

**ARTICLE 18
MISCELLANEOUS**

Statement of Intent

The purpose of this section is to cover general limitations and guidelines not otherwise classified in this Ordinance and to provide supplementary regulations for certain uses.

18-1 TEMPORARY USES

Unless otherwise specified herein these temporary uses are permitted within every zoning district with an approved site plan and/or zoning permit. Signage for temporary uses shall be as provided in this ordinance.

A. Construction Trailers

1. A zoning permit is required to use a Construction Trailer when used in conjunction with permitted construction work taking place on a site where the lot is 7,500 square feet or greater. Construction trailers may be permitted for storage or office space only while the construction work is in progress and shall be removed within 7-days of the issuance of the certificate of occupancy for the project for which the construction trailer was used.
2. Construction trailers shall not impair visibility or impede vehicular on roadways or pedestrian traffic on sidewalks. They shall be located a minimum of 10-feet from public rights-of-way.
3. No construction trailer may be permitted on any lot or site less than 7,500 square feet.
4. Construction trailers shall be removed immediately if construction is abandoned or the building permit expires or is rendered invalid for any reason.

B. Temporary Structure and Portable On Demand Storage (PODS)

1. A temporary zoning permit is required for a POD
2. No temporary structure or container may be placed on any lot without obtaining a permit for a Temporary structure. Temporary structures or containers shall be located in the side or rear yards or within the front yard.
3. Such structures shall have a minimum setback of three (3) feet from side or rear property lines, and a minimum setback of ten (10) feet from the front property line or right of way, and shall not impair visibility or impede vehicular or pedestrian traffic;
 - a. No temporary structure or container shall remain on any lot or parcel for a period of more than one hundred twenty (120) days.
 - b. No more than two (2) temporary accessory structure permits may be issued to any location during any eighteen (18) month period.
 - c. Temporary structures and containers may not exceed a size of eight (8) feet wide, eight (8) feet in height and sixteen (16) feet in length.

C. Seasonal Sales & Outdoor Display

1. A temporary zoning permit is required for seasonal sales.
2. Sales of seasonal goods such as pumpkins, holiday trees and wreaths, and similar items may occur as a temporary use in any of the following zoning districts: Resort Commercial, Commercial Residential, General Commercial, Heavy Commercial, and Maritime Commercial.
3. Seasonal sales may occur for not more than 60-days with an approved temporary zoning permit.
4. Display of seasonal items shall be 10-feet from the public right-of-way and not impair visibility or impede vehicular on roadways or pedestrian traffic on sidewalks.
5. All trash and debris shall be removed from the property when the seasonal sales have ceased.

D. Special Events

1. Special event permits are issued through the Town Manager's office and would be subject to all applicable Temporary Use restrictions contained herein.

18-2 USE LIMITATIONS ON CORNER LOTS

- A. A corner lot in any district has two front yards and two (2) side yards and no rear yard in relation to determining setbacks. The front yards lie adjacent to the streets while the two (2) side yards lie adjacent to other properties. The front yard setback along one (1) of the street frontages may be reduced to ten (10) feet.

18-3 FENCES, WALLS AND HEDGES

- A. Fences, walls, hedges and other structures exceeding four (4) feet in height shall not be permitted in front of a house and walls, hedges and other structures may not exceed six (6) feet in height.
- B. The location or placement of a fence, wall or hedge or other structure on a lot shall not be permitted in a manner that impairs vehicular or pedestrian visibility (see **Figure 13-1C-5.1 Sight Triangle**).
- C. The rails and posts of the fence shall be on the inside of the fence facing away from

18-4 STREET FRONTAGE REQUIRED

- A. Except as provided by Article 15, no lot shall be used in whole or in part unless such lot abuts upon a street in accordance with the minimum street frontage requirements within this ordinance. No lot or parcel of land abutting a terminus of a public street shall be deemed to comply with street frontage requirements unless such lot abuts on an approved permanent cul-de-sac.

18-5 ZONING OF ANNEXED AREA

- A. Any area annexed by the Town of Colonial Beach after the effective date of this ordinance shall immediately, upon the effective date of such annexation be automatically classified on a temporary basis, into those Town zoning districts which most closely approximate the Westmoreland County zoning districts in which the property was designated immediately prior to the time the annexation became effective. The Town zoning district which most closely approximates each of the County zoning districts is set forth in the chart on the following page.

Westmoreland County Zoning District	Comparable Town of Colonial Beach Zoning District
Agricultural (A-1)	Agricultural (A-1)
Conservation District	Agricultural (A-1)
Campgrounds, Mobile Home Parks, and Travel Trailer Parks. (C-2)	Agricultural (A-1)
Residential District (R-1)	Residential District (R-1)
Residential District (R-2)	Residential District (R-2)
Residential Planned Development (R-3)	Planned Unit Development Residential District (PUD-R)
Townhouse, Condominium, and Apartment (R-4)	Residential High Density District (R-3)
Business District (B-1)	Commercial District (C-1)
Business District (B-2)	Commercial District (C-1)
Business District/Open Land (B-3)	Heavy Commercial District (C-2)
Industrial District (M-1)	Light Industrial District (M-1)
Seafood District (S-1)	Maritime Commercial District (MC)