00 PM

1. Call to Order: Roll Call

2. Order of Business
 - A. Proposed County Zoning Ordinance & Historic Town Entrance Corridor

3. Motion to Adjourn

 TOWN OF CAPE CHARLES	AGENDA TITLE: Historic Town Entrance Overlay update		AGENDA DATE: May 8, 2014
	SUBJECT/PROPOSAL/REQUEST:		ITEM NUMBER:
	ATTACHMENTS: Zoning uses, Zoning maps, draft resolution		FOR COUNCIL: Action <input type="checkbox"/> Information <input checked="" type="checkbox"/>
	STAFF CONTACT (s): Rob Testerman	REVIEWED BY:	

BACKGROUND:

As reported at the April 24 meeting, the Town has submitted draft language to Northampton County for a “Historic Town Entrance” corridor overlay district. Included in this packet are both the current and the proposed zoning maps for Northampton County. You will see that currently, in the vicinity of the Town, there are four main zoning districts, Agriculture/Rural Business, Town Edge 1, Town Edge Commercial General, and Community Development Family Residential. The proposed map reverts the zoning to previous designations, with Agriculture, Residential, Residential-3, and Commercial being the districts in the vicinity of Cape Charles.

The second sets of attachments are lists of uses that are currently allowed by-right in those districts near town, and by-right uses that would be allowed under the proposed zoning ordinance revisions. In the list of the uses in the proposed ordinance, I have indicated uses that are also currently allowed in those districts that are adjacent to the Town.

In addition, I have attached a draft resolution, encouraging the County to include the HTE overlay in their update. Council should review the information, and the draft resolution and discuss whether any modifications are needed to the language.

