

# A Community Information Forum about Zoning

Northampton Supervisors are to vote soon on a County-wide Rezoning.

Here are some **proposed changes** to our community  
**you may not know about:**

1. **Increase of Rt. 13 commercial zoning**, including strip malls—US 13 Corridor Overlay safety protections removed from new Ordinance.
2. **Poultry houses with manure storage permitted significantly closer to tidal waters** and residential neighborhoods.
3. **Hundreds of narrow lots permitted along shorelines** for houses and condos – including hundreds of new wells drilled into the aquifer.
4. **Permits Commercial uses** like Research Facilities, multi-unit Vacation Rentals and Retail Stores in residential neighborhoods, with **no public hearings** or homeowner notification.
5. **Removal of Chesapeake Bay Act protections from the entire seaside**, where much of the county's aquaculture industry operates.
6. **Heavy Industrial/Commercial uses**, like waste water treatment plants, biomass fuel production and commercial outdoor recreation businesses would be permitted **By Right** in Agricultural Districts, only **15 feet from property lines**, including from subdivisions and other residential neighborhoods.
7. Massive **residential density increases** (*number of houses per acre*) for homes and condos in seaside villages and other rural neighborhoods.
8. **Removal of lot coverage limits** (*amount of lot covered by buildings, pavement*) which help control flooding in low-lying neighborhoods and protect water quality.
9. **Gives authority** to Zoning Administrator to permit unlisted Uses in every District, most with **no public hearings** or homeowner notification.
10. **Removes Planning Commission Public Hearings** from Special Use Permit process.
11. **Permits rezoning almost anywhere** for free-standing commercial, industrial and residential developments.

- **How will these changes affect your property rights as a homeowner?**
- **Will these changes endanger the aquifer?**
- **Will these changes jeopardize the growing aquaculture industry?**

# **Northampton Community Forum**

**To explain the proposed  
Northampton County-wide rezoning**

**Sponsored By:**

**Virginia Eastern Shorekeeper and  
Citizens for a Better Eastern Shore**

-----

**Thursday, November 6, 2014**

**7:00 pm**

**Eastville Fire Company Bingo Hall**

(On Courthouse Road just south of Eastville)

**Virginia State certified citizen planning commissioners will share their knowledge and experience in drafting and implementing the current Northampton County Comprehensive Plan and Zoning Ordinance.**

**Proposed new uses, densities & setbacks for various Zoning Districts will be reviewed.**

**The Virginia Eastern Shorekeeper and a water quality scientist will explain the impacts of the proposed changes on tidal water resources.**

**Forum panelists will answer questions from the public.**

**ALL COUNTY AND TOWN CITIZENS  
ARE URGED TO ATTEND**

**Free and open to the public.**