

Overview

Page County is updating, modernizing, and restructuring the zoning and subdivision ordinances into one seamless regulatory document. The revised zoning and subdivision ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current state code requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and,
- Consider citizen needs and issues identified through the public engagement process.

This meeting will focus on district dimensional standards, community design standards (e.g., landscaping, parking, and signs), and performance standards for specific uses. For more information and to stay updated on this project, visit: www.pagecounty.virginia.gov/354/Zoning-Subdivision-Ordinance-Update.

Agenda

The following agenda establishes the goals for the February 23rd work session. Additional background discussion and materials are provided below and attached to aid in the review and discussion of these items.

- 1) Key Progress Review (10 minutes)
- 2) Review/Discuss District Standards (45 minutes)
- 3) Review/Discuss Community Design Standards (30 minutes)
- 4) Review/Discuss Use Standards (30 minutes)
- 5) Next Steps (5 minutes)

I. Key Progress

Key progress to date includes:

- **Joint Worksession Kickoff**, July 8, 2020
- **Stakeholder and Public Engagement**, Fall 2020
- **Joint Worksession**, November 10, 2020 – Public engagement summary and discussion
- **Joint Worksession**, January 26, 2021 – Discussion of district intent statements, proposed uses, and design standards for several specific uses.
- **Analysis and Drafting**, December and January 2020-21 – Drafting of new use standards, district standards, and community design standards

2. District Standards

Attachment A provides a first draft of the district dimensional standards to be included with the district intent statements (reviewed at your January 26, 2021 meeting) to complete Article IV, Zoning Districts. This attachment includes recommended district dimensional standards for each zoning district. These standards include parcel size requirements, permitted density for parcels, lot standards, road frontage

requirements, setbacks, principal structure height requirements and other specific district standards. The proposed district standards were made using best industry practice and Page County's specific needs.

District dimensional standards were drafted for the proposed new zoning districts and modified in existing districts. Where modifications have been made, the changes are identified with a strike-thru. The P-C, W-C and A-1 Districts now include a density allocation based on the parent parcel size, instead of the current 1.75 acre parcel division permitted every five years.

A District Standards Guide (**Attachment E**) provides a useful overview of the district standards that are found in a typical zoning ordinance. It has been provided as an aid to assist with understanding topics such as lot sizes, setbacks, lot area, lot width, and others.

3. Community Design Standards

Attachment B provides a first draft of Article VII, Community Design Standards. This article includes standards for signs, parking and loading, lighting, landscaping, walls, and fences, slope controls and utilities. The standards were drafted based on the existing ordinances, similar localities, and best practices. The review and discussion of these standards should be based on desired community aesthetics, safety, and enforceability.

The following information serves as a summary of the substantive changes for each division but is not intended to be all inclusive.

Division 1. – Lighting and Division 2. – Landscaping, Walls and Fences.

The current ordinance does not have a section dedicated to lighting or landscaping, walls and fences. Instead, the ordinance contains references to each in various use standards and in parking and sign standards. The proposed draft includes divisions dedicated to lighting and landscaping, walls and fences, landscape plan requirements, buffering and screening. These divisions include purpose and intent, applicability, standards, and compliance. The standards are designed to aid in preventing light trespass, preserve dark skies, ensure safety, and screening of incompatible uses.

A Landscaping Guide (**Attachment F**) has been provided as a general overview of common landscaping requirements. It offers definitions, essentials of landscaping requirements, examples of types of landscaping, and reasons to adopt landscaping requirements.

Division 3. – Parking and Loading.

The existing ordinance contains a section on parking and loading that includes off-street parking spaces required by type of use, joint use of space, design requirements, fractional spaces, reduction of existing parking, and off-street truck loading requirements. Substantive changes proposed include items such as:

- Added new section outlining general standards for off-street parking and loading
- Utilized existing language and added standards for handicap accessibility, separation of walkways, entrances and exits, drainage and maintenance, marking, lighting, and screening.

- Amended the list of minimum spaces required by type of use to coincide with new use matrix and adjusted required spaces based on current best practices.

Division 4 – Signs.

The existing ordinance contains a section on signs that includes purpose and intent, definitions, permitting, general requirements, a list of signs permitted in all districts, temporary signs, maintenance and repair, special use permits, and nonconforming signs. In recent years, sign regulations have been subject to scrutiny from the courts. In 2016, a landmark Supreme Court Case, *Reed v. Town of Gilbert*, determined that sign regulations must be content neutral in order to protect freedom of speech. The sign ordinance has been updated to ensure content neutral, consistent, and enforceable regulations for each district.