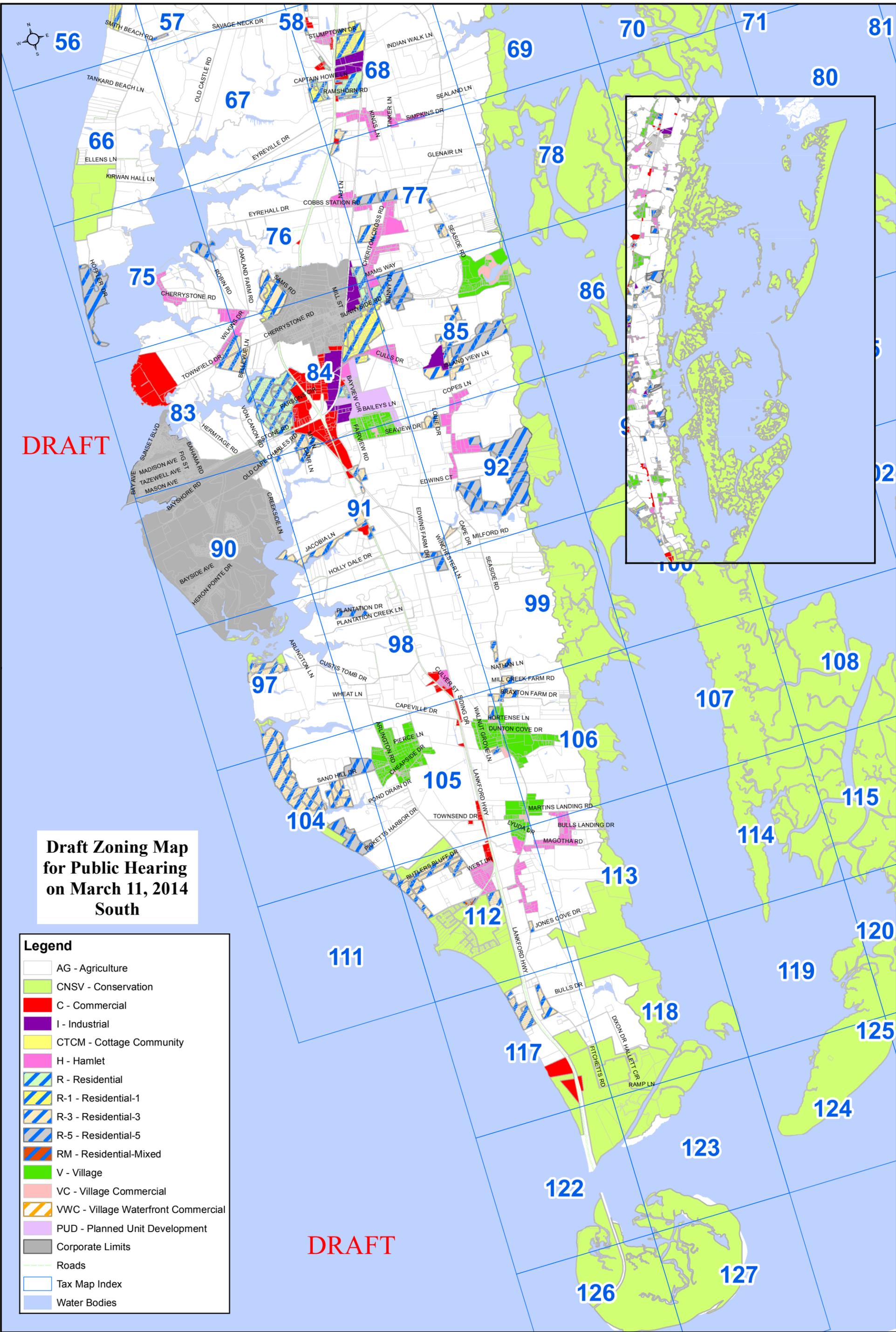


DRAFT

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Draft Zoning Map for Public Hearing on March 11, 2014 South

- Legend**
- AG - Agriculture
 - CNSV - Conservation
 - C - Commercial
 - I - Industrial
 - CTCM - Cottage Community
 - H - Hamlet
 - R - Residential
 - R-1 - Residential-1
 - R-3 - Residential-3
 - R-5 - Residential-5
 - RM - Residential-Mixed
 - V - Village
 - VC - Village Commercial
 - VWC - Village Waterfront Commercial
 - PUD - Planned Unit Development
 - Corporate Limits
 - Roads
 - Tax Map Index
 - Water Bodies



CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
Forestry	Agri-business office, on-site	Forestry and forestry product harvesting	Agri-business office, on-site
Grain/soybean production	Forestry and forestry product harvesting	Grain/soybean production	Agriculture research facility
Orchard/vineyard	Grain/soybean production	Greenhouse sales, wholesale with outdoor storage	Forestry and forestry product harvesting
Produce stand, owner's production	Greenhouse sales, wholesale with outdoor storage	Greenhouse sales, retail with outdoor storage and accessory goods/services	Grain storage facility, commercial or private
Vegetable production	Horse barn, private	Landscape contractor, design and maintenance	Grain/soybean production
Wildlife impoundment ponds	Landscape contractor, design and maintenance	Produce sales from mobile unit, owner's production	Greenhouse sales, wholesale with outdoor storage
Yard/garage sales, 3 days or less	Orchard/vineyard with accessory goods/services	Produce stand, off premise production with accessory goods/services	Horse barn, private
Churches/places of worship	Ornamental plant nursery with greenhouses with accessory goods/services	Produce stand, owner's production	Irrigation pond, excavated/impounded
Public utilities, Class A	Packing shed, private on farm	Use of structure accessory to a farming operation	Landscape contractor, design and maintenance
Recycling collection site	Produce sales from mobile unit, owner's production	Vegetable production	Livestock - domestic/for private use

