

**NOTICE IS HEREBY GIVEN THAT
THE SURRY COUNTY BOARD OF SUPERVISORS
WILL HOLD A PUBLIC HEARING ON
WEDNESDAY, JULY 2, 2025 AT 6:00 P.M.
IN THE GENERAL DISTRICT COURTROOM LOCATED AT
THE SURRY COUNTY GOVERNMENT CENTER
45 SCHOOL STREET, SURRY, VIRGINIA
TO CONSIDER AND INTENDS TO TAKE ACTION ON THE FOLLOWING:**

ORDINANCE AMENDMENT 2025-03 (PC ORDINANCE AMENDMENT 2025-01): The Surry County Board of Supervisors will consider and intends to take action on the adoption of amendments to the Surry County Zoning Ordinance by amending Article II - Definitions and Uses, Article III – Zoning Districts and Boundaries, and Article IV – Supplementary Regulations to amend, incorporate and add language regarding use type descriptions, district requirements, and performance standards for sewer pumping stations and water pumping stations to allow as a permitted uses in Agricultural Limited (A-L) Agricultural-Rural (A-R), Rural Village Center (RVC), Medium Density Residence (R-1), Vacation Residence (R-2), Local Business District (B-1), General Business (B-2), Light Industrial (M-1) and General Industrial (M-2).

The public hearing will be held pursuant to § 15.2-2204, and § 15.2-2285 of the Code of Virginia (1950, as amended). A full copy of the proposed ordinance amendments and related material may be reviewed or obtained on the County's website at <https://www.surrycountyva.gov/413/Public-Notices>, or may be examined at the Office of the County Administrator and Department of Planning and Community Development, Surry County Government Center, 45 School Street, Surry, Virginia. Office hours are Monday through Friday from 9:00 am to 5:00 pm. The meeting will be held in-person and will be broadcast on the County website at: <https://www.surrycountyva.gov/387/Watch-A-Meeting>

All interested parties may appear and present their views at the above time and place. If assistance or special accommodations are needed to participate in the hearing, please contact the Surry County Administrator's Office at (757) 294-5271 at least 72 hours before the hearing.

**BY ORDER OF THE BOARD OF SUPERVISORS SURRY COUNTY, VIRGINIA
MELISSA ROLLINS, CLERK TO THE BOARD OF SUPERVISORS**

ORDINANCE 2025-03

AN ORDINANCE TO AMEND AND REORDAIN ARTICLE II – DEFINITIONS AND USES, ARTICLE III – ZONING DISTRICTS AND BOUNDARIES, AND ARTICLE IV – SUPPLEMENTARY REGULATIONS TO AMEND, INCORPORATE AND ADD LANGUAGE REGARDING USE TYPE DISCRIPTIONS, DISTRICT REQUIREMENTS, AND PERFORMANCE STANDARDS FOR SEWER PUMPING STATIONS AND WATER PUMPING STATIONS TO ALLOW AS A PERMITTED USES IN AGRICULTURAL- LIMITED, AGRICULTURAL-RURAL, RURAL VILLAGE CENTER, MEDIUM DENSITY AND VACATION RESIDENCES, LOCAL AND GENERAL BUSINESS DISTRICTS, AND M-1 AND M-2 GENERAL INDUSTRIAL DISTRICTS.

ARTICLE II. DEFINITIONS AND USES.

...

Sec. 2-202. Use Type Descriptions.

...

CIVIC USE TYPES

...

Sewer Pumping Station. A public sewer facility with electric-powered pumps, designed and constructed to raise wastewater in elevation, pump effluent uphill to a gravity feed sewer line, or overcome head losses due to pipeline friction.

...

Utility service/minor. A services which is necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are distribution lines and small facilities that are underground or overhead, such as transformers, relay and booster devices, and remote switching stations. ~~well, water, and sewer pump stations.~~

Water Pumping Station. A public water facility for the pumping of potable water.

...

ARTICLE III. ZONING DISTRICTS AND BOUNDARIES

...

3-200. A-L Agricultural Limited District

...

Sec. 3-202. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more

stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Cemetery*

Public Park and Recreational Area

Religious Assembly*

Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-204. Lot requirements.

