

# PLANNING COMMISSION MEETING

## A G E N D A

TOWN OF CHINCOTEAGUE, VIRGINIA

**June 15, 2010 - 7:00 P.M. – Council Chambers - Town Hall**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

AGENDA REVIEW/DISCLOSURES:

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1. Approval of May 11, 2010 minutes
2. Old Business
  - Home Occupation – review of final corrections
  - Work Plan – Zoning Ordinance (Commercial Corridor/Maddox Boulevard)
3. New Business
  - Church Street – parking restrictions
4. Commission Members Announcements or Comments  
*(Note: Roberts Rules do not allow for discussion under comment period)*

ADJOURN

**PLANNING COMMISSION MEETING  
11 MAY 2010  
MINUTES**

Members Present:

Mr. Ray Rosenberger, Chairman  
Vice Mayor John Jester  
Mr. Tripp Muth  
Mr. Gene Taylor  
Mr. Steve Katsetos  
Mrs. Mollie Cherrix, Vice Chairperson  
Mr. Jeff Potts

Members Absent:

none

William Neville, Planning Director  
Kenny Lewis, Zoning Administrator

CALL TO ORDER – Chairman Rosenberger called the meeting to order at 7:02 pm and established a quorum.

INVOCATION AND PLEDGE OF ALLEGIANCE – Chairman Rosenberger led the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENT

There were no members of the public who wished to address the Planning Commission.

AGENDA REVIEW/DISCLOSURES

Chairman Rosenberger requested if there were any requested changes to the Agenda or any disclosures. There were none.

Ms. Cherrix motioned, seconded by Mr. Muth to adopt the agenda. The motion was unanimously approved.

1. Approval of April 13, 2010 minutes

The minutes as submitted were reviewed and no changes were requested. Vice Mayor Jester moved to approve the minutes of the last meeting, seconded by Mr. Muth. The motion was unanimously approved.

2. Old Business

a) **Home Occupation Regulations/Signs**

Chairman Rosenberger opened the review of this item. Mr. Neville presented the composite version of Alternates A and B of the draft Ordinance and the redline revisions. The document was also revised at the

suggestion of the Zoning Administrator to clearly include retail sales that are associated with the Home Occupation use as a permitted use under Section 6.10.2(c).

There was discussion about the limitation of home occupation uses in attached and multifamily housing. Mr. Potts repeated his suggestion that all business use should be restricted from duplex, townhouse and multifamily dwellings. It was noted that there are several home occupation business uses (computer based, contractor residence, flower sales from garden) currently approved in these dwelling types.

Chairman Rosenberger asked about the discretionary approval of the zoning administrator to permit other limited business uses. After discussion with Mr. Lewis it was decided that this individual 'case by case' review was a good solution.

The character of limited home occupations as mostly home offices that do not disturb the neighborhood was agreed to be the correct change for the R-2 district as proposed. Section 6.10.1(d) will be revised to clarify that limited home occupation uses will be permitted in duplex, townhouse and multi-family dwellings.

Mr. Lewis raised the concern that mobile homes are not currently considered a single family dwelling under the Zoning Ordinance and would be limited by this approach. It was agreed that mobile homes should be specifically listed along with other dwelling types that are eligible for home occupation permits.

Mr. Neville continued a review of the redline changes. A comparison between the separate standards for 'limited home occupation' and 'home occupation' uses was discussed. Mrs. Cherrix noted that the incidental use criteria was increased from 25% to 30% for home occupations.

Vice Mayor Jester raised a question about criteria #4 and #5 whether the permitted parking of business vehicles would require parking in addition to the required minimum 2 spaces per dwelling. Reference to general parking requirements should be included.

Mr. Taylor was concerned about the restriction of accessory structure use for limited home occupations. The previous example of a lawn care business that may need to store equipment in an accessory structure made the case against it. After discussion of existing decoy carver use of accessory structures, the consensus was to strike this restriction from section 6.10.2(a)(1).

Retail sales criteria (#7) were reviewed and the permitted use lists were explained by Mr. Neville. There were no questions about the use criteria.

The applicable sign ordinance sections were discussed to resolve the proposed restriction of one sign per business, up to 16 square feet permitted for home occupation use, and the maximum 8 square feet for a permitted menu/sandwich board sign. Mr. Lewis advised that this conflict in permitted sizes should be cleared up.

Mr. Taylor suggested that regular home occupation uses be allowed either one sign of 16sf or no more than two signs of 8sf each (including a sandwich board sign). Mr. Jester expressed his concern for sandwich board signs that are permanent displays rather than just displayed during business operation. Chairman Rosenberger preferred the elimination of the sandwich board option for home occupations in residential areas. Mr. Potts thought that flags should not be addressed in this specific ordinance change. It was agreed that home occupations would be permitted not more than 2 signs with a total of 16sf and that one sign may be a sandwich board not to exceed 8sf. Limited home occupations would still be allowed only one sign not to exceed 8sf.

Chairman Rosenberger stated that he would entertain a motion to submit this document to the Town Council with a recommendation for approval. Vice Mayor Jester agreed that it should be presented back to Council because the Planning Commission had made changes to address some of the concerns that were raised and that the 'laundry list' of permitted uses had been cleaned up.

Mr. Muth motioned, seconded by Mr. Potts to forward the Home Occupation Ordinance, as amended, to the Town Council with a recommendation for approval. The motion was passed unanimously.

**b) Work Plan – Zoning Ordinance (Historic Downtown)**

The staff report was presented by Mr. Neville with 'redline' revisions for the change of 3 existing zoning districts (C-1, C-2 and R-3) to 7 re-named districts. The work strategy is to focus on all the districts associated with the Downtown Main Street area as a unit. Minimum revisions are proposed and all changes are documented on the cover/tracking sheet.

Mr. Neville advised that ordinance standards to encourage specific goals and uses should be allowed by-right, and those uses that are discouraged should only be allowed by special use or exception. Discussion of each district followed:

**Historic Downtown District –**

Mr. Taylor asked to confirm that the goal for the Downtown area is to allow shops on the first floor with residential on the floors above. Vice Mayor Jester stated that the Town wants to support the Downtown businesses and to maintain this area as a community center. There was discussion of the need for public sewer service in order to encourage continued use and economic development. Chairman Rosenberger explained that the income from residential rentals above should help to support the viability of commercial use below in the same building.

**Neighborhood Commercial District –**

The statement of intent was revised and ‘small well screened contractor yards and storage facilities’ was added as a special exception use as recommended by the Comprehensive Plan

Commission members questioned whether the special exception use was defined well enough, included standards by which to review an application, and where along Main Street would this use be proposed. Mr. Lewis asked if this would apply to boat storage yards. The comprehensive plan proposes that this district would be applied to specific parcels along the South Main Street waterfront. Chairman Rosenberger and Mr. Muth requested that ‘small’ should be defined in the Ordinance for the BZA to make clear determinations. A menu of potential design and use criteria for the contractor yard use will be prepared for the next Commission meeting for further consideration. This new use should be a conditional use that would allow for Council or BZA evaluation of neighborhood impacts.

**Mixed Use Residential District –**

The R-3 district matches well with the land use mix recommended by the Comprehensive Plan. One change that is proposed is to restrict mobile homes by special use approval only.

Commission members discussed examples of grandfathered structures, temporary use during construction, and impact on the value of neighboring properties. Mr. Lewis was asked about whether there was a legal precedence for restriction or elimination of mobile homes in a single district. Further research and criteria for approval will be prepared for consideration at the next Commission meeting.