The following includes a summary of the substantive changes but is not intended to be all inclusive:

- Updates to language and addition of intent statement
- Revised definitions to provide content neutral sign types
- Provides steps and standards for locality staff to review applications
- Clarified existing requirements, added requirements for safety, aesthetics, and to define calculation of sign area
- Added as a new section to provide quantity and dimensional restrictions based on the sign type and zoning districts. Modified existing standards and added tables for type, number, area, and height by district and type of use for ease of use
- Modified and updated the current section on nonconforming signs to provide more guidance for standards and expansion
- Provides more clear enforcement standards for sign violations and appeals

Division 5 – Slope Controls

No major changes were made to the existing Slope Control standards. The text was reformatted to align with the proposed sections.

Division 6 – Private Drinking Water Well Locations

Various existing well setback standards were consolidated into a single division for ease of use.

4. Use Standards

Attachment C provides the use matrix (Article V), as revised following the January 26, 2021 worksession for use in review of Use Design Standards. **Attachment D** provides a first draft of Article VI, Use Standards. The proposed design standards for uses with restrictions (R) and for some uses which will require approval of a Special Use Permit (S) are provided for review and discussion. Standards for specific uses are a recommended best practice to improve the quality of development and mitigate potential negative impacts of certain uses.

ARTICLE IV. - DISTRICTS

Division 2 – District Dimensional Standards¹

Section x.1 – General Standards and Interpretation.

- A. The requirements specified in this division shall be considered the minimum required to promote the public health, safety, and general welfare. Unless otherwise specified, the standards of this division are the minimum required.
- B. State Health Official may require larger minimum lot area for permitted uses as needed to meet Department of Health requirements for use of individual wells and/or sewage disposal systems.
- C. Setbacks:
 - (1) Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
 - (2) Increased setbacks may be required for compliance with Floodplain regulations.
- D. Lot frontage on the terminus of a stub street does not meet the requirements for road frontage unless a determination is made by the Zoning Administrator that extension of the stub street is not needed to serve future development.
- E. Minimum requirements are also subject to the standards for specific uses in Use and Community Design Standards Sections ___ and any conditions of Special Use Permit approval, if applicable.

Section x.2. – Parks-Recreation (P-R), Woodland Conservation (W-C) and Agricultural (A-1), General Districts Requirements.

- A. Lots Allowed
 - (1) The number of residential lots allowed in the P-R, W-C and A-1 districts shall be based on a sliding scale zoning density whereby the number of new lots created from a parcel is determined by the size in acres of the parent parcel. The parent parcel is the parcel from which the new lot or lots are created. The maximum number of permitted new lots is based on the acreage of the parent parcel of record in the Clerk's office of the Circuit Court of Page County as of effective date of this subsection (insert date of ordinance adoption), as outlined in Table x.1 below:

¹ Where current district standards are proposed for modification, the new standard is listed and the modified standard is shown with a strike-thru.

Table x.2.1 Number of Lots Permitted by Size of Parent Parcel

Size of Parent Parcel (acres)	Number of Lots Permitted
All parcels	1 unit per 1.75 acres with only one division permitted every 5 years
0 - 4.99	1
5 – 14.99	2
15 - 29.99	3
30 – 54.99	4
55 – 79.99	5
80 – 104.99	6
105 – 129.99	7
130 – 154.99	8
155 – 179.99	9
180 – 204.99	10
205 and above	11 plus one additional lot for each additional 50 acres

- (2) No division or adjustment of boundary lines or any other reconfiguration of the parent parcel shall increase the number of lots which may be created.²
- (3) The maximum density for the P-R, W-C and A-1 districts shall be based on the gross acreage of the lot with no deductions for floodplain and steep slopes. No density allowance shall be calculated for any area of a lot in an existing street right-of-way.

B. Lot Standards and Setbacks:

Table x.2.2 Lot Standards and Setbacks, PR, W-C, and A-1 Districts

	P-R Parks-Recreation	W-C Woodland Conservation	A-1 Agricultural
Lot Standards			
Lot Area	1.75 acres	1.75 acres	1.75 acres
Lot Width	150 feet	150 feet	150 feet
Lot Coverage (Maximum)	15%	15%	15%
Road Frontage			
On cul-de-sacs	50 feet	50 feet	50 feet ³
Other Roads	150 feet	150 feet	150 feet
Setbacks			

² Editor’s Note: Requirements for plats to track number of allowable lots will be provided in the subdivision ordinance.