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
Beaches, public	Produce stand, owner's production	Agritourism: Agricultural education programs	Livestock production-intensive
Boat ramps for recreational boats, private	Use of structure accessory to a farming operation	Agritourism: Agricultural museum and exhibits	Orchard/vineyard with accessory goods/services
Docks, private recreational	Vegetable production	Agritourism: Bicycle trails and rentals	Ornamental plant nursery with greenhouses with accessory goods/services
Hunting blinds	Wildlife impoundment ponds, seasonal	Agritourism: Corn maze	Packing shed
Landing site for finfish, shellfish, crabs, private	Winery, production, with accessory goods/services	Agritourism: Educational demonstrations	Produce sales from mobile unit, owner's production
Marina, less than 50 slips, public or private	Agritourism: Agricultural education programs	Agritourism: Event venue	Produce stand, owner's production
Potting for crabs, eels	Agritourism: Agricultural museum and exhibits	Agritourism: Fishing	Traditional animal husbandry
Shellfish culture grounds	Agritourism: Bicycle trails and rentals	Agritourism: Guide/outfitter operation	Use of structure accessory to a farming operation
Wildlife/marinelife preservation areas	Agritourism: Camps, day or overnight	Agritourism: Hiking trails	Vegetable production
Playground for children	Agritourism: Corn maze	Agritourism: Holiday and seasonal events	Wildlife impoundment ponds, seasonal
Swimming pools, private	Agritourism: Educational demonstrations	Agritourism: Kayak/canoe rentals (on-site use)	Winery, production, with accessory goods/services
Tennis courts, private	Agritourism: Fishing	Agritourism: Organized tours	Agritourism: Agricultural education programs
Accessory uses and structures	Agritourism: Hiking trails	Agritourism: Paintball courses, outdoor or indoor	Agritourism: Agricultural museum and exhibits

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
Apartments in existing buildings	Agritourism: Holiday and seasonal events	Agritourism: Picknicing facilities, with on-site catering	Agritourism: Bicycle trails and rentals
Cemetery, private for family use	Agritourism: Horseback riding with stables	Agritourism: Picknicing facilities, no catering	Agritourism: Corn maze
Living unit (accessory) within a dwelling	Agritourism: Horsebackriding without stables	Agritourism: Plein Aire events	Agritourism: Educational demonstrations
Manufactured home, double or triple-wide	Agritourism: Hunting dog, working dog trials/training	Agritourism: Sales, agriculture related handcrafts, food products, gifts	Agritourism: Fishing
Manufactured home as emergency housing for one year	Agritourism: Kayak/canoe rentals (on-site use)	Agritourism: U-pick harvest operations	Agritourism: Hiking trails
Manufactured home while constructing a dwelling with a valid building permit	Agritourism: Organized tours	Agritourism: Wagons and hay rides	Agritourism: Horseback riding with stables
Single-family detached units	Agritourism: Picknicing facilities, with on-site catering	Agritourism: Wildlife viewing and photography	Agritourism: Horsebackriding without stables
Single-family modular units	Agritourism: Picknicing facilities, no catering	Agritourism: Winery and winery tours	Agritourism: Hunting
	Agritourism: Plein Aire events	Adult daycare, 7 or more	Agritourism: Hunting dog, working dog trials/training
	Agritourism: Sales, agriculture related handcrafts, food products, gifts	Adult daycare, up to 6	Agritourism: Kayak/canoe rentals (on-site use)
	Agritourism: U-pick harvest operations	Aerobic studios, up to 2,500 sq ft	Agritourism: Organized tours
	Agritourism: Wagons and hay rides	Animal grooming with accessory goods/services	Agritourism: Paintball courses, indoor or outdoor
	Agritourism: Wildlife viewing and photography	Antiques mall, enclosed	Agritourism: Picknicing facilities, with on-site catering

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
	Agritourism: Winery and winery tours	Appliance repair shop	Agritourism: Picknicing facilities, no catering
	Appliance repair shop- no outside storage	Artist studio	Agritourism: Plein Aire events
	Bicycle rentals/sales with accessory goods/services	Artisan studio	Agritourism: Sales, agriculture related handcrafts, food products, gifts
	Day spa with accessory goods/services	Auction market	Agritourism: U-pick harvest operations
	Home occupation- Home business/office	Auto body/auto painting shop	Agritourism: Wagons and hay rides
	Landscape contractor design and maintenance	Auto rental agency	Agritourism: Wildlife viewing and photography
	Nursery/daycare of preschool children (6 or less)	Auto repair garage	Agritourism: Winery and winery tours
	Plein Aire Events	Auto sales, service and rentals, up to 20,000sq ft	Bicycle rentals/ sales
	Subdivision sales/rental office, on-site at an approved subdivision	Barber shops with accessory goods/services	Catering, off-premise service
	Temporary seasonal sales	Beauty shops with accessory goods/services	Day spa with accessory goods/services
	Yard/garage sales, 4-15 days	Bed and breakfast	Home occupation- home business/office
	Churches/places of worship up to 10,000 sq ft	Beverage distribution, wholesale	Kennels and boarding of animals with accessory goods/services

