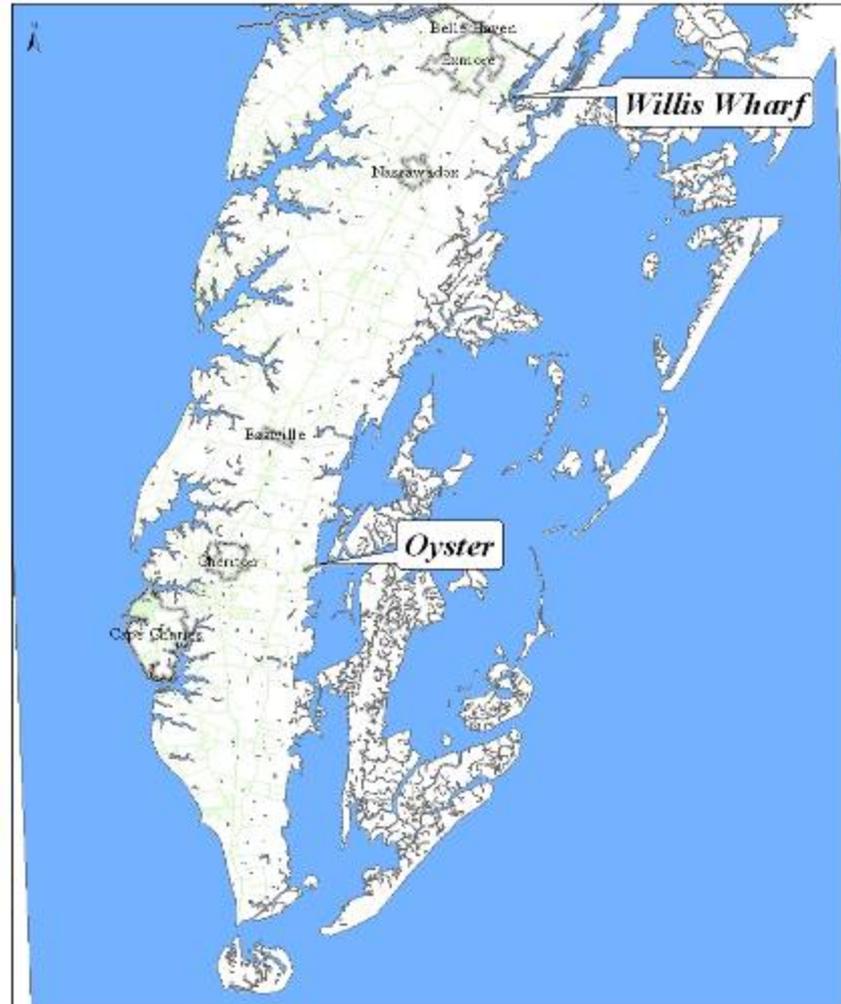


WATERFRONT VILLAGE ZONING – NORTHAMPTON COUNTY, VA

Virginia Coastal Partners Workshop
December 8, 2010



NORTHAMPTON'S WATERFRONT VILLAGES



NORTHAMPTON'S WATERFRONT VILLAGES

- **WILLIS WHARF**
 - Located on seaside in northern part of county in Parting Creek watershed, which extends up into Accomack County
 - Home to several major aquaculture producers, e.g., Cherrystone Aquafarms, Terry Brothers, Walker Brothers
 - Willis Wharf Vision prepared November 1994