³ Editor’s Note: A setback from cul-de-sacs of 50 feet was added for A-1 District same as that provided in current ordinance for P-R and W-C.

	P-R Parks-Recreation	W-C Woodland Conservation	A-1 Agricultural
Front Yard	50 feet 50 feet and 70 feet from cul-de-sacs	50 feet 50 feet and 70 feet from cul-de-sacs	50 feet 50 feet and 70 feet from cul-de-sacs
Side Yard	20 feet	20 feet	20 feet
Corner Side Yard	50 feet	50 feet	50 feet
Rear Yard	50 feet	50 feet	50 feet
Height (maximum)			
Residential structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
Other structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
Accessory Structures	*	*	*

*Accessory Structure standards are provided in Section _____.

Section x.3 – Agriculture-Residential (A-R), Residential (R) and Residential (R-1), General District Requirements.⁵

- A. Development within A-R, R and R-1 districts, excluding townhouse and multi-family residential are subject to the following:⁶

Table x.3.1 Dimensional Standards Within AD, R, and R-1 Districts.

	A-R Agricultural-Residential	R Residential	R-1 Medium-High Density Residential – Excluding townhouse and multi-family residential
Project Size (minimum)	20 acres	N/A	N/A
Preservation/Conservation Area (percentage of gross acreage)	70%	N/A	N/A
Lot Standards			
Lot Area with individual well & septic	1 acre	1 acre 1.75 acres	30,000 square feet
Lot Area with central or public water & sewer	30,000 square feet	20,000 square feet	12,000 square feet
Lot Width	100 feet	100 feet 100 and 150 feet	80 feet
Lot Coverage (Maximum)	30%	30% 20%	30%

⁵ Editor’s Note: Where current district standards are proposed for modification, the new standard is listed and the modified standard is shown with a strike-thru.

⁶ Editor’s Note: The A-R and R-1 districts are newly proposed. The standards are new for these districts.

	A-R Agricultural-Residential	R Residential	R-1 Medium-High Density Residential – Excluding townhouse and multi-family residential
Road Frontage			
On cul-de-sacs	50 feet	50 feet 100 feet	35 feet
Other roads	100 feet	100 feet	50 feet
Setbacks			
Front Yard	50 feet	35 feet	35 feet
Side Yard	20 feet	15 feet	15 feet
Corner Side Yard	30 feet	25 feet	25 feet
Rear Yard	50 feet	35 feet	25 feet
Height (maximum)			
Residential structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
Other structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
Accessory Structures	*	*	*

*Accessory structure standards are provided in Section ____.

B. Additional Requirements for A-R District.

- (1) The primary purpose of the preservation/conservation area is to preserve land area for agricultural and silvicultural purposes, historic sites and to preserve rural vistas, such as, but not limited to, ponds, pastures, working fields, and wooded lots, as viewed from collector and arterial roads. A secondary purpose is to preserve and promote natural resources such as, but not limited to, floodplains, wetlands, land forms to include hills and swales, streams and adjacent natural areas, and wildlife habitat. The preservation/conservation area shall be located within a permanent conservation area.
- (2) The Board of Supervisors may grant a reduction in the percentage of required preservation/conservation area to not less than 50% of the original tract size at the time of rezoning provided the property owner demonstrates through a natural resource inventory that the property’s agricultural land base and sensitive environmental features are maintained to the greatest extent practicable.

C. Development of townhomes and multi-family residential dwelling units in the R-1 district are subject to the following:

Table x.3.2 Dimensional Standards for Townhouse and Multi-family Developments.

	R-1 Medium-High Density Residential – Townhouse subdivision development	R-1 Medium-High Density Residential – Multi-family development
Project Size	8 acres	15 acres
Common Area* (includes passive and active recreational areas for the development)	30%	10%
Density (Maximum)	8 units per acre	10 units per acre
Maximum Number of Attached Townhouse Lots in Each Row	10 units	N/A
Maximum Number of Multi-family dwelling units per Floor	N/A	10 units
Minimum Access Into Project From Public Road		
For 50 or fewer units	1	1
For 51 – 200 units	2	2
For more than 200 units	To be determined in conjunction with rezoning	To be determined in conjunction with rezoning
Lot Standards		
Area	1, 800 square feet	N/A
Lot Width	20 feet	N/A
Lot Coverage (Maximum)	50%	40%
Road Frontage	**	
Pavement Width for Internal Drives	24 feet	24 feet
Setbacks		
Townhouse/Multi-family Building Setbacks from Project Boundaries	50 feet	50 feet
Townhouse buildings:		
1. Front Yard	20 feet	N/A
2. Side Yard	20 feet	N/A
3. End unit in row less than 5 attached lots	10 feet	N/A
4. End unit in row of 5 or more attached units	15 feet	N/A
5. Corner Side Yard	25 feet	N/A
6. Rear Yard	20 feet	N/A
Multi-family buildings:		
1. From on-site roads	N/A	50 feet
2. From parking spaces	N/A	15 feet
3. Distance between buildings	N/A	30 feet