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
	Public utility, Class A	Bicycle rentals/sales with accessory goods/services.	Nursery/daycare of preschool children (6 or less)
	Solar energy facility, small system	Bowling alley	Subdivision sales/rental office
	Wind turbine, small, less than or equal to 35 feet in total height	Broadcasting studio	Tempoary seasonal sales
	Windmills less than or equal to 35 feet in height	Building material sales with outside storage	Wood splitting and packing
	Reclamation of soil or water, temporary	Car wash	Yard/garage sales, 4-15 days
	Aquaculture business office, on-site	Catering, off-premise service	Airstrip, private occasional use
	Aquaculture , fish production in existing ponds	Conference/retreat center, up to 10 guest rooms, with accessory goods/services	Animal shelter, non-profit operation
	Boat ramp for recreational boats, private	Conference/retreat center, 11-25 guest rooms, with accessory goods/services	Churches/places of worship p to 10,000 sq ft
	Clam packing houses, no processing	Dance hall, up to 3,000sq ft	Public utility Class A
	Crab shedding, enclosed	Dance/visual arts studios, instructional	Solar energy facility, small system
	Crab shedding, not enclosed	Day spa with accessory goods/services	Wind turbine, small, less than 35 feet in height
	Docks, private recreational	Design studio, up to 5,000 sq ft	Windmills less than or equal to 35 feet in height

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
	Erosion and stormwater control devices	Domestic animal training with accessory goods/services	Cotton gins
	Hunting blinds	Electrical repair shop	Peanut dryer
	Landing site for finfish, shellfish, crabs-private	Flea market	Reclamation of soil or water, temporary
	Marine navigation aids	Funeral homes	Storage of bulk agricultural products
	Pot production for crab or eel pots, private	Furniture repair/refinishing and restoration; cabinet making/carpentry shop	Storage of seafood products
	Retail sales of clam, crab, fish (less than 2,500 sq ft)	Game center, coin operated	Aquaculture business office, on-site
	Wholesale outlet for clam, crab, less than 2,500 sq ft	Health club/fitness center	Aquaculture, fish production in existing ponds
	Wildlife/marinelife preservation area	Home occupation, business/office	Aquaculture, fish production tanks
	Temporary recreational event, 3 days or less	Inn, historic, Pre-1950 structure	Aquaculture research facility
	Tennis courts, private	Kennels and boarding of animals with accessory goods/services	Aquaculture, shellfish seed production
	Wildlife or marine life preservation area	Laundromat	Beaches, public naturally occurring
	Principle sing-family detached dwelling unit	Lawn mower/small engine sales, service	Boat ramp for recreational boats, private
	Accessory uses and structures (excluding guesthouse)	Moped rentals and sales	Clam packing houses

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
	Temporary single-family detached dwelling nit	Motels and hotels, up to 25 rooms	Crab shedding, enclosed or not enclosed
	Temporary emergency dwelling	Music stduio	Docks, private recreational
		Neighborhood commerical center, up to 10,000 sq ft	Erosion and stormwater control devices
		Norsery/daycare of preschool children	Fish packing houses
		Office, business	Hunting blinds
		Office, professional	Landing site for finfish, shellfish, crabs-private
		Other retail establishment, up to 5,000 sq ft	Marine navigation aids
		Photographic studio	Oyster shucking houses
		Plumbing repair shop	Pot production for crab or eel pots, private
		Pool/billiard room	Watch houses for shellfish grounds, less than 500sq ft
		Railroad passenger station	Wholesale outlet for unprocessed clam, crab, fish
		Restaurant, with or without drive-thru	Wildlife/marine life preservation area
		Schools of special instruction, less than 25 students	Archery range, indoor
		Shoe repair	Horse boarding/training, commercial
		Skating rink, ice/roller	Paintball course, outdoor
		Specialty food production, 2,500 sq ft or less	Temporary recreational event

