

URBAN AGRICULTURE APPLICATION

Permit # _____

TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ 540-635-4236 ~ planning@frontroyalva.com

SECTION A – Applicant's Information

Applicant's Name: _____

Applicant's Address: _____

Phone: _____ Email (optional): _____

Owner's Name and Contact Information (if different): _____

SECTION B - Property Information

Site Address: _____ ☐ Check here if same as above.

Lot Size: _____ Zoning District: _____ Tax Map Number: _____

SECTION C – Proposed Urban Agriculture Activity & Management Plan

Proposed Animals:

- ☐ Chickens...Quantity: _____
(non-crowing hens only)
- ☐ Bee Hives...Quantity: _____
- ☐ Rabbits.....Quantity: _____

Attach a management plan. The Management Plan must include review comments by the Virginia Cooperative Extension Office (or other approved entity). It must also address the following in regard to the proposed animals identified to the left: 1) Biosecurity & Health Measures, 2) Waste Disposal, 3) Site Suitability, 4) Setbacks, 5) Animal Density, 6) Appearance, 7) Odor Control, 8) Noise Control and Maintenance.

SECTION D – Proposed Structures

Describe all proposed structures, such as fences, rabbit hutch, chicken coop, or other:

Attach a survey plat of the property and a site plan sketch showing the location of the proposed structures, including the setback from all property lines. Fences must comply with Town Code 175-102.

SECTION E – Signatures

Signature of Applicant: _____ Date: _____

Signature of Lot Owner (if different): _____ Date: _____

By the submission of this application, permission is hereby granted to Town Officials and employees to enter upon the subject property during reasonable hours for purposes related to the review of this application.

Application Fee: \$100.00 Form of Payment: _____ Date Paid: _____

*All items requiring Zoning Approval that has started prior to obtaining necessary permits the regular fee is doubled.

June 11, 2025

175-110.5 PERFORMANCE STANDARDS FOR URBAN AGRICULTURE

Urban Agriculture, as defined under Section 175-3 of this Chapter, shall comply with the following performance standards.

- A. A zoning permit shall be required for the keeping of animals kept in association with urban agriculture when located on a lot less than 1 acre. Such a zoning permit application shall include a management plan that adequately addresses waste disposal, site suitability, setbacks, animal density, biosecurity and health measures, odor control, noise control, appearance, and maintenance. The management plan shall be reviewed by the Virginia Cooperative Extension Office, or other qualified expert, nonprofit organization or government entity. Conditions of approval or recommendations may be required as part of the zoning permit based on the management plan or other recommendations of the Virginia Cooperative Extension Office, or other qualified expert, nonprofit organization or government entity. The zoning permit shall only be valid for one (1) year; except that, the Zoning Administrator may successively renew the permit in additional one (1) year increments upon expiration; provide that, the use remains in compliance with the management plan and otherwise remains lawful.
- B. Single family, duplex or two-family dwellings shall be permitted to keep up to six (6) female chickens (non-crowing hens only), six (6) bee hives, and/or six (6) rabbits.
- C. Other types of residential uses, such as townhouses, condominiums, multi-family (apartments), are prohibited from keeping livestock, fowl or bees, except when authorized with a Special Use Permit or Proffer.
- D. Commercial and industrial uses, excluding schools, are prohibited from keeping livestock, fowl or bees, except when authorized with a Special Use Permit or Proffer.
- E. Roosters, livestock (excluding rabbits), and fowl (excluding hens) are prohibited on lots less than one (1) acre in land area.
- F. Pigs are restricted, regardless of lot size, unless a Special Use Permit or Proffer is submitted and approved.
- G. Chickens, bees, and rabbits are restricted from the front yard and corner side yard on corner lots.
- H. Chickens and rabbits shall be kept within an enclosed area that includes a chicken coop or rabbit hutch. Such facilities shall be kept clean and maintained in good condition.
- I. Chicken's coops shall be setback at least ten (10) feet from side and rear property lines. Additional setbacks may be required by the Zoning Administrator if recommended as part of the submitted management plan or review agency recommendation.
- J. Any permit issued for Urban Agriculture may be revoked by the Zoning Administrator if such use significantly deviates from the approved zoning permit and/or management plan; or if such use creates a violation of the Town Code, including, but not limited to, an unpermitted expansion, noise violation, unpermitted development activity, or nuisance.
- K. The sale of goods or services related to Urban Agriculture is not authorized, except where such sale or services is allowed as a principal use of the property. This restriction shall not include the incidental selling or trading with neighbors, family or friends; nor shall it exclude selling produce off-site at farm markets or other venues.
- L. The above requirements are considered in addition to all other requirements of the Town Code that may apply.
- M. Urban agriculture is not permitted as a principal use of a property; except that, this restriction shall not apply to outdoor gardens.
- N. Bee hives must be setback at least ten (10) feet from side and rear property lines, and shall be enclosed on all sides by a fence at least 4 feet in height. A sign between two (2) and four (4) square feet shall be clearly located on the fence to communicate that bees are being kept within the enclosure.
- O. Harvesting of honey shall take place within an enclosed building.