Chairman Rosenberger raised the question of the minimum lot size in the R-3 district and whether this criterion should be revised to more closely match the existing lot sizes in the Downtown area. It was decided that existing procedures for allowing construction on a non-conforming lot were adequate. Mr. Taylor supported the current lot size standard that allowed additional accessory dwelling units with an incremental increase in the lot size for affordable housing options.

**Public Semi Public District –**

The Comprehensive Plan proposes that this district should be created and based on the C-1 district. Other properties in Town within this proposed district are currently zoned R-3 and may require additional revisions to the district standards. It was noted that ‘parking facility’ was added as a proposed use.

**Resort Commercial District –**

This district was proposed during the Comprehensive Plan process to incorporate the Town’s campgrounds and resort commercial uses. An option to rezone and redevelop to a PUD planned development is envisioned. Within the Downtown area there are properties located south of the Coast Guard properties that were recommended for this district.

Vice Mayor Jester identified these parcels as a specific developer proposal that is no longer being considered. Therefore the recommendation for this district should not be pursued and the ordinance standards will not be considered at this time in the Downtown area.

**Park District -**

This section will require additional work for the next Commission meeting. Mr. Lewis noted that ‘pony penning sales’ are not currently allowed on public property and should be removed from Section 3.1.9

**General Questions**

It was noted that a list of questions and issues will be maintained to document the process and other issues for later study and work effort. Mr. Neville introduced several topics for future discussion including density of development. Chairman Rosenberger asked about previous work to determine ‘build-out’ levels for the Town given the constraints of water, sewer and roadway capacity.

It was confirmed that the next review of zoning districts should focus on the Maddox Boulevard corridor.

The status of the Main Street re-development project was briefly discussed.

3. New Business

There was no new business.

4. Commission Member Announcements or Comments

Mr. Muth stated that there is an increased concern for traffic and congestion in front of the Opportunity Shop on Church Street. Street parking does not allow for two way flow for an extended distance along one of the Town's main collector streets. Mr. Potts suggested that the curb spaces should be limited to two spaces for loading and handicap access. There was general agreement that the area should be studied.

Mr. Lewis asked if the Commission had considered the potential effect of the proposed Atlantic Town Center PUD on business in Chincoteague. Vice Chairman Jester thought that there may not be an issue if the proposed employment uses do not develop at the Wallops tech park.

Chairman Rosenberger thanked Mr. Lewis for attending and offering his valuable experience and advice as the Commission works on the Zoning Ordinance update. He also thanked Vice Chairman Jester for presenting the Planning Commission recommendation to the Town Council on the Ettinger rezoning. Finally, the proposed Alternative Transportation Plan/Beach Parking issue was identified as an important issue for the Town.

ADJOURN

Vice Mayor Jester moved to adjourn the meeting, seconded by Mr. Potts. The motion was unanimously approved.

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Ray Rosenberger, Chairman



## STAFF REPORT

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To: Chairman Ray Rosenberger and Planning Commissioners

From: Bill Neville, Director of Planning

Date: April 9, 2010 (Revised 4.13.10)(Revised 5.5.10)(**Revised 5.24.10**)

Subject: Draft Home Occupation Regulations

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Revised composite based on Planning Commission direction on 4.13.10 and preliminary review by the Zoning Administrator on 5.5.10. **Final corrections as directed by Planning Commission with motion to recommend approval added on 5.24.10.**

# Home Occupation Standards

May 2010 Draft

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## Zoning Ordinance

### Article II

#### Definitions

(Revised through May 11, 2010)

**Sec. 2.79. Home occupation.**

An occupation, profession, enterprise, or business activity conducted within a dwelling, or accessory structure, by a member of the household who occupies the dwelling. Such occupation must be clearly incidental and subordinate to the use of the dwelling as a residence, and must meet all of the minimum land use criteria for **home occupations**. (See Article VI, section C for parking regulations, section G for land use criteria, and Article VII Section 7.3 Signs)

**Sec. 2.88. Limited home occupation.**

An occupation, profession, enterprise, or business activity conducted within a dwelling, or accessory structure, by a member of the household who occupies the dwelling. Such occupation must be clearly incidental and subordinate to the use of the dwelling as a residence, and must meet all of the minimum land use criteria for **limited home occupations**. (See Article VI, section C for parking regulations, section G for land use criteria, and Article VII Section 7.3 Signs)

### Article III

#### Residential Districts

**Sec. 3.4. Uses permitted by right.**

The following uses shall be permitted in residential district R-2 subject to all other provisions of this ordinance:

- 3.4.1. Single-family dwelling.
- 3.4.2. Two-family dwelling.
- 3.4.3. Limited Home occupation.**
- 3.4.4. Tourist rental homes.
- 3.4.5. Tourist homes.
- 3.4.6. Accessory building/structure.

## Article VI Home Occupation Use

### **Section G. Home Occupations and Limited Home Occupations**

#### **Sec. 6.10 Statement of Intent**

In order to preserve and protect the primarily residential character of Chincoteague Island neighborhoods, and to accommodate the economic self-sufficiency of all citizens, limited commercial uses will be allowed within residential dwellings as permitted in this section.

The purpose of the provisions of this ordinance is to allow for home occupations that are compatible with the neighborhood in which they are located, and to implement standards for limited commercial uses that are located within specific zoning districts.

#### **Sec. 6.10.1 Permit procedures for all Home Occupations.**

- a) Home Occupations complying with all of the minimum land use criteria, and approved by the Zoning Administrator, shall be permitted by right. A zoning permit, in conformance with Section 6.1, is required for such uses upon application and with evidence of payment of the appropriate business license.
- b) Home Occupations that do not meet all of the land use criteria shall be permitted only after approval of a conditional use by the Mayor and Town Council.
- c) Existing Home Occupations are granted a zoning permit under the conditions of their use at the time this ordinance is adopted or their business license is obtained. Change of use will require application for a new zoning permit concurrently with a new business license.
- d) Permits for home occupation use shall only be issued for one-family dwellings only. **Permits for limited home occupation use may be issued for one-family, mobile home, two-family, townhouse, and multifamily dwellings.**
- e) Applicant shall certify that the proposed use is not in violation of restrictive covenants or private road agreements. Land owner permission is required if the property is rented or leased.

#### **Sec. 6.10.2 Land Use Criteria**

- (a) **Limited home occupations** must be a permitted use as defined by this section and the zoning district standards, and must meet all of the following criteria:

1. The limited home occupation shall be clearly incidental and subordinate to the primary use of the dwelling as a residence; not more than 25 percent of the total gross floor area of the dwelling shall be used in conjunction with the limited home occupation or combination of limited home occupations. ~~Use of accessory structures is prohibited.~~
2. Not more than one person, other than members of the family residing in the dwelling, shall be employed in the conduct of the home occupation.
3. There shall be no exterior evidence of the limited home occupation visible from the street or adjoining property, excluding one permitted sign in accordance with Section 7.3.
4. There shall be no outside display, or storage of equipment or materials associated with the limited home occupation. No more than one vehicle with the business name on it may be parked so as to be visible from the street or from adjoining properties.
5. Traffic, deliveries, or business vehicle parking generated by a limited home occupation shall be no greater in volume than would normally be expected in the immediately adjacent neighborhood. ~~The need for parking generated by the conduct of such home occupation shall be off the street and in designated driveway areas.~~
6. No limited home occupation use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than would normally be expected in the immediately adjacent neighborhood if no limited home occupation use existed.
7. Retail Sales shall be limited to items handcrafted or improved on the premises.