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
		Stone monument processing	Tennis courts, private
		Subdivision sales/rental office	Principle single-family detached dwelling unit
		Taxidermy services	Accessory uses and structure (exclduing guesthousees)
		Temporary seasonal sales	Temporary SF detached dwelling unit, single-wide
		Theater, indoor single screen/stage	Temporary emergency dwelling
		Tourism info office	
		Veterinary clinics with accessory goods/services	
		Veterinary services (no overnight boarding)	
		Yard/garage sale, 4-15 days	
		Animal shelter, non-profit	
		Churches/places of worship, up to 10,000 sq ft	
		Community center, up to 5,000 sq. ft.	
		Library	
		Medical clinics (outpatient)	
		Meeting facilities for fraternal, civic and similar organizations, up to 5,000sq ft	
		Museums, public or commercial	
		Post offices	

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
		Public safety facilities	
		Public utility, Class A	
		Residential care facilities (for medical/mental patients), up to 5,000 sq ft	
		Social club, up to 5,000 sq ft	
		Solar energy facility, small system	
		Wind turbine, small	
		Windmills, under 35 feet high	
		Bakeries, wholesale	
		Bulk mailing services	
		Clock and watch manufacture and distribution	
		Clothing manufacturing	
		Contractor office/shop with material storage	
		Drafting equipment manufacture and distribution	
		Glass works and ceramics- artisan	
		Jewelry assembly	
		Microbrewery	
		Printing, lithography establishments	
		Reclamation of soil or water, temporary	
		Boat ramp for recreational boats, private	
		Boat rental	
		Boat sales/service	

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
		Clam packing houses	
		Crab packing houses	
		Crab shedding, enclosed	
		Docks, private recreational	
		Erosion and storm water control devices	
		Fish packing houses	
		Landing site for finfish, shellfish, crabs	
		Marine navigation aids	
		Non-motorized watercraft, instruction, rental, sales	
		Oyster shucking houses	
		Pot production for crab or eel pots	
		Retail sales of clam, crab, fish	
		Wholesale outlet for clam, crab, fish, up to 5,000 sq ft	
		Wildlife/marinelifepreservation area	
		Archery range, indoor	
		Country clubs	
		Golf- miniature	
		Swimming pools, public or commercial	
		Temporary recreational event	
		Tennis courts	

CURRENT ZONING

**Zoning Districts Surrounding Cape Charles- Town Edge (TE1 &TE-CG),
Community Development Family Residential (ES-CDR1), Agriculture/Rural Business (A/RB)**

Uses Allowed By Right

<u>CDR1</u>	<u>TE1</u>	<u>TE-CG</u>	<u>A/RB</u>
		Temporary single-family detached dwelling, single wide	
		Temporary emergency dwelling	
		Group home-supervised living residential service facility	

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
Accessory dwelling	Accessory dwelling	Accessory dwelling	Accessory dwelling
Accessory uses, structures or buildings	Accessory uses, structures or buildings	Accessory uses, structures or buildings	Accessory uses, structures or buildings
Adult day care center	Adult day care center	Agricultural business office	Adult day care center
Agricultural business office	Agricultural business office	Agricultural research facility	Agricultural business office
Agricultural research facility	Agricultural research facility	Agriculture- production of a crop or food, fiber or fuel	Agricultural research facility
Aquaculture	Agriculture- domestic husbandry	Aquaculture	Agriculture- production of a crop or food, fiber or fuel
Aquaculture facility	Agriculture- intensive farming	Aquaculture facility	Aquaculture
Assisted living facility (more than 12 people)	Agriculture- traditional husbandry	Basic utilities	Aquaculture facility
Basic utilities	Agriculture- production of a crop or food, fiber or fuel	Bed and Breakfast	Assisted living facility (more than 12 people)
Bed and Breakfast	Aquaculture	Biomass conversion to alternate fuel - small scale	Basic utilities
Biomass conversion to alternate fuel - small scale	Aquaculture facility	Cemetery	Bed and Breakfast
Cemetery	Assisted living facility (more than 12 people)	Children's residential facility (more than 12 people)	Biomass conversion to alternate fuel - small scale
Child day care center	Bed and Breakfast	Civic groups, clubs, organizations	Cemetery

