



## COUNTY OF PRINCE WILLIAM

5 County Complex Court, Suite 210, Prince William, Virginia 22192-9201  
(703) 792-7615 FAX (703) 792-4401 [www.pwcgov.org](http://www.pwcgov.org)

PLANNING  
OFFICE

Rebecca Horner, AICP, CZA  
Director of Planning

### Procedure for Obtaining Approvals and Permits for Construction of Tenant House(s) Accessory to a Bonafide Agricultural Use

**Zoning Ordinance regulations** applicable to construction of tenant house(s) for farm employees accessory to a principal bona fide agricultural use in the A-1, Agricultural district are as follows:

- **Sec. 32-300.11. Multiple Residential Buildings on a Single Lot Prohibited; Exceptions.**
  1. Unless otherwise permitted by this section, no more than one building used for residential purposes may be placed upon a lot.
  2. The prohibition of this section shall not apply to tenant houses accessory to a bona fide agricultural use, in accordance with the provisions of subsection 32-300.02.12.
  4. Each building proposed for a residential use shall be located in such manner and reviewed as though every such building were to be located upon its individual lot and the requirements of this Chapter and any other applicable law shall be met with regard thereto. This review standard shall not be deemed to require subdivision into such lot or parcel, unless subdivision shall otherwise be required, but only that such structure shall be reviewed in conformity with construction and development standards without regard to form of ownership.
- **Sec. 32-300.02.12.** For lots ten (10) acres or greater in size in agricultural districts, one dwelling unit for farm employees shall be permitted as an accessory use for every ten (10) acres of lot area.
- **Sec.32-301.03.2.** Dwelling unit for farm employees - One dwelling unit shall be permitted as an accessory use for every ten (10) acres of lot area, for lots ten (10) acres or greater in size.
- **Sec.32-300.13.** Limitation on Occupancy of Dwelling Unit.

In summary, based on the Zoning Ordinance regulations stated in the preceding paragraph, one dwelling unit shall be permitted by right in the A-1 district as an accessory use for every ten (10) acres of lot area, for lots ten (10) acres or greater in size, for farm employees, only in conjunction with a permitted principal bonafide agricultural use.

## **Procedures for Construction of Tenant Houses Accessory to a Bonafide Agricultural Use**

To show compliance with the zoning regulations, the applicant will do the following:

- 1. Obtain Certificate of Zoning Approval for PERC (Percolation) Test. The review process shall be as follows:**
  - i) The review process will not be done on a walk-through basis at the Zoning Permitting Counter. However, the Zoning Permitting Counter staff will accept the application for zoning approval and the processing fee without opening a new case.
  - ii) The review process will be completed within five (5) business days, after the principal use of the property is verified as a bona fide agricultural through Real Estate Assessment Office. If the principal use is verified as bona fide agricultural, then a certificate of zoning approval for a PERC Test will be issued. The following note will be added to the certification letter:  
"Certificate of Zoning Approval for the PERC Test is for installation of a private septic system and/or well for construction of a new dwelling unit and/or conversion of an existing structure to a tenant house dwelling unit for farm employees pursuant to the provisions set for in Sections 32-300.11, 32-300.0212, 32-301.03.2 and 32-300.13 of the Zoning Ordinance, subject to obtaining all other required approvals and permits from Prince William Health District, Department of Public Works, and Department of Development Services.
- 2. Obtain all other required approvals and permits for construction of the proposed tenant house dwelling unit for farm employees. For additional information regarding building a new home, refer to:**

<http://www.pwcgov.org/government/dept/development/bd/Pages/new-home.aspx>.