The following standards shall apply to the creation of new lots under this ordinance:

- A. *Minimum lot area:* 30,000 square feet, unless a greater area is required by the health department for well and septic.
- B. *Minimum lot width:*
 - 1. On existing public roads: 150 feet.
 - 2. On new subdivision roads: 100 feet.
- C. *Minimum lot depth:* 200 feet.
- D. *Minimum lot frontage:*
 - 1. On existing public roads: 150 feet.
 - 2. On new subdivision roads: 100 feet.
 - 3. On a cul-de-sac: 75 feet
- E. *The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.*
- F. *Maximum lot size:* Ten acres.

Sec. 3-205. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

- A. *Maximum building height:*
 - 1. All ~~principle~~ principal buildings: 2½ stories but not to exceed 35 feet.
 - 2. Buildings accessory to a single family residence: No more than the height of the ~~principle~~ principal building.

B. *Minimum front yard setbacks:*

1. On existing public roads: 100 feet.
2. On new subdivision roads: 50 feet.
3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building) or on lots greater than two acres, 150 feet from a public road.

C. *Minimum side yard setback:*

1. On existing public roads: 25 feet.
2. On new subdivision roads: 20 feet.
3. Accessory structures: 20 feet.

D. *Minimum rear yard setback:*

1. ~~Principle~~ Principal structures: 50 feet.
2. Accessory structures: 20 feet.

E. *Maximum size of accessory building:* Accessory structures shall not exceed four percent of the lot area not to exceed 5,000 square feet unless a special use permit is approved by the BZA.

3-300. A-R Agricultural-Rural District

...

Sec. 3-302. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Camp*

Cemetery

Club

Community Center

Community Recreation

Cultural Service

Day Care Center

Park and Ride Facility

Post Office
Public Facilities
Public Maintenance Facility*
Public Park and Recreational Area
Religious Assembly
Utility Service/Minor
Water or Sewer Pumping Station

...

Sec. 3-304. Lot requirements.

The following standards shall apply to the creation of new lots under this ordinance:

A. Minimum lot area:

1. On existing public roads: One acre (43,560 square feet), unless a greater area is required by the health department for well and septic.
2. On new subdivision roads: 30,000 square feet, unless a greater area is required by the health department for well and septic.

B. Minimum lot width:

1. On existing primary and secondary public roads: 150 feet.
2. On new subdivision roads: 100 feet.

C. Minimum lot depth: 200 feet.

D. Minimum lot frontage: All lots shall have frontage on a public or private road.

1. On existing public roads: 150 feet.
2. On new subdivision roads: 100 feet.
3. On a cul-de-sac: 75 feet.

E. The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.

Sec. 3-305. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. Maximum building height:

1. All ~~principle~~ principal buildings: Two and one-half stories but not to exceed 35 feet.

2. Buildings accessory to a single-family residence: No more than the height of the ~~principle~~ principal building.
- B. *Minimum front yard setbacks:*
1. On existing public roads: 100 feet.
 2. On new subdivision roads: 50 feet.
 3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building) or on lots greater than two acres, 150 feet from a public road.
- C. *Minimum side yard setback:*
1. On existing public roads: 25 feet.
 2. On new subdivision roads: 20 feet.
 3. Accessory structures: Five feet, or if larger than 1,200 square feet, 25 feet.
- D. *Minimum rear yard setback:*
1. ~~Principle~~ Principal structures: 50 feet.
 2. Accessory structures: Five feet, or if larger than 1,200 square feet, 25 feet.
- E. *Maximum size of accessory building:* Accessory structures shall not exceed four percent of the lot area not to exceed 5,000 square feet unless a special use permit is approved by the BZA.

...

3-400. Rural Village Center (RVC) District

...

Sec. 3-402. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Cemetery*

Club

Community Center

Community Recreation

Cultural Service
Day Care Center
Post Office
Public Facilities
Public Park and Recreational Area
Religious Assembly
Rehabilitation Service
Utility Service/Minor
Water or Sewer Pumping Station

...

Sec. 3-403. Lot requirements.

A. *Minimum lot area:*

1. Without public sewer and water: 30,000 square feet, unless a greater area is required by the health department for well and septic.
2. With public sewer or water (but not both): 20,000 square feet, unless a greater area is required by the health department.
3. With public sewer and water: 8,000 square feet.

B. *Minimum lot width:*

1. Without public sewer and water: 125 feet.
2. With public sewer or water (but not both): 100 feet.
3. With public sewer and water: 65 feet.