(b) **Home occupations** must be a permitted use as defined by this section and the zoning district standards, and must meet all of the following criteria:

1. The home occupation shall be clearly incidental and subordinate to the primary use of the dwelling as a residence; not more than 30 percent of the total gross floor area of the dwelling, or the equivalent area within an accessory structure, shall be used in conjunction with the home occupation or combination of home occupations.
2. Not more than two persons, other than members of the family residing in the dwelling, shall be employed in the conduct of the home occupation.

3. There shall be no exterior evidence of the home occupation visible from the street or adjoining property, excluding ~~one~~ no more than two permitted signs in accordance with Section 7.3, and no display of goods or business-related items of any kind greater than 16 square feet in area visible from the street or from adjoining property.
4. There shall only be limited storage of equipment or materials associated with the home occupation. No more than two vehicles with the business name on it may be parked so as to be visible from the street or from adjoining properties.
5. Traffic, deliveries, or business vehicle parking generated by a home occupation shall be no greater in volume than would normally be expected in the immediately adjacent neighborhood, and the need for additional parking spaces generated by the conduct of such home occupation shall be off the street and in designated driveway areas.
6. No home occupation use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than would normally be expected in the immediately adjacent neighborhood if no home occupation use existed.
7. Retail Sales shall be limited to services or products handcrafted on the premises, but may include similar products produced offsite, or sale of other products supportive of and secondary to the principal product or service of the home occupation use.

(c) Permitted home occupations and limited home occupations are restricted to the following general uses defined by Chapter 18 of the Town Code:

1. Business Service
2. Contractors and contracting
3. Personal Service
4. Professional
5. Repair Service
6. Retail Sales
7. Any other limited business clearly meeting the criteria listed in subsection (a) or (b) may be approved by the Zoning Administrator.

(d) The following specific uses are excluded:

1. Group health care, group assisted living or group instruction
2. Vehicle repair shops, small engine repair, outboard motor repair
3. Kennels
4. Activity including use of weapons, hazardous materials, illegal drugs or associated equipment

5. Sexually oriented business or business activities
6. Any other use that would significantly change the traditional residential character of the property and surrounding neighborhood as determined by the Zoning Administrator

Any use not listed in subsection (c), excluded in (d) and/or not clearly meeting the criteria listed in subsection (a) or (b) shall not be considered a home occupation and shall not be permitted without a conditional use permit granted under procedures set forth in Article IX.

## ARTICLE VI. GENERAL PROVISIONS

### SECTION C. PARKING

6.6.4 If a dwelling includes a home occupation which has direct sales to the public, two off-street parking spaces must be provided for the dwelling unit, and an additional two off-street parking spaces must be provided for the home occupation. Parking shall be identified by either signs or bumpers. If more than one home occupation is located within a dwelling unit then two additional off-street parking spaces shall be provided for each home occupation. Limited home occupation use must provide a minimum of two off-street parking spaces for the dwelling unit.

## ARTICLE VII. SIGNS

### SECTION A. PURPOSE AND INTENT

7.2.25 Home occupation sign. A sign directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.

7.3.6.1 Limited home occupation signs. Such signs shall not exceed eight (8) square feet in area and shall contain only the name of the business and/or business owner. There shall not be more than one sign permitted per dwelling.

7.3.6.2 Home occupation signs. Such signs shall not exceed a total of sixteen (16) square feet in area ~~and shall contain only the name of the business and/or business owner.~~ There shall not be more than ~~one sign permitted per dwelling.~~ two signs permitted per dwelling including one permanent sign that contains the name of the business and/or business owner, and one sandwich board sign.

7.3.11. Menu and sandwich board signs. Sign of not more than eight square feet may be displayed on private property. This sign type shall not constitute a “portable sign” as defined in this ordinance. Only one sandwich board allowed per business or home occupation. Home occupation sandwich board sign shall not be a permanent sign and shall only be displayed during normal business hours.





## STAFF REPORT

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To: Chincoteague Planning Commission

From: Bill Neville, Director of Planning

Date: June 11, 2010

Subject: Work Plan – Zoning Ordinance (Commercial Corridor)

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The Planning Commission Work Plan that was reviewed at the last several meetings identifies those zoning districts, recommended by the Comprehensive Plan 2010, which must be created or modified.

A strategy is proposed to prepare the zoning revisions over the next year and to update the Official Town Zoning Map so that the proposed land use policies of the Plan will be implemented. The public will be kept informed and encouraged to participate. The approach will be to make only minimum incremental changes to each district rather than to completely revise the zoning ordinance. The process began with a focus on the Downtown Commercial district along Main Street as the heart of Town. (See May 2010 PC packet)

This report starts to address the Commercial Corridor generally located along Maddox Boulevard from the new Route 175 bridge to the Oyster Heritage Museum. The purpose of this planning area is to support highway oriented commercial uses, ensure safe movement of vehicles and people, while enhancing the visual image of the ‘gateway’ to the Chincoteague National Wildlife Refuge and Assateague National Seashore.

There are a range of policies, objectives and implementation strategies that are recommended by the Comprehensive Plan for the Commercial Corridor:

- Zoning standards similar to the existing C-1 and C-2 districts

- Establish architectural, landscape and site design standards to encourage maintenance and development of properties that meet the competing needs of the corridor and reflect a positive image of the community
- Work with VDOT and the Alternative Transportation Plan recommendations to prepare a Corridor Management Plan that identifies necessary improvements for roadway capacity, pedestrian and bicycle safety, and adequate parking.

Attached to this report is an example of how the C-1 zoning district ordinance could be re-named to “Commercial Corridor” with very small changes made to implement the Plan recommendations and incorporate the permitted uses from the C-2 district. This proposed district has been prepared for initial review and consideration by the Planning Commission.

The adoption and use of design guidelines for new construction or renovations is also recommended for this district.

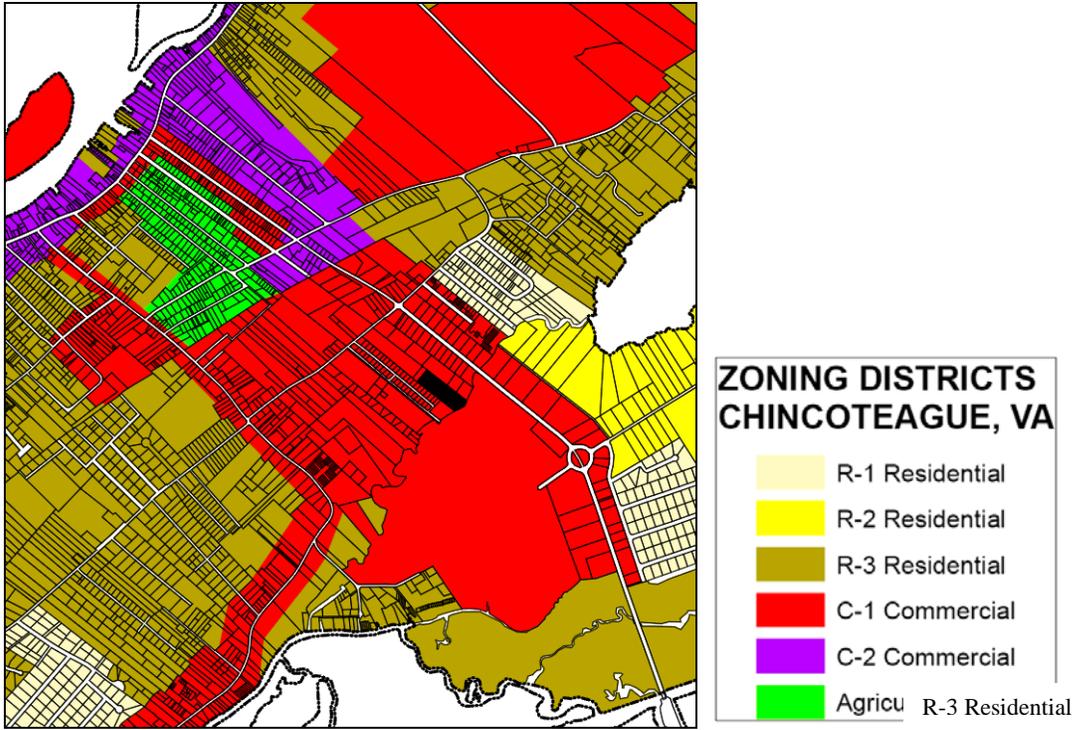
Mapping of the new zoning district(s) would combine both the C-1 and C-2 districts located along Maddox Boulevard into a single zoning category. (see map exhibits) Several properties located along the east side of Deep Hole Road would be rezoned from the R-3 district to the Commercial Corridor district if the Comprehensive Land Use Plan is implemented.

