



**CITY OF MANASSAS**  
 DEPARTMENT OF COMMUNITY DEVELOPMENT  
 PLANNING & DEVELOPMENT  
 9027 Center Street, Room 201  
 Manassas, VA 20110  
 Phone: 703-257-8278 Fax: 703-257-5831  
[www.manassascity.org/691/Development-Services](http://www.manassascity.org/691/Development-Services)  
 Email: [PermitStatus@ci.manassas.va.us](mailto:PermitStatus@ci.manassas.va.us)

**FOR STAFF USE ONLY**

APPLICATION NUMBER \_\_\_\_\_  
 ZONING DISTRICT \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_  
 CONDITIONS FOR APPROVAL \_\_\_\_\_  
 \_\_\_\_\_

**ZONING CERTIFICATION APPLICATION**  
**FEE: \$50**

**Applicant Information**

Street Address: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Owner's Name (if different from the applicant): \_\_\_\_\_  
 Owner's Mailing Address (if different from the applicant): \_\_\_\_\_

**Project Information**

	Project Type	Application Submission Requirements
<input type="checkbox"/>	Sheds or other free-standing structures (256 sq. ft. or less) Dimensions: _____	✓ House location survey with the location of the structure drawn to-scale, and the distance to property lines.
<input type="checkbox"/>	Fence Height: _____	✓ House location survey showing the location of the fence.
<input type="checkbox"/>	Driveway Expansion/Alterations Material: _____	✓ House location survey showing the driveway design and dimensions drawn to-scale.
<input type="checkbox"/>	Bees and Apiary's	✓ Signed Bee form. ✓ House location survey showing the location of the apiary and the distance to property lines.
<input type="checkbox"/>	Oversized Personal Vehicle (exceeds 10,000 lbs, 21 ft. in length or 102 in. wide)	✓ House location survey showing the location of the oversized personal vehicle.
<input type="checkbox"/>	Temporary Banners	✓ Sign detail (including the dimensions of the banner, and length of the wall the banners will be installed on).
<input type="checkbox"/>	Alterations in the Historic District	✓ Description and pictures explaining the project.

I, the undersigned, do affirm that the activity proposed above will conform to the requirements of the zoning ordinance and as identified in this application and conditions for approval below. Should the activity deviate from this approval, I understand it is my reasonability to submit a revised ZCT for approval. Furthermore, I understand that issuance of this permit does not negate compliance with or supersede any private covenants or restrictions attached to the land that would otherwise prohibit this activity.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

***You have a right to appeal this decision within thirty days in accordance with Virginia Code §15.2-2311. This decision shall be final and unappealable if not appealed within thirty days. You may appeal by filing a notice of appeal, specifying the grounds thereof, with the Zoning Administrator. The fee for an appeal is \$500, plus the cost of public hearing newspaper advertisements.***



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APPLICATION NUMBER \_\_\_\_\_  
APPLICATION REVIEWED AND SIGNED BY APPLICANT \_\_\_\_\_  
APPROVAL DATE \_\_\_\_\_

**BEE AND APIARY APPLICATION**

**Sec. 130-66. Apiary accessory use**

The keeping of apiaries shall be permitted as an accessory use in accordance with the following requirements:

- (a) *Colony density.*
- (1) The minimum lot size required for an apiary shall be 4,000 square feet.
  - (2) The maximum number of hives allowed in an apiary shall be determined based on lot sizes as follows:
    - a. 4,000 sq. ft. to 11,000 sq. ft.: 2 hives
    - b. 11,001 sq. ft to 43,560 sq. ft.: 4 hives
    - c. Over 43,560 sq. ft.: 4 hives plus 1 additional hive per 3,000 sq. ft. of lot area over 43,560 sq. ft.
  - (3) A hive shall consist of no more than three (3) boxes per hive. Each box shall not exceed 19 <sup>7/8</sup> inches in length by 16 <sup>1/4</sup> inches in width by 9 <sup>5/8</sup> inches in height. If a skep, barrel, log gum, or other container are used instead of boxes for a hive, the dimensions of the hive shall not exceed the limits of this subsection.
- (b) *Location.*
- (1) Hives shall not be placed in any front or side yard.
  - (2) Hives shall have the following additional setbacks:
    - a. 25 feet from a street, sidewalk, or a lot line;
    - b. 35 feet from any adjacent dwelling not located on the property;
    - c. 50 feet from an educational facility, hospital, medical care facility, child care center, congregate/continuing care, assisted living facility, and day care center, adult; and
    - d. 50 feet from any penned, kenneled, or confined animal.
- (c) *Care and Maintenance.*
- (1) An apiary shall be kept in a manner that facilitates inspection and shall be maintained in sound and usable condition.
  - (2) A constant supply of fresh water shall be provided on the lot within 20 feet of all hives. The water source shall be maintained so as not to become stagnant.
  - (3) A flyway barrier at least six feet in height but no greater than seven feet in height shall be erected parallel to the lot line between the hive opening and any lot line located within 25 feet. The flyway barrier shall consist of a wall, solid fence, dense vegetation, or a combination thereof extending five feet beyond the hive in each direction. A flyway barrier of dense vegetation shall not be limited to seven feet in height provided that the initial planting is four feet in height and the vegetation normally reaches six feet in height or higher. Barriers shall be maintained in good condition so that all bees are forced to fly at an elevation of at least six feet above ground level.
- (d) *Permit required.*
- (1) Prior to keeping an apiary, a zoning certification application demonstrating compliance with all requirements of this section shall be submitted to and approved by the City.

I, the undersigned, do affirm that the Apiary accessory use proposed above will conform to the requirements of zoning ordinance section 130-66 Apiary accessory use and as identified in this application. Furthermore, I understand that issuance of this permit does not negate compliance with or supersede any private covenants or restrictions attached to the land that would otherwise prohibit this activity.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_