C. *Minimum lot depth:*

1. Without public sewer and water: 200 feet.
2. With public sewer or water (but not both): 150 feet.
3. With public sewer and water: 100 feet.

D. *Minimum lot frontage:*

1. Without public sewer and water: 80 feet.
2. With public sewer or water (but not both): 80 feet.
3. With public sewer and water: 60 feet.
4. Minimum frontage on a cul-de-sac: No less than 50 percent of minimum lot width of district.

- E. The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.

Sec. 3-404. Bulk regulations.

- A. *Maximum building height:*
1. All buildings: 35 feet or 2.5 stories, whichever is lesser.
- B. *Maximum density:*
1. Residential: Three dwelling units per acre.
- C. *Minimum front yard setback:* Where the street frontage in a block, or within 600 feet of the lot in question, is partially already developed, the minimum front yard for a new building shall be the average of the existing front yards on either side thereof in the same block with a variation of five feet permitted; provided however that except as provided in development standards for specific uses no front yard in a residence district shall be less than 25 feet or need to be more than 50 feet under this provision.
- D. *Side and rear setbacks:* Ten feet.
- E. *Accessory structures:*
1. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~-principal building) with a side and rear yard setback of five feet, or if larger than 1,200 square feet, 25 feet.
 2. Accessory structures shall not exceed four percent of the lot area not to exceed 5,000 square feet unless a special use permit is approved by the BZA.

Sec. 3-405. Additional standards.

- A. The following additional standards shall apply to all civic uses in the Rural Village Center district.
1. *Buffer.* Unless otherwise specified in this ordinance or through conditions established by the board of zoning appeals or the board of supervisors, a Type A landscaped buffer shall be established and maintained adjacent to any other property zoned RVC, other than parcels used or zoned for commercial or industrial use, as more fully described in section 5-400 of this ordinance.

...

3-500. R-1 Medium Density Residence District

...

Sec. 3-502. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Cemetery*

Community Center

Community Recreation

Park and Ride Facility

Public Park and Recreational Area

Religious Assembly

Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-503. Lot requirements.

The following standards shall apply to the creation of new lots under this ordinance:

A. *Minimum lot area:*

1. Without public sewer and water: 30,000 square feet, unless a greater area is required by the health department for well and septic.
2. With public sewer or water (but not both): 20,000 square feet, unless a greater area is required by the health department.
3. With public sewer and water: 10,000 square feet.

B. *Minimum lot width:*

1. Without public sewer and water: 100 feet.
2. With public sewer or water (but not both): 100 feet.
3. With public sewer and water: 75 feet.

C. *Minimum lot depth:*

1. Without public sewer and water: 200 feet.
2. With public sewer or water (but not both): 150 feet, unless a greater area is required by the health department.

3. With public sewer and water: 100 feet.

D. *Minimum lot frontage:*

1. Without public sewer and water: 80 feet.
2. With public sewer or water (but not both): 80 feet.
3. With public sewer and water: 60 feet.

E. *The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.*

Sec. 3-504. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. *Maximum building height:*

1. All ~~principle-principal~~ and accessory buildings: Two and one-half stories but not to exceed 35 feet.

B. *Minimum front yard setbacks:*

1. On existing public roads: 100 feet.
2. On new subdivision roads: 40 feet.
3. Accessory structures shall only be allowed in the side rear yard (behind the front face of the ~~principle-principal~~ building)

C. *Minimum side yard setback:*

1. On existing public roads: 25 feet.
2. On new subdivision roads: 15 feet.
3. Accessory structures: Five feet.

D. *Minimum rear yard setback:*

1. ~~Principle Principal~~ structures: 40 feet.
2. Accessory structures: Five feet.

E. *Accessory structure size:* Accessory structures shall not exceed four percent of the lot area not to exceed 2,000 square feet unless a special use permit is approved by the BZA.

3-600. R-2 Vacation Residence District

...

Sec. 3-602. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Cemetery*

Community Center

Community Recreation

Park and Ride Facility

Public Park and Recreational Area

Religious Assembly

Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-603. Lot requirements.

The following standards shall apply to the creation of new lots under this ordinance:

A. *Minimum lot area:*

1. Without public sewer and water: 30,000 square feet, unless a greater area is required by the health department for well and septic.
2. With public sewer or water, or both: 10,000 square feet, unless a greater area is required by the health department.