The Planning Commission should continue its preliminary review of the draft zoning districts, and update a list of key questions to resolve.

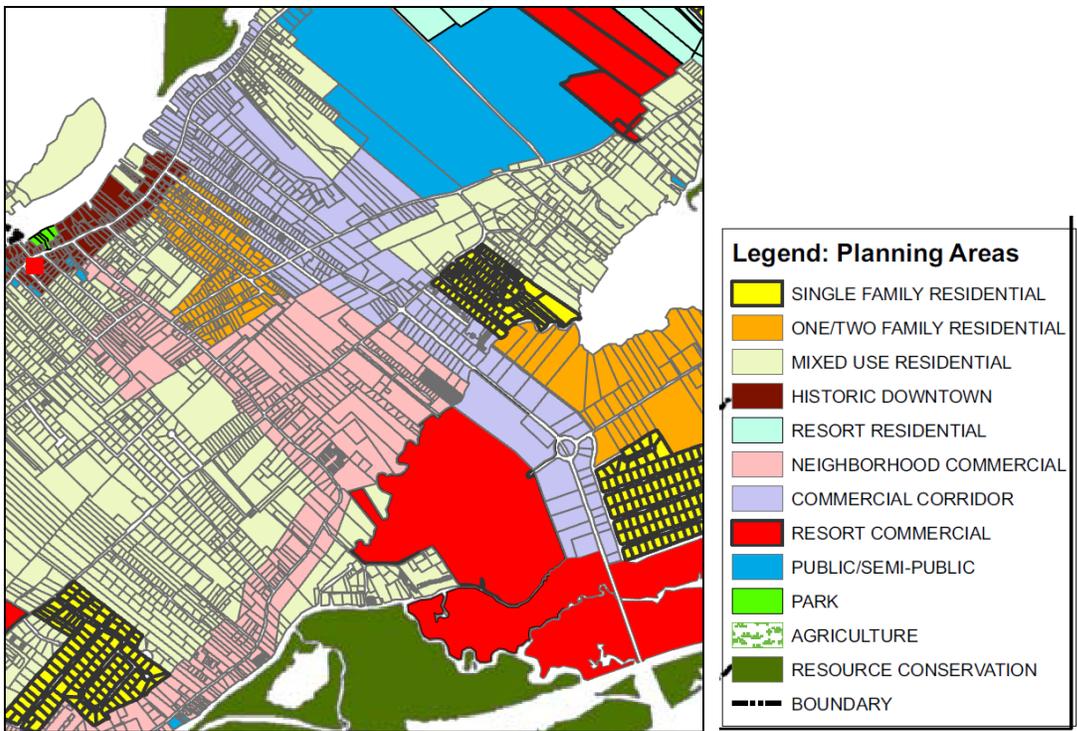
1. \_\_\_\_\_
2. \_\_\_\_\_

The following existing zoning districts that are located along Maddox Boulevard, and portions of Deep Hole Road, Chicken City Road, Ocean Boulevard, Taylor Street and Teal Lane are proposed by the Comprehensive Plan to be re-zoned as follows:

<b>Existing District</b>	<b>Proposed District</b>
C-2	Commercial Corridor
C-1	Commercial Corridor
R-3	Commercial Corridor



Existing zoning districts C-2, C-1 and R-3



Proposed re-mapping of 3 districts into 1 district – Commercial Corridor



## ARTICLE IV. COMMERCIAL DISTRICTS\*

### SECTION A. CORRIDOR COMMERCIAL DISTRICT ~~C-1~~

Statement of intent. The primary purpose of this district is to establish and protect a district that will serve the tourist trade that is vital to the growth of Chincoteague. ~~Of the two~~ Two commercial districts have been combined, C-1 ~~is designed to be a lower density with more open space type activities than and~~ C-2 to create a single district that includes a context based design review process. Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other stocking and delivery of light retail goods, or by any nuisance factors other than those occasioned by incidental light and noise of congregation of people and passenger vehicles. It will also allow for some residential uses which are compatible with certain retailing operations. The district recognizes the demand for a variety of land uses adjacent to the major traffic arteries which link the recreational facilities on Assateague Island to the mainland.

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#### Sec. 4.1. Uses permitted by right. [\(back to chapter index\)](#)

The following uses shall be permitted in commercial district C-1, subject to all other provisions of this ordinance:

- 4.1.1. Health clubs, spas, and gyms.
- 4.1.2. Home occupation.
- 4.1.3. Beauty/barber shop.
- 4.1.4. Professional office.
- 4.1.5. Wearing apparel shops.
- 4.1.6. Gift shops.
- 4.1.7. Motels/~~Hotels~~:
- 4.1.8. Restaurants.
- 4.1.9. Day care facilities.
- 4.1.10. Nursing home.  
Hospitals
- 4.1.11. Wayside stands, tailgate sales.  
Pharmacy/Drugstores  
Auto services/Service Stations  
Public Amusement  
Clubs/Lodges
- \*Cross reference–Businesses, ch. 18.
- 4.1.12. Retail stores, any retail business.
- 4.1.13. Funeral homes.
- 4.1.14. Caterer.
- 4.1.15. Schools.
- 4.1.16. Municipal facilities.
- 4.1.17. Churches.
- 4.1.18. Light waterfront seafood industry.

- 4.1.19. Light industry.
- 4.1.20. Mobile home parks.
- 4.1.21. Reserved

***(Amended 05-03-04)***

- 4.1.22. Campgrounds, in compliance with state regulations.
- 4.1.23. Accessory structures.

(1) No accessory structure may be closer than five feet to any property line.

- 4.1.24. Public utilities.
- 4.1.25. Signs; see article VII.
- 4.1.26. Pony Penning sales, yard sales.
- 4.1.27. Fences.

(1) All fences located from a point even with the front, for commercial uses, [or] rear, for residential uses, of the main structure extending to the front lot line shall have a maximum height of four feet and shall be at least 30 percent open space when viewed at any point perpendicular (90° angle) to the fence line, regardless of construction materials. Any fence on the remainder of the property shall have a maximum height of six feet and may be of solid construction. Open decks and open porches are exempted from being considered the rear of the main structure for residential uses. A fence previously in compliance with this section may remain in place if a new addition is constructed to the existing residential main structure.

(2) As to any lot on which there is no existing main structure, all fences shall have a maximum height of four feet and shall be at least 30 percent open space, when viewed at any point perpendicular (90° angle) to the fence line, except for a fence erected or constructed along the rear lot line which may have a maximum height of six feet and may be of solid construction.