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
Children's residential facility (more than 12 people)	Biomass conversion to alternate fuel - small scale	Educational services	Children's residential facility (more than 12 people)
Civic groups, clubs, organizations	Cemetery	Emergency services	Civic groups, clubs, organizations
College	Child day care center	Floriculture and horticulture	Educational services
Commercial Services	Children's residential facility (more than 12 people)	Government offices	Emergency services
Commercial vehicle services	Civic groups, clubs, organizations	Home occupations	Floriculture and horticulture
Educational services	College	Library	Government offices
Emergency services	Educational services	MFD attached	Home occupations
Fishing- finfish and shellfish	Emergency services	Park, may include indoor/outdoor recreation	Library
Floriculture and horticulture	Fishing- finfish and shellfish	Personal services	MFD attached
Funeral home	Floriculture and horticulture	Recreation, indoor	Nature tourism
Government offices	Funeral home	Recreation, outdoor	Park, may include indoor/outdoor recreation
Heliport	Golf course	Recreation, playing field	Personal services
Home occupations	Government offices	Religious institution, place of worship	Recreation, indoor
Hospital	Home occupations	Research facility	Recreation, outdoor
Industrial services	Hospital	Sales, agricultural products and accessory goods	Recreation, playing field

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
Inn	Hunting, commercial	SFD attached	Religious institution, place of worship
Library	Inn	SFD attached- assisted living facility (up to 12 people)	Research facility
Light manufacturing	Library	SFD attached- children's residential facility (up to 12 people)	Sales, agricultural products and accessory goods
Marina	Manure storage structures, compost structures and lagoons	SFD attached- family day home (up to 12 people)	SFD attached
Medical facility	Marina	SFD attached- mixed use building	SFD attached- assisted living facility (up to 12 people)
MFD attached	Medical facility	SFD detached	SFD attached- children's residential facility (up to 12 people)
Motel or hotel	Meteorological towers	SFD detached- temporary emergency housing	SFD attached- family day home (up to 12 people)
Museum	Migrant labor camp	SFD detached- assisted living facility (up to 12 people)	SFD attached- mixed use building
Nature tourism	Museum	SFD detached- children's residential facility (up to 12 people)	SFD detached
Office, professional or business	Nature tourism	SFD detached- family day home (up to 12 people)	SFD detached- temporary emergency housing

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
Park, may include indoor/outdoor recreation	Office, professional or business	SFD detached-temporary family health care housing	SFD detached-assisted living facility (up to 12 people)
Personal services	Park, may include indoor/outdoor recreation	Silviculture	SFD detached-children's residential facility (up to 12 people)
Kennel or pound	Ponds, agricultural irrigation	Temporary construction office building	SFD detached- family day home (up to 12 people)
Recreation, indoor	Recreation, indoor	Transit center	SFD detached-temporary family health care housing
Recreation, outdoor	Recreation, outdoor	Uses similar to permitted uses	Silviculture
Recreational vehicle park and camp grounds	Recreational vehicle park and camp grounds	Uses, structures and buildings accessory to permitted uses	Temporary construction office building
Religious institution, place of worship	Religious institution, place of worship	Vacation rental home	Transit center
Research facility	Research facility	Viticulture	Uses similar to permitted uses
Restaurant	Sales, agricultural products and accessory goods	Wildlife and marine life preservation area	Uses, structures and buildings accessory to permitted uses
Sales, agricultural products and accessory goods	School, primary or secondary	Wind turbine small and wind mills, 35 feet or less in total height	Vacation rental home
Retail food and beverage production	SFD detached	Wind turbine, small between 35 feet and 120 feet in total height	Viticulture