B. *Minimum lot width:*

1. Without public sewer and water: 100 feet.
2. With public sewer or water, or both: 75 feet.

C. *Minimum lot depth:*

1. Without public sewer and water: 200 feet.
2. With public sewer or water (but not both): 125 feet, unless a greater area is required by the health department.
3. With public sewer and water: 100 feet.

D. *Minimum lot frontage:*

1. Without public sewer and water: 80 feet.
2. With public sewer or water, or both: 60 feet.

E. The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.

Sec. 3-604. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. *Maximum building height:*

1. All ~~principle~~ principal buildings: Two and one-half stories but not to exceed 35 feet.
2. Buildings accessory to a single-family residence: No more than the height of the ~~principle~~ principal building.

B. *Minimum front yard setbacks:*

1. ~~Principle~~ Principal structures: 40 feet.
2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

C. *Minimum side yard setback:*

1. ~~Principle-Principal~~ structures: 15 feet.
2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building), otherwise: Five feet.

D. *Minimum rear yard setback:*

1. ~~Principle~~ Principal structures: 25 feet.
2. Accessory structures: Five feet.

E. *Accessory structure size:* Accessory structures shall not exceed four percent of the lot area not to exceed 2,000 square feet unless a special use permit is approved by the BZA.

3-700. B-1 Local Business District

...

Sec. 3-702. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more

stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Cemetery*

Club

Community Center

Cultural Service

Day Care Center

Educational Facility

Park and Ride Facility

Post Office

Public Facilities

Public Park and Recreational Area

Religious Assembly

Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-703. Lot requirements.

A. Minimum lot area:

1. Minimum lot area: 40,000 square feet.
2. The required minimum area for lots served by private water or private sewer facilities may be increased when the health department requires a larger parcel to satisfy an on-site sewage disposal system.

B. Minimum lot width: 200 feet.

C. Minimum lot frontage: 200 feet.

D. The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.

Sec. 3-704. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. *Maximum building height:*

1. All ~~principle~~ principal buildings: Two and one-half stories but not to exceed 45 feet.
2. Buildings accessory: No more than the height of the principal building.

B. *Minimum front yard setbacks:*

1. On primary highway: 75 feet.
2. On secondary highway or other street: 50 feet.
3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

C. *Minimum side yard setback:*

1. None, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400).
2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

D. *Minimum rear yard setback:*

1. All structures: 25 feet, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (See section 5-400).

...

3-800. B-2 General Business District

...

Sec. 3-802. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Club

Crisis Center

Cultural Service

Day Care Center

Educational Facility

Halfway House

Nursing Home
Park and Ride Facility
Post Office
Public Facilities
Public Park and Recreational Area
Religious Assembly
Rehabilitation Service
Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-803. Lot requirements.

A. *Minimum lot area:*

1. Minimum lot area: 40,000 square feet.
2. The required minimum area for lots served by private water or private sewer facilities may be increased when the health department requires a larger parcel to satisfy an on-site sewage disposal system.

B. *Minimum lot width:* 200 feet.

C. *Minimum lot frontage:* 200 feet.

D. The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.

Sec. 3-804. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. *Maximum building height:*

1. All ~~principle~~ principal buildings: Two and one-half stories but not to exceed 45 feet.
2. Buildings accessory: No more than the height of the ~~principle~~ principal building.

B. *Minimum front yard setbacks:*

1. On primary highway: 75 feet.
2. On secondary highway or other street: 50 feet.
3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

C. *Minimum side yard setback:*

1. None, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400).
2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

D. *Minimum rear yard setback:*

1. All structures: 25 feet, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400).

3-900. M-1 General Industrial District

...

Sec. 3-902. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Park and Ride Facility

Parks and Recreation

Post Office

Public Maintenance Facility

Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-903. Lot requirements.

The following standards shall apply to the creation of new lots under this ordinance:

- A. *Minimum lot area:* 30,000 square feet.

The required minimum area for lots served by private water or private sewer facilities may be increased when the health department requires a larger parcel to satisfy an on-site sewage disposal system.

- B. *Minimum lot width:*

1. On existing public roads: 150 feet.
2. On new subdivision roads: 100 feet.

- C. *Minimum lot depth:* 200 feet.