(3) Containment fences of solid construction may be erected to enclose fuel storage tanks, dumpsters and aboveground sewage disposal systems. Such containment fences shall not extend more than three feet beyond the perimeter of that to be enclosed. The containment fence shall not extend more than one foot above that to be enclosed and shall not exceed a maximum height of eight feet. Such containment fences shall not be placed closer than five feet from any side or rear lot line and shall not be placed closer than 15 feet from the front lot line.

- 4.1.28. Single-family dwelling.
- 4.1.29. Two-family dwelling.
- 4.1.30. Townhouse.
- 4.1.31. Condominiums.
- 4.1.32. Rooming and boarding houses.
- 4.1.33. Tourist home.
- 4.1.34. Multifamily dwelling.
- 4.1.35. Vacation rental cottages.
- 4.1.36. Boardinghouse.
- 4.1.37. Bed and breakfast.
- 4.1.38. Rest home.

4.1.39. Site trailers. The temporary location of construction site trailers or other such protective storage or temporary office-type structures for construction purposes are permitted

providing that such structures are removed prior to the issuance of a certificate of occupancy or whenever significant construction activity is discontinued for 30 days or longer.

4.1.40. Any parcel which is located in two or more zoning districts may, at the property owner's request, apply the permitted usages of the district in which a majority of the parcel is located to the entire parcel, so long as it remains a part of the original lot.

Area and setback requirements for 4.1.28 thru 4.1.38 shall use R-3 area regulations. (Ord. of 8-1-1994; Ord. of 11-4-1996; Ord. of 4-13-1998; Ord. of 4-5-1999) (Amended 06-02-03) (Amended 09-02-03)

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**Sec. 4.2. Special exceptions; special use permits; conditional use-**

4.2.1. Cemetery.

~~4.2.2. Power generating windmills.~~

4.2.23. The use of semi-trailers or trailers as accessory structures for storage.

4.2.34. Such other temporary or permanent use of land, buildings, or structures as may be permitted by the Town Council of the Town of Chincoteague as a conditional use in accordance with Article IX of this Code.

4.2.4.1 Small wind energy systems

(Ord. of 4-3-1995; Ord. of 8-2-1999; Ord. of 5-17-2001) (*Amended 09-02-03, 05-03-04*)

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**Sec. 4.3. Area regulations.**

4.3.1. Lot size. No minimum lot size for permitted uses shall be required except as noted for 4.1.28 thru 4.1.38.

4.3.2. Setback. Structures shall be located a minimum of ten feet from any street right-of-way. This distance shall be known as the setback line. When a structure is to be built in an area where there are existing structures, the minimum setback may be waived, and the setback line may be the average setback of the structures on either side. This shall not apply to corner lots.

4.3.3. Open space.

(1) The minimum side yard for each main structure shall be five feet.

(2) Each main structure shall have a minimum rear yard of 15 feet except waterfront properties would have no required setbacks for both residential and commercial structures.

4.3.4. Height regulations.

(1) Buildings may be erected up to 36 feet in height above base flood elevation. No structure shall exceed three stories in height. Exception: enclosures below the base flood elevation used for incidental storage, parking garages, and means of egress shall be exempt from being considered a story if such total space is less than 600 square feet in area, however the height restriction still applies.

(2) No accessory building shall be more than 25 feet in height.

(3) Chimneys and flues shall not be more than six feet above the height of the main buildings upon which they rest.

(4) Church spires, belfries, monuments, flagpoles, television antennae and radio aerials may be no higher than 70 feet above mean sea level {excluding public utilities}.

4.3.5. Corner lots.

(1) Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on streets.

(2) The side yard abutting or next to the street shall be ten feet for both the main and accessory buildings/structures.  
{Ord. of 5-19-1995; Ord. of 7-3-1995; Ord. of 11-6-1995; Ord. of 2-5-2001; Ord. 5-17-2001)

## ARTICLE IV. COMMERCIAL DISTRICTS\*

### SECTION A. COMMERCIAL DISTRICT C-1

Statement of intent. The primary purpose of this district is to establish and protect a district that will serve the tourist trade that is vital to the growth of Chincoteague. Of the two commercial districts, C-1 is designed to be a lower density with more open space type activities than C-2. It will also allow for some residential uses which are compatible with certain retailing operations. The district recognizes the demand for a variety of land uses adjacent to the major traffic arteries which link the recreational facilities on Assateague Island to the mainland.

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#### **Sec. 4.1. Uses permitted by right. [\(back to chapter index\)](#)**

The following uses shall be permitted in commercial district C-1, subject to all other provisions of this ordinance:

- 4.1.1. Health clubs, spas, and gyms.
- 4.1.2. Home occupation.
- 4.1.3. Beauty/barber shop.
- 4.1.4. Professional office.
- 4.1.5. Wearing apparel shops.
- 4.1.6. Gift shops.
- 4.1.7. Motels.
- 4.1.8. Restaurants.
- 4.1.9. Day care facilities.
- 4.1.10. Nursing home.
- 4.1.11. Wayside stands, tailgate sales.

\*Cross reference–Businesses, ch. 18.

- 4.1.12. Retail stores, any retail business.
- 4.1.13. Funeral homes.
- 4.1.14. Caterer.
- 4.1.15. Schools.
- 4.1.16. Municipal facilities.
- 4.1.17. Churches.
- 4.1.18. Light waterfront seafood industry.
- 4.1.19. Light industry.
- 4.1.20. Mobile home parks.
- 4.1.21. Reserved

***(Amended 05-03-04)***

- 4.1.22. Campgrounds, in compliance with state regulations.
- 4.1.23. Accessory structures.
  - (1) No accessory structure may be closer than five feet to any property line.
- 4.1.24. Public utilities.

- 4.1.25. Signs; see article VII.
- 4.1.26. Pony Penning sales, yard sales.
- 4.1.27. Fences.

(1) All fences located from a point even with the front, for commercial uses, [or] rear, for residential uses, of the main structure extending to the front lot line shall have a maximum height of four feet and shall be at least 30 percent open space when viewed at any point perpendicular (90° angle) to the fence line, regardless of construction materials. Any fence on the remainder of the property shall have a maximum height of six feet and may be of solid construction. Open decks and open porches are exempted from being considered the rear of the main structure for residential uses. A fence previously in compliance with this section may remain in place if a new addition is constructed to the existing residential main structure.

(2) As to any lot on which there is no existing main structure, all fences shall have a maximum height of four feet and shall be at least 30 percent open space, when viewed at any point perpendicular (90° angle) to the fence line, except for a fence erected or constructed along the rear lot line which may have a maximum height of six feet and may be of solid construction.

(3) Containment fences of solid construction may be erected to enclose fuel storage tanks, dumpsters and aboveground sewage disposal systems. Such containment fences shall not extend more than three feet beyond the perimeter of that to be enclosed. The containment fence shall not extend more than one foot above that to be enclosed and shall not exceed a maximum height of eight feet. Such containment fences shall not be placed closer than five feet from any side or rear lot line and shall not be placed closer than 15 feet from the front lot line.

- 4.1.28. Single-family dwelling.
- 4.1.29. Two-family dwelling.
- 4.1.30. Townhouse.
- 4.1.31. Condominiums.
- 4.1.32. Rooming and boarding houses.
- 4.1.33. Tourist home.
- 4.1.34. Multifamily dwelling.
- 4.1.35. Vacation rental cottages.
- 4.1.36. Boardinghouse.
- 4.1.37. Bed and breakfast.
- 4.1.38. Rest home.

4.1.39. Site trailers. The temporary location of construction site trailers or other such protective storage or temporary office-type structures for construction purposes are permitted providing that such structures are removed prior to the issuance of a certificate of occupancy or whenever significant construction activity is discontinued for 30 days or longer.