Willis Wharf Working Waterfront



Willis Wharf Working Waterfront – cont'd



Willis Wharf Working Waterfront- cont'd

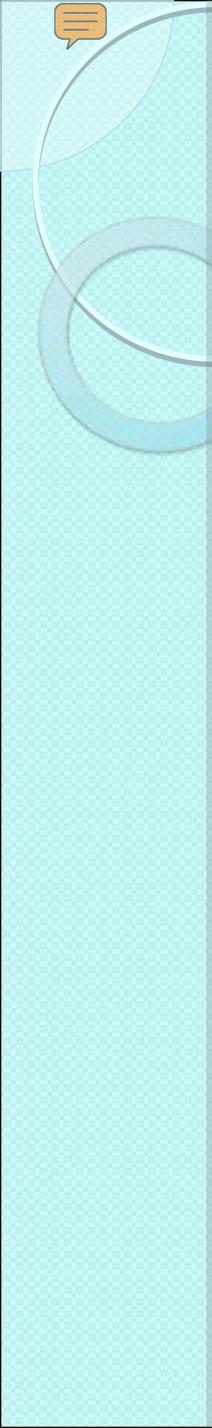


Willis Wharf Working Waterfront – cont'd



Willis Wharf Working Waterfront – cont'd





NORTHAMPTON'S WATERFRONT VILLAGES

- Oyster
 - Located on seaside in southern part of county
 - Formerly site of major seafood processing operations; currently some clam aquaculture and eel grass beds
 - County boat ramp very popular among recreational fishermen, esp. out-of-state June-August
 - Source of water used for part of Cherrystone Aquafarms operation on King's Creek
 - Oyster Vision prepared June 2004

Oyster Working Waterfront



Oyster Working Waterfront— cont'd



Oyster Working Waterfront-cont'd



Oyster Working Waterfront-cont'd



Waterfront Village District

(WV)

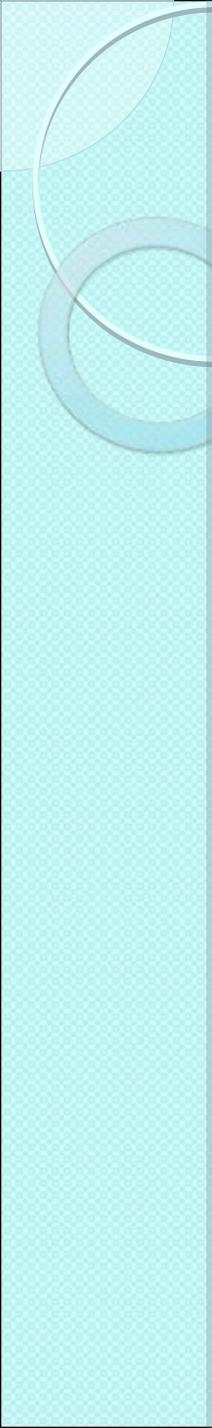
- Originally known as Rural Waterfront Village District
 - Drafted by residents/property owners of Village of Willis Wharf based on Vision
 - Adopted by County 2005
 - Applied only to Willis Wharf
- Revised regulations adopted 10/21/09
- Oyster rezoned to Waterfront District

WV District

- The intent of this primary district is to recognize the distinct traditional waterfront villages in Northampton County and to provide for a mixture of residential, commercial, and limited agricultural uses which are compatible in aspect, design, and form with a rural waterfront village setting, designed to preserve the environmentally sensitive lands and protect water quality and viewsheds, and serve to support its residents and the local economy with traditional seafood, farming, and related industries that are clean, environmentally low impact, and ecologically sound. [NCC §154.082 (F)]

WV District

- Includes 4 secondary districts
 - *Waterfront Village-1*: provides for low-density rural housing while recognizing existing ag uses and ensuring that farming and other uses and activities protect wetlands & surface waters
 - *Waterfront Village-2*: provides for a mix of housing types, with single-family units predominating, that are compatible in scale with the traditional characteristics of the village, and still ensuring that uses and activities protect wetlands & ground & surface waters



WV District – Secondary Districts continued

Waterfront Village-Neighborhood Business: recognizes existing commercial areas and allows for environmentally low-impact commercial activities which preserve the pristine quality of ground and surface waters and other natural resources in the village. In addition, mixed-use neighborhood businesses with limited residential development may also be appropriate if impacts from such mixed-use development can be mitigated.

WV District – Secondary Districts continued

- *Waterfront Village-Waterfront Commercial:* provides for those low-impact commercial uses which must be located on the waterfront due to the intrinsic nature of the activity, while still ensuring that uses and activities protect wetlands & ground & surface waters.