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
Sales, retail bulk	SFD detached-double/triple wide manufactured home	Wireless communication facilities	Wildlife and marine life preservation area
Sales, retail convenience	SFD detached-singlewide manufactured home		Wind turbine small and wind mills, 35 feet or less in total height
Sales, retail general	SFD detached-temporary emergency housing		Wind turbine, small between 35 feet and 120 feet in total height
Sales, wholesale and industrial	SFD detached-assisted living facility (up to 12 people)		Winery- licensed farm wineries
School, primary or secondary	SFD attached-children's residential facility (up to 12 people)		Wireless communication facilities
Self-service storage	SFD attached- family day home (up to 12 people)		
SFD attached	SFD detached-temporary family health care housing		
SFD attached- assisted living facility (up to 12 people)	Silviculture		
SFD attached-children's residential facility (up to 12 people)	Temporary construction office building		
SFD attached- family day home (up to 12 people)	Transit center		
SFD attached- mixed use building	Uses similar to permitted uses		

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
SFD detached	Uses, structures and buildings accessory to permitted uses		
SFD detached-temporary emergency housing	Vacation rental home		
SFD detached-assisted living facility (up to 12 people)	Veterinarian business		
SFD detached-children's residential facility (up to 12 people)	Viticulture		
SFD detached- family day home (up to 12 people)	Waste water treatment plant		
SFD detached-temporary family health care housing	Wildlife and marine life preservation area		
Temporary construction office building	Wind turbine small and wind mills, 35 feet or less in total height		
Transit stop	Wind turbine, small between 35 feet and 120 feet in total height		
Uses similar to permitted uses	Wind turbine, small between 120 feet and 199 feet in total height		
Uses, structures and buildings accessory to permitted uses	Winery- licensed farm wineries		
Utility distribution plant or yard	Wireless communication facilities		

PROPOSED ZONING

Denotes uses also allowed under current zoning

Zoning Districts Surrounding Cape Charles- Agriculture (AG), Residential (R), Residential 3 (R-3), Commercial (C)

Uses Allowed By Right

<u>Commercial</u>	<u>Agriculture</u>	<u>Residential</u>	<u>Residential - 3</u>
Vacation rental home			
Veterinarian business			
Warehouse, storage and distribution			
Waste related			
Waste water treatment plant			
Wind turbine small and wind mills, 35 feet or less in total height			
Wind turbine, small between 35 feet and 120 feet in total height			
Wind turbine, small between 120 feet and 199 feet in total height			
Winery- licensed farm wineries			
Wireless communication facilities			

RESOLUTION 20140522

**OPPOSING ELIMINATION OF TOWN-EDGE DISTRICTS IN THE PROPOSED
2014 ZONING AMENDMENTS UNDER CONSIDERATION BY THE
NORTHAMPTON COUNTY BOARD OF SUPERVISORS**

WHEREAS, in 2010 and again in 2013 the Northampton County Planning Commission and Town of Cape Charles Planning Commission worked cooperatively to create a draft “Historic Town Entrance Overlay District”; and

WHEREAS, State Route 184 and State Route 642 are Cape Charles’ primary connections to U. S. Route 13, represent a significant community investment, and contribute to Cape Charles and Northampton County’s public health, safety, and welfare; and

WHEREAS, State Route 184 and State Route 642 provide access to one of Northampton County’s major centers of commercial and residential development; and

WHEREAS, State Route 184 and State Route 642 provide a first impression of Cape Charles for tourists and the traveling public entering the Town’s Historic District and, as safe and accessible roadway facilities, serve a vital economic development function; and

WHEREAS, the Historic Town Entrance Corridor Overlay designation will provide for development as permitted by the underlying zoning districts, while preserving and enhancing the safety, function, capacity, and visual appearance of State Route 184 and State Route 642, and to encourage appropriate economic development near the Town of Cape Charles;

SO, THEREFORE, BE IT RESOLVED, that the Town of Cape Charles hereby petitions the Northampton County Board of Supervisors to consider inclusion of the draft Historic Town Entrance Overlay Corridor, submitted to Northampton County on January 21, 2014, in the proposed 2014 Northampton County Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Town of Cape Charles hereby officially requests that this notice and adopted resolution be incorporated into the official record of the ongoing process of the drafting of revised Northampton County Ordinances which are under consideration on this date of May 22, 2014, and we officially request that this resolution be read into the record at the May 2014 meeting of the Northampton County Board of Supervisors meeting and the next scheduled meeting of the Northampton County Planning Commission.

Adopted by the Town Council of Cape Charles on May 22, 2014.

By: _____
Mayor

ATTEST:

Town Clerk