4.1.40. Any parcel which is located in two or more zoning districts may, at the property owner's request, apply the permitted usages of the district in which a majority of the parcel is located to the entire parcel, so long as it remains a part of the original lot.

Area and setback requirements for 4.1.28 thru 4.1.38 shall use R-3 area regulations. (Ord. of 8-1-1994; Ord. of 11-4-1996; Ord. of 4-13-1998; Ord. of 4-5-1999)

(Amended 06-02-03) (Amended 09-02-03)

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**Sec. 4.2. Special exceptions; special use permits. [\(back to chapter index\)](#)**

4.2.1. Cemetery.

4.2.2. Power generating windmills.

4.2.3. The use of semi-trailers or trailers as accessory structures for storage.

4.2.4. Such other temporary or permanent use of land, buildings, or structures as may be permitted by the Town Council of the Town of Chincoteague as a conditional use in accordance with Article IX of this Code.

(Ord. of 4-3-1995; Ord. of 8-2-1999; Ord. of 5-17-2001) (*Amended 09-02-03, 05-03-04*)

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**Sec. 4.3. Area regulations. [\(back to chapter index\)](#)**

4.3.1. Lot size. No minimum lot size for permitted uses shall be required except as noted for 4.1.28 thru 4.1.38.

4.3.2. Setback. Structures shall be located a minimum of ten feet from any street right-of-way. This distance shall be known as the setback line. When a structure is to be built in an area where there are existing structures, the minimum setback may be waived, and the setback line may be the average setback of the structures on either side. This shall not apply to corner lots.

4.3.3. Open space.

(1) The minimum side yard for each main structure shall be five feet.

(2) Each main structure shall have a minimum rear yard of 15 feet except waterfront properties would have no required setbacks for both residential and commercial structures.

4.3.4. Height regulations.

(1) Buildings may be erected up to 36 feet in height above base flood elevation. No structure shall exceed three stories in height. Exception: enclosures below the base flood elevation used for incidental storage, parking garages, and means of egress shall be exempt from being considered a story if such total space is less than 600 square feet in area, however the height restriction still applies.

(2) No accessory building shall be more than 25 feet in height.

(3) Chimneys and flues shall not be more than six feet above the height of the main buildings upon which they rest.

(4) Church spires, belfries, monuments, flagpoles, television antennae and radio aerials may be no higher than 70 feet above mean sea level {excluding public utilities}.

4.3.5. Corner lots.

(1) Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on streets.

(2) The side yard abutting or next to the street shall be ten feet for both the main and accessory buildings/structures.

{Ord. of 5-19-1995; Ord. of 7-3-1995; Ord. of 11-6-1995; Ord. of 2-5-2001; Ord. 5-17-2001}

Statement of intent. Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than those occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, restaurants and taverns, and garages and service stations.

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**Sec. 4.4. Uses permitted by right. ([back to chapter index](#))**

The following uses shall be permitted in commercial district C-2, subject to all other provisions of this ordinance:

- 4.4.1. Health clubs, spas and gyms.
- 4.4.2. Retail stores, retail sales.
- 4.4.3. Flower shops.
- 4.4.4. Bakeries.
- 4.4.5. Restaurants.
- 4.4.6. Dry cleaners.
- 4.4.7. Laundries.
- 4.4.8. Wearing apparel stores.
- 4.4.9. Drugstores.
- 4.4.10. Barber and beauty shops.
- 4.4.11. Auto and home appliance services.
- 4.4.12. Theaters, assembly halls.
- 4.4.13. Hotels, motels.
- 4.4.14. Office buildings.
- 4.4.15. Funeral homes.
- 4.4.16. Service stations.
- 4.4.17. Lumber and building supply.
- 4.4.18. Plumbing and electrical supply.
- 4.4.19. Auto, motorcycles, trucks, mobile home sales and service.
- 4.4.20. Wholesale and processing not objectionable because of dust, noise, or odors with a conditional use permit.
- 4.4.21. Machinery sales and service.
- 4.4.22. Waterfront businesses such as wholesale and retail marine activities, boats, docks, piers, small boat docks, yacht club and servicing facilities for the same, docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- 4.4.23. Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement.
- 4.4.24. Light industry.
- 4.4.25. Caterers.
- 4.4.26. Gift shops.
- 4.4.27. Professional offices.
- 4.4.28. Home occupations.
- 4.4.29. Tailgate sales, wayside stands.
- 4.4.30. Accessory structures.

4.4.31. Reserved.

*(Amended 05-03-04)*

4.4.32. Signs, see article VII.

4.4.33. Pony Penning sales, yard sales.

4.4.34. Public utilities.

4.4.35. Churches, schools.

4.4.36. Libraries.

4.4.37. Hospitals.

4.4.38. Clubs and lodges.

4.4.39. Fences.

(1) All fences located from a point even with the front, for commercial uses, [or] rear, for residential uses, of the main structure extending to the front lot line shall have a maximum height of four feet and shall be at least 30 percent open space when viewed at any point perpendicular (90° angle) to the fence line, regardless of construction materials. Any fence on the remainder of the property shall have a maximum height of six feet and may be of solid construction. Open decks and open porches are exempted from being considered the rear of the main structure for residential uses. A fence previously in compliance with this section may remain in place if a new addition is constructed to the existing residential main structure.

(2) As to any lot on which there is no existing main structure, all fences shall have a maximum height of four feet and shall be at least 30 percent open space, when viewed at any point perpendicular (90° angle) to the fence line, except for a fence erected or constructed along the rear lot line which may have a maximum height of six feet and may be of solid construction.

(3) Containment fences of solid construction may be erected to enclose fuel storage tanks, dumpsters and aboveground sewage disposal systems. Such containment fences shall not extend more than three feet beyond the perimeter of that to be enclosed. The containment fence shall not extend more than one foot above that to be enclosed and shall not exceed a maximum height of eight feet. Such containment fences shall not be placed closer than five feet from any side or rear lot line and shall not be placed closer than five feet from the front lot line.

4.4.40. Single-family dwelling.

4.4.41. Two-family dwelling.

4.4.42. Townhouse.

4.4.43. Condominiums.

4.4.44. Rooming and boarding houses.

4.4.45. Tourist home.

4.4.46. Multifamily dwelling.

4.4.47. Vacation rental cottages.

4.4.48. Boardinghouse.

4.4.49. Bed and breakfast.

4.4.50. Rest home.

4.4.51. Site Trailers. The temporary location of construction site trailers or other such protective storage or temporary office-type structures for construction purposes are permitted providing that such structures are removed prior to the issuance of a certificate of occupancy or whenever significant construction activity is discontinued for 30 days or longer.

4.4.52. Any parcel which is located in two or more zoning districts may, at the property owner's request, apply the permitted usages of the district in which a majority of the parcel is located to the entire parcel, so long as it remains a part of the original lot.

Area and setback requirements for 4.4.40 thru 4.4.50 shall use R-3 area regulations.  
(Ord. of 8-1-1994; Ord. of 11-4-1996; Ord. of 4-13-1998; Ord. of 4-5-1999)  
(Amended 06-02-03) (Amended 09-02-03)

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**Sec. 4.5. Special exceptions; special use permits. [\(back to chapter index\)](#)**

4.5.1. Cemetery.

4.5.2. Power generating windmills.

4.5.3. The use of semi-trailers or trailers as accessory structures for storage.

4.5.4. Such other temporary or permanent use of land, buildings, or structures as may be permitted by the Town Council of the Town of Chincoteague as a conditional use in accordance with Article IX of this Code.