WV District Uses

APPENDIX A - USE REGULATIONS

CATEGORY 3 COMMERCIAL USES					Village			Waterfront Village				Town Edge						
		C	A	H	WH	1	2	NB	1	2	NB	WC	ECC	1	2	NB	CG/EB/C-1	EI
1	Adult Daycare, 7 or more	-	-	S	-	-	S	-	-	S	-	-	-	-	-	S	R	-
2	Adult Daycare, up to 6	-	M/S	M/S	M/S	M/S	M/S	R	M/S	M/S	R	-	M/S	M/S	M/S	R	R	-
3	Aerobic Studios, up to 2,500 sq. ft. with accessory goods/services	-	-	M/S	-	-	S	R	-	S	R	-	S	-	S	R	R	-
4	Animal Grooming with accessory goods/services	-	M/S	M/S	S	M/S	M/S	R	M/S	M/S	R	-	S	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.	-	M/S	M/S	-	M/S	M/S	R	M/S	M/S	R	-	S	M/S	M/S	R	R	-
7	Appliance Repair Shop - no outside storage	-	-	-	-	-	-	R	-	-	R	-	S	R	-	R	R	R
8	Art Studio, up to 2,500 sq. ft.	M/S	M/S	M/S	M/S	M/S	M/S	R	M/S	M/S	M/S	-	MS	M/S	M/S	R	R	-
9	Art Studio, over 2,500 sq. ft.. up to 5,000 sq. ft.	-	M/S	M/S	-	M/S	-	R	MS	-	-	-	-	M/S	-	R	R	-
10	Artisan Studio, up to 2,500 sq. ft.	-	M/S	M/S	M/S	M/S	M/S	R	M/S	M/S	R	-	MS	M/S	M/S	R	R	-
11	Artisan Studio, greater than 2,500 sq. ft. to 5,000 sq. ft.	-	M/S	M/S	-	M/S	-	R	M/S	-	M/S	-	-	M/S	-	R	R	R
12	Auction Markets, enclosed	-	-	-	-	-	-	S	-	-	S	-	-	-	-	S	R	R
13	Auto Body/Auto Painting Shops	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	S	R
14	Auto Rental Agency	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
15	Auto Repair Garage	-	-	M/S	-	-	-	S	-	-	-	-	-	-	-	S	R	R
16	Auto Sales, Service, and Rentals up to 20,000 sq. ft.	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
17	Auto Service Stations	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	S	R
18	Banks/Financial Institutions	-	-	-	-	-	-	S	-	-	S	-	-	-	-	S	M/S	-
19	Barber shops with accessory goods/services	-	-	R	-	-	-	R	-	-	R	-	-	-	-	R	R	-
20	Beauty shops with accessory goods/services	-	-	M/S	-	-	-	R	-	-	-	-	-	-	-	R	R	-
21	Bed and Breakfast	-	M/S	M/S	M/S	M/S	M/S	R	M/S	M/S	R	-	M/S	M/S	M/S	R	R	-
22	Beverage Distribution, Wholesale	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
23	Bicycle rentals/sales with accessory goods/services	M/S	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
24	Bowling Alley	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
25	Broadcasting Studio, Radio/TV	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
26	Building Material Sales with outside storage	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
27	Car Wash	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	R	R
28	Carpet and Rug Cleaning	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	S	R
29	Catering, off-premise service	-	R	M/S	-	M/S	M/S	R	M/S	M/S	R	-	-	M/S	M/S	R	R	R
30	Conference/Retreat Center, up to 10 guest rooms, with accessory goods/services	-	M/S	S	M/S	M/S	S	S	M/S	S	S	-	-	M/S	S	S	R	-
31	Conference/Retreat Center, 11-25 guest rooms, with accessory goods/services	-	S	-	-	S	-	-	S	-	-	-	-	S	-	S	R	-
32	Convenience Store	-	-	-	-	-	-	S	-	-	S	-	S	S	-	S	S	R
33	Dance Halls (up to 3,000 sq. ft.)	-	M/S	M/S	M/S	M/S	-	M/S	M/S	-	M/S	-	S	M/S	-	M/S	R	M/S

Current WV Zoning Issues

- Oyster redevelopment – interest in expanded commercial activity
- Willis Wharf – interest in aquaculture expansion on lawful nonconforming lots
- Need to update Willis Wharf Vision & Oyster Vision

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