	R-1 Medium-High Density Residential – Townhouse subdivision development	R-1 Medium-High Density Residential – Multi-family development
Height (maximum)	Lesser of 3 stories or 40 feet	Lesser of 3 stories or 40 feet
<p>* A minimum of 50% of all required common areas shall be outside of the floodplains and shall have a slope of not more than 5%.</p> <p>**Lots shall have frontage on a public street or be within 500 feet of a public street via a private street or easement as required by Article 10, Section ____.</p>		

D. Townhouse subdivision development shall also be subject to the following additional development standards for access and variation in front building setbacks:

- (1) All lots shall have frontage on a road. If approved by the County as part of a rezoning application, lots may front on private pavement which has direct access to a public road when the private pavement is designed and constructed in accordance with the provisions of the Page County Subdivision Ordinance for alleys and private pavement.
- (2) Common Areas Ownership. Open space shall be owned and maintained by the developer and/or owner of the townhouse development, until such time as it is turned over to the ownership and maintenance of an approved homeowners’ association, whose members shall include all of the individual owners of townhouses in the development, or to a nonprofit council of co-owners as provided under the Code of Virginia. This land shall be used solely for the recreational and parking purposes of the individual townhouse lot owners. Such land conveyance shall include deed restrictions and covenants, in a form acceptable to the county attorney, that shall provide, among other things, that assessments, charges and costs of the maintenance of such areas shall constitute a pro rata lien against the individual townhouse lots, inferior in dignity only to taxes and bona fide duly recorded deeds of trust of each townhouse lot. An applicant seeking to subject property to townhouse development under this section whose ownership or interest in the property is held by a valid lease, shall provide for an initial term of not less than 99 years in such lease.

E. Additional building and site design standards for townhouse subdivision development and multi-family residential development shall be as follows:

- (1) General Design and Building Layout. The development shall be designed with special attention to compatibility of adjacent land uses, topography, existing vegetation, building height and orientation. The development shall incorporate an attractive building layout which relates to and enhances natural vegetation and terrain or incorporates natural design features such as preservation of scenic vistas or other unique elements of the site.
- (2) Architecture.
 - (a) The facades of individual townhouse units within any contiguous row shall be sufficiently varied in their materials, design, or appearance so as to visually distinguish them as individual dwelling units while at the same time maintain an overall cohesive residential character.
 - (b) Residential character may be achieved through the creative use of design elements such as, but not limited to, balconies, terraces, articulation of doors and windows, sculptural

or textural relief of facades, architectural ornamentation, varied roof lines, or other appurtenances such as lighting fixtures and plantings.

- (c) The front yard setback of townhouse each unit shall be varied at least 2 feet from the adjacent unit to provide variation and visual distinction from the adjacent unit.
- (3) Pedestrian Access. Pedestrian access shall be provided to all common area elements, including mail kiosks, parking lots, refuse collection areas, and recreational amenities and to adjoining properties and along public roadways as required through plans review.
- (4) Roads and Private Pavement. All roads and private pavement shall have concrete curb and gutter. All streets that accommodate general traffic circulation through the subdivision, as determined during plans review, shall be designed and constructed to VDOT standards and taken into the state system.
- (5) Recreational Areas. Where active recreation areas are provided/required, active recreation facilities such as playground equipment, playfields and courts, picnic tables, and benches, as deemed appropriate at time of plan review, shall be installed within required recreation area. Recreational equipment shall be designed, constructed and maintained to be safe for users. All required safety fall zones and surfacing standards shall be met.
- (6) Landscaping and Architectural Plans. In conjunction with rezoning application submission, landscape and architectural renderings or elevations shall be submitted for approval.

Section x.4– Manufactured Home Park (MHP-1), General District Requirements

- A. Development within the MHP-1 District is subject to the following:

Table x.4.1 MHP-1 General District Requirements.