(Ord. of 4-3-1995; Ord. of 8-2-1999; Ord. of 5-17-2001) (*Amended 09-02-03, 05-03-04*)

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**Sec. 4.6. Area regulations. [\(back to chapter index\)](#)**

4.6.1. Lot size. No minimum lot size for permitted uses shall be required, with the exception that all residential uses must comply with R-3 requirements.

4.6.2. Setback. Structures shall be located a minimum of ten feet from any street right-of-way. This distance shall be known as the setback line. When a structure is to be built in an area where there are existing structures, the minimum setback may be waived, and the setback line may be the average setback of the structures on either side. This shall not apply to corner lots.

4.6.3. Open space.

(1) The minimum side yard for each main structure or accessory structure shall be five feet.

(2) Each main structure or accessory structure shall have a minimum rear yard of five feet except waterfront properties would have no required setbacks for both residential and commercial structures.

4.6.4. Height regulations.

(1) Buildings may be erected up to 36 feet in height above base flood elevation. No structure shall exceed three stories in height. Exception: enclosures below the base flood elevation used for incidental storage, parking garages, and means of egress shall be exempt from being considered a story if such total space is less than 600 square feet in area, however the height restriction still applies.

(2) No accessory building shall be more than 25 feet in height.

(3) Chimneys and flues shall not be more than six feet above the height of the main buildings upon which they rest.

(4) Church spires, belfries, monuments, flagpoles, television antennae and radio aerials may be no higher than 70 feet above mean sea level (excluding public utilities).

4.6.5. Corner lots.

(1) Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on streets.

(2) The side yard abutting or next to the street shall be ten feet for both the main and accessory buildings/structures.

(Ord. of 5-18-1995; Ord. of 7-3-1995; Ord. of 11-6-1995; Ord. of 2-5-2001; Ord. of 5-17-2001)

## SECTION C. RESIDENTIAL DISTRICT R-3

Statement of intent. This district is composed of certain medium to high concentrations of residential uses, ordinarily located adjacent to commercial areas, and/or between residential and commercial areas, plus certain open space areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of a population with some children, and to permit, under certain conditions, certain commercial uses of a character unlikely to develop extreme concentrations of traffic and crowds of customers, with the strict regulation of permitted outdoor advertising. To these ends, retail activity is limited and this district is protected against encroachment of general commercial and industrial uses. Most residential types of structures for both permanent and transient occupancy, including institutions, are permitted. Some structures for commercial uses conforming to the patterns of the district and several low-impact commercial uses are allowed.

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### **Sec. 3.7. Uses permitted by right. [\(back to chapter index\)](#)**

The following uses shall be permitted in residential district R-3 subject to all other provisions of this ordinance:

- 3.7.1. Single-family dwelling.
- 3.7.2. Two-family dwelling.
- 3.7.3. Mobile home.
- 3.7.4. Home occupation.
- 3.7.5. Tourist home/tourist rental home.
- 3.7.6. Vacation rental cottages.
- 3.7.7. Boardinghouse.
- 3.7.8. Bed and breakfast.
- 3.7.9. Rest home.
- 3.7.10. Beauty/barber shop.
- 3.7.11. Professional office.
- 3.7.12. Day care facilities.
- 3.7.13. Nursing homes.
- 3.7.14. Municipal facilities.
- 3.7.15. Accessory structure.

(1) No accessory building/structure may be closer than five feet to any side or rear property line. No accessory building/structure may be closer than 25 feet from the front property line or more than the average setback of the structures on either side.

(2) The use of semi-trailers, trailers or other types of vehicles or parts of vehicles as storage or accessory structures is not allowed.

3.7.16. Fences.

(1) All fences to be located from a point even with the rear of the main structure (excluding open decks and open porches) extending to the front lot line shall have a maximum height of four feet and shall be at least 30 percent open space when viewed at any point perpendicular (90° angle) to the fence line, regardless of construction materials. Any fence on the remainder of the property shall have a maximum height of six feet and may be of solid construction. A fence previously in compliance with this section may remain in place if a new addition is constructed to an existing residence.

(2) As to any lot on which there is no existing main structure, all fences shall have a maximum height of four feet and shall be at least 30 percent open space, when viewed at any point perpendicular (90° angle) to the fence line, except for a fence erected or constructed along the rear lot line which may have a maximum height of six feet and may be of solid construction.

(3) Fully enclosed containment fences of solid construction may be erected to enclose aboveground sewage disposal systems and fuel storage tanks. Such containment fences shall not extend more than three feet beyond the perimeter of that to be enclosed. The containment fence shall not extend more than one foot above that to be enclosed and shall not exceed a maximum height of six feet. Such containment fences shall not be placed closer than five feet from any side or rear lot line and shall not be placed closer than 15 feet from the front lot line.

3.7.17. Public utilities.

3.7.18. Signs.

(1) Street address signs.  
(2) Home occupation signs.  
(3) Resident identification signs.  
(4) Temporary signs.  
(5) Business signs only to advertise the sale or yearly rental of the premises upon which erected. Only one sign, limited to six square feet, will be allowed on each lot. See article VII, Signs.

(6) Church bulletin boards and identification signs as defined in article VII.

3.7.19. Recreational parks and playgrounds.

3.7.20. Schools.

3.7.21. Churches.

3.7.22. Public piers, public boat ramps.

3.7.23. Pony Penning sales, yard sales.

3.7.24. Mobile home parks.

3.7.25. Other. The temporary location of construction "site trailers" or other protective, storage or other office-type structures for construction purposes are permitted providing that such structures are removed prior to the issuance of a certificate of occupancy or whenever significant construction activity is discontinued or halted for 30 days or longer.

3.7.26. Any parcel which is located in two or more zoning districts may, at the property owner's request, apply the permitted usages of the district in which a majority of the parcel is located to the entire parcel so long as it remains a part of the original lot.

{Ord. of 8-1-1994; Ord. of 4-3-1995; Ord. of 11-4-1996; Ord. of 4-13-1998; Ord. of 4-5-1999)  
(Amended 06-02-03) (Amended 09-02-03)

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**Sec. 3.8. Special exceptions; special use permits. [\(back to chapter index\)](#)**

- 3.8.1. Cemetery.
- 3.8.2. Light waterfront seafood industry.
- 3.8.3. Townhouse.
- 3.8.4. Condominiums.
- 3.8.5. Multifamily dwelling.
- 3.8.6. Campgrounds.
- 3.8.7. Camper/travel trailer parks.
- 3.8.8. Hotels/motels.
- 3.8.9. Power generating windmills.

3.8.10. Such other temporary or permanent use of land, buildings, or structures as may be permitted by the Town Council of the Town of Chincoteague as a conditional use in accordance with Article IX of this Code.

(Ord. of 4-3-1995; Ord. of 8-2-1999; Ord. of 5-17-2001) (*Amended 05-03-04*)

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**Sec. 3.9. Area regulations. [\(back to chapter index\)](#)**

3.9.1. Lot size.

(1) The minimum lot size for permitted uses shall be 10,500 square feet. (For permitted uses utilizing individual sewage disposal systems, a larger area may be required by the health official.)

(2) For each additional attached family or dwelling unit permitted above one, the lot size required shall increase by 3,000 square feet.

3.9.2. Setback. Structures shall be located a minimum of 25 feet from any street right-of-way. When a structure is to be built in an area where there are existing structures, the minimum setback may be waived, and the setback line may be the average setback of the structures on either side. This shall not apply to corner lots or new subdivisions after enactment of this ordinance. This distance shall be known as the setback line.

3.9.3. Open space.

(1) The minimum side yard for each main structure shall be ten feet.

