



Affidavit & Regulations ~ Apiary ~

Apiary: Any place where one or more colonies of bees are kept and/or managed.

Hive: A box, skep, barrel, log gum, or other container used as a domicile for bees.

Special provisions applicable to apiary as an accessory use in the R-1, Suburban Residential District:

- (1) The keeping of honeybees in four (4) hives or less shall be permitted as an accessory use to a single-family dwelling subject to the issuance of a zoning permit and a notarized affidavit of agreement to conform to the Apiary regulations.
- (2) Hives shall be located in the rear yard and shall be a minimum of fifteen (15) feet from all property lines.
- (3) Minimum lot size requirements:
 - a. No hives shall be permitted on any lot less than 10,000 square feet in size.
 - b. A minimum lot size of 10,000 square feet is required for up to two (2) hives.
 - c. A minimum lot size of 12,500 square feet is required for three (3) hives.
 - d. A minimum lot size of 15,000 square feet is required for four (4) hives.
- (4) There shall be at least one adequate and accessible water source provided on-site exclusively for the hives, which shall be located within twenty (20) feet of all hives. A natural stream, pond or spring may constitute an adequate and accessible water source.
- (5) If the landing platform of a hive faces and is within twenty (20) feet of any lot or property line, there shall be a flight path barrier, consisting of a fence, structure or evergreen shrubs not less than six (6) feet in height, located in front of and shielding the entire hive or set of hives.
- (6) Signs shall be posted at the perimeter of any property not enclosed by a fence warning of the presence of hives. Such signs shall meet the standards of a minor sign.
- (7) A beekeeping best management plan shall be submitted with the zoning permit application. See attached Virginia Department of Agriculture and Consumer Services BMP guidelines & Zoning checklist.
- (8) Brood boxes shall be stacked no more than two (2) feet high.
- (9) All colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition. For the purpose of this section, "colony" means an aggregate of bees consisting principally of workers, but having, when perfect, one (1) queen and at times many drones, including brood, combs, honey, and the receptacle inhabited by the bees.

I/We _____ have read and understand the above and swear that
the proposed use will be an Apiary and conform to Stafford County Zoning Ordinance for the property
located at: _____,

Zoning District: _____,

By Applicant: _____ Date: _____

By Owner: _____ Date: _____

Property owner signature required if applicant and owner are not the same.

SUBSCRIBED & SWORN TO Before me on this day _____ of _____, 20_____.

Notary Public: _____ *My Commission Expires:* _____

----- OFFICE USE ONLY -----

Verification

This is to verify that the following property owned by _____,
located at _____,

Identified as Tax Map/Parcel I.D # _____, is zoned _____, and as such, qualified
for an Apiary under "Stafford County Zoning Ordinance District Uses and Standards".

Staff Signature & Title

Date

Department of Planning & Zoning

1300 Courthouse Road

Stafford, Virginia 22554

Phone: 540-658-8668

Fax: 540-658-6824

www.staffordcountyva.gov



Apiary Checklist

Zoning Ordinance Sec. 28-39 (aa) - Special regulations. Special provisions applicable to Apiary as an accessory use in the R-1, Suburban Residential District

Check all items below

- Completed Zoning Permit Application
- Virginia Beekeeping Best Management Plan Guidelines. A practice, or combination of practices, for maintaining honeybees in managed colonies. (see attached for sample guidelines)
- Two (2) copies of Plat consisting of:
 - Bee Hive(s) location
 - Water source (should be located within twenty (20) feet of all hives)
 - Setback from hive(s) to property lines (if the landing platform of a hive faces and is within twenty (20) feet of any lot or property line, show flight Path; barrier, fence, structure, evergreen shrubs shielding entire hive(s))
 - Brood boxes (shall be stacked no more than two (2) feet high)
 - Location of sign warning of the presence of hive(s)
- Notarized Affidavit & Regulations
- Completed Apiary Checklist

Please check the appropriate line.

lot size 10,000 square feet (up to two (2) hives) - enter number of hives _____

lot size 12,500 square feet (up to three (3) hives) - enter number of hives _____

lot size 15,000 square feet (up to four (4) hives) - enter number of hives _____

Please Print

Owner/Applicant Name _____

Property Address _____