D. *Minimum lot frontage:*

1. On existing public roads: 150 feet.
2. On new subdivision roads: 100 feet.
3. On a cul-de-sac: 75 feet.

E. *The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.*

Sec. 3-904. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. *Maximum building height:*

1. All structures: 75 [feet].
 - a. The height limit shall be 35 feet in height. The height limit for principal structures may be increased to 70 feet or up to five stories, whichever is lesser; provided, that each required yard is increased one foot for each additional foot of principal structure height over 35 feet. There are two side yards for each permitted principal structure, each of which is 15 or more feet in width plus one foot or more of side yard for each additional foot of principal structure height over 35 feet.
 - b. Where structures exceed the 35-foot height requirement a building separation of 30 feet shall be required.
 - c. See section 4-102, for exceptions to height limits.

B. *Minimum front yard setbacks:*

1. On primary highway: 75 feet.
2. On secondary highway or other street: 50 feet.
3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

C. *Minimum side yard setback:*

1. None, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400).
2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

D. *Minimum rear yard setback:*

1. All structures: 25 feet, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (See section 5-400).

3-1000. M-2 General Industrial District

...

Sec. 3-1002. Permitted uses.

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

...

CIVIC USE TYPES

Day Care Center

Park and Ride Facility

Post Office

Public Maintenance Facility

Public Facility

Public Park and Recreational Area

Utility Service/Minor

Water or Sewer Pumping Station

...

Sec. 3-1003. Lot requirements.

The following standards shall apply to the creation of new lots under this ordinance:

- A. *Minimum lot area:* 40,000 square feet.

The required minimum area for lots served by private water or private sewer facilities may be increased when the health department requires a larger parcel to satisfy an on-site sewage disposal system.

- B. *Minimum lot width:*

1. On existing public roads: 150 feet.
2. On new subdivision roads: 100 feet.

- C. *Minimum lot depth:* 200 feet.

- D. *Minimum lot frontage:*

1. On existing public roads: 150 feet.
2. On new subdivision roads: 100 feet.
3. On a cul-de-sac: 75 feet.

E. The minimum lot size (area, width, depth, and frontage) requirements for Water or Sewer Pumping Stations may be reduced provided the General Standards outlined in Section 4-610 of this Zoning Ordinance are met.

Sec. 3-1004. Height, bulk, and yard requirements.

The following standards shall apply to the building of any structure on lots within this district:

A. *Maximum building height:*

1. All structures: 75 [feet].
 - a. The height limit shall be 35 feet in height. The height limit for principal structures may be increased to 70 feet or up to five stories, whichever is lesser; provided, that each required yard is increased one foot for each additional foot of principal structure height over 35 feet. There are two side yards for each permitted principal structure, each of which is 15 or more feet in width plus one foot or more of side yard for each additional foot of principal structure height over 35 feet.
 - b. Where structures exceed the 35-foot height requirement a building separation of 30 feet shall be required.
 - c. See section 4-102 for exceptions to height limits.

B. *Minimum front yard setbacks:*

1. On primary highway: 75 feet.
2. On secondary highway or other street: 50 feet.
3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building).

C. *Minimum side yard setback:*

1. None, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400).
2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the ~~principle~~ principal building)

D. *Minimum rear yard setback:*

1. All structures: 25 feet, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400).

...

ARTICLE IV. – SUPPLEMENTARY REGULATIONS

...

4-600. – Supplementary Regulations for Civic Uses

...

Sec. 4-610. – Water or Sewer Pumping Station

A. General Standards.

1. Minimum lot sizes. In any zoning district in which Water or Sewer Pumping Stations are permitted, the minimum lot size (area, width, depth, and frontage) may be reduced as part of the administrative approval/zoning permit issuance, as long as other provisions of this section are achieved.
2. No Water or Sewer Pumping Station shall be located within 100 feet of an existing residence.
3. Water and Sewer Pumping Stations shall be designed and constructed to:
 - i. minimize noise and ensure that there is no continuous audible effect on residential or commercial properties,
 - ii. be compatible with the character of the surrounding area, and
 - iii. be completely enclosed, so that these facilities or structures will not adversely affect the health, safety, or welfare of the general public. The applicant must be able to provide reasonable assurance that this will be the case before a zoning permit is issued.