(2) Each main structure shall have a minimum rear yard of 25 feet except waterfront properties would have no required setback.

3.9.4. Height regulations.

(1) Buildings may be erected up to 36 feet in height above base flood elevation. No structure shall exceed three stories in height. Exception: enclosures below the base flood

elevation used for incidental storage, parking garages, and means of egress shall be exempt from being considered a story if such total space is less than 600 square feet in area, however the height restriction still applies.

(2) No accessory building shall be more than 25 feet in height.

(3) Chimneys and flues shall not be more than six feet above the height of the main buildings upon which they rest.

(4) Church spires, belfries, monuments, flagpoles, television antennae and radio aeriels may be no higher than 70 feet above mean sea level (excluding public utilities).

#### 3.9.5. Corner lots.

(1) Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on streets.

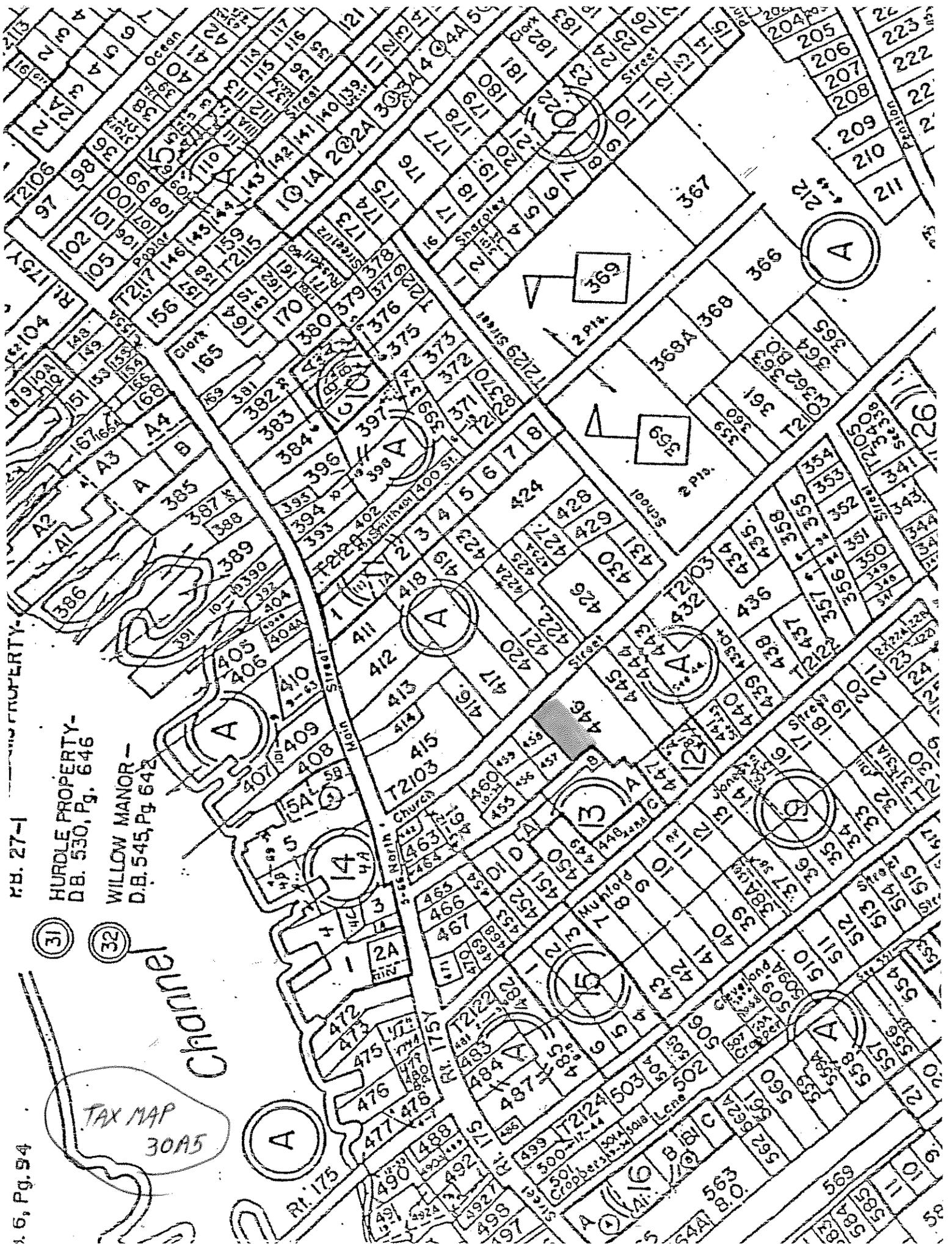
(2) The side yard abutting or next to the street shall be 25 feet for both the main and accessory buildings/structures.  
(Ord. of 4-3-1995; Ord. of 7-3-1995; Ord. of 11-6-1995; Ord. of 7-7-1997; Ord. of 2-5-2001; Ord. of 5-17-2001)

HURDLE PROPERTY -  
D.B. 530, Pg. 646

WILLOW MANOR -  
D.B. 545, Pg. 642

Channel

TAX MAP  
30A5



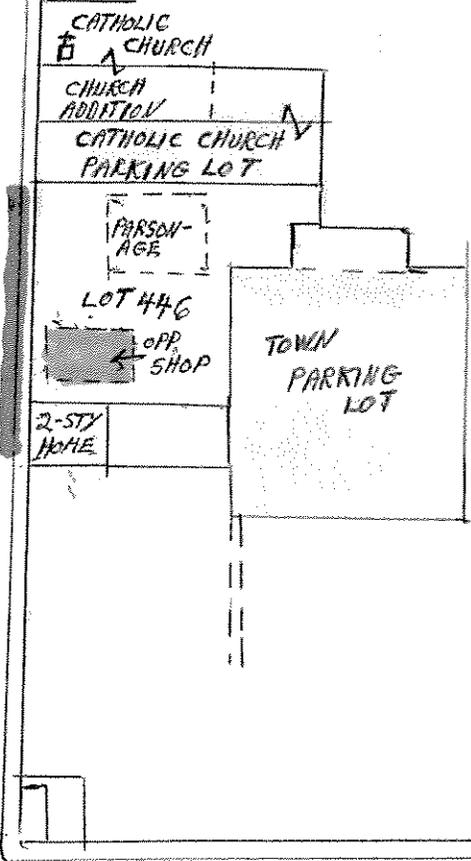
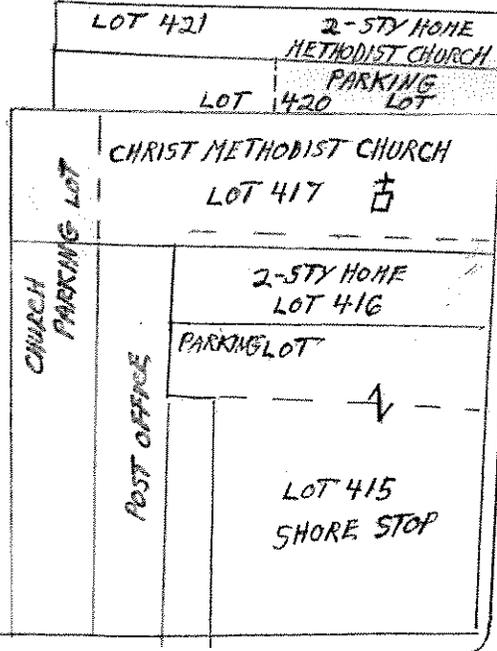


CHURCH STREET

OPPORTUNITY SHOP

PARKING

PREFERRED PARKING  
DANGER, DANGER, DANGER



MAIN STREET