	MHP-1 Manufactured Home Park
Park Size (minimum)	5 acres
Common Area* (includes passive and active recreational areas for the development)	25% of total park acreage; each active recreational area shall be a minimum of 25,000 square feet
Density	6 units per acre 10 units per acre with maximum of 50 units per park
Minimum Access Into Park From Public Street**	
For 50 or fewer units	1
For 51 or more units	2
Park Setbacks from Property Boundaries***	
Public street	150 feet
From Any Existing Dwelling****	300 feet
Other	50 feet
Pavement Width for Internal Drives	24 feet
Pad Site Requirements	
Area	6,000 square feet 10,000 square feet
Width	50 feet
Frontage on Park Streets	50 feet
Principal building setbacks for each pad site	
Front Yard	25 feet
Side Yard	10 feet
Corner Side Yard	25 feet
Rear Yard	10 feet
Multi-family buildings:	
Height (maximum)	Lesser of 3 stories or 40 feet
Accessory Building Requirements	Subject to Section _____
<p>* Fifty (50) percent of the required common area shall be outside of floodplains and have a slope of not more than 5%.</p> <p>**At the time of rezoning, the County may require additional emergency apparatus access if based on the potential impairment of any access due to vehicle conditions, terrain, climate conditions or other factors that could limit access.</p> <p>**Setbacks shall be measured between property lines and nearest manufactured home pad sites or other structures. Setbacks shall contain a screen, fence or landscaping not less than six (6) feet in height with no openings to adjoining property other than the required accesses to public streets or public spaces.</p> <p>****Unless written permission from the owner of such residence in agreement with a lesser setback is provided with the rezoning application.</p>	

B. Other Required Manufactured Home Park Standards.

- (1) Common Area. Sufficient recreation equipment such as playground equipment, playfields and courts, picnic tables, and benches, as deemed appropriate at time of plan review, shall be installed within required common area. Recreational equipment shall be designed, constructed and maintained to be safe for users. All required safety fall zones and surfacing standards shall be met.
- (2) Interior Park Streets. Park streets shall have unobstructed access to a public road. The design and construction of the interior park street system shall be sufficient to adequately serve the size and density of the development. Parking shall be prohibited in park streets. Park streets shall be constructed of bituminous concrete, concrete or similar material, designed to ensure adequate access by emergency services, and shall comply with private road standards of the Subdivision Ordinance.
- (3) Water and Sewer. All manufactured home parks shall be served by public water and wastewater or be served by a private central water and sewer system approved by the Virginia Department of Health. All manufactured homes shall be required to utilize the approved water and sewer systems. All sanitary wastewater connections shall be located beneath the manufactured home which it serves.
- (4) Solid Waste Disposal Areas. Solid waste disposal areas shall be located in compliance with Section ____ . Park management shall be responsible for the collection and disposal of waste.
- (5) Streetlights. Streetlights shall be installed at the intersection of park driveways and in locations where it is determined that such lighting is necessary to ensure safety and security for persons, property and traffic. The exact number and location of streetlights shall be approved at the time of plan review.
- (6) Expansion of Existing Parks. Any expansion of existing manufactured home parks must result in full compliance with all regulations contained in this section.
- (7) Street Frontage. All manufactured home parks shall have frontage on a public street. If approved by the County, parks may front on private pavement which has direct access to a public street when the private pavement is designed and constructed in accordance with the provisions of the Page County Subdivision Ordinance for alleys and private pavement.
- (8) Pedestrian Access. Pedestrian access shall be provided to all common area elements, including mail kiosks, parking lots, refuse collection areas, and recreational amenities and to adjoining properties and along public roadways as required through plans review.
- (9) Manufactured homes shall be placed on designated pad sites and shall not obstruct any road, private pavement, sidewalk or public utility easement.
- (10) Manufactured homes shall abut a park driveway or parking area which is adjacent to the driveway.
- (11) Skirting. Manufactured homes shall be skirted in accordance with the Building Code.

Section x.5 – PUD Planned Unit Development, General District Requirements.⁷

A. Overall Guidelines and Design:

- (1) PUDs shall be located on tracts having sufficient size to accommodate the development and provide appropriate transitions. Primary access for the development would be provided directly to a major roadway and not through an existing residential development having an average lot size larger than that of the proposed development.
- (2) The PUDs development design and quality should enhance the surrounding area, preserve scenic assets and natural features and be designed with the influence of the historic and architectural character of the community.
- (3) Edges of the development adjacent or near to established neighborhoods would be required to buffer the edges to minimize impact to established neighborhoods. This approach acknowledges existing development patterns and recognizes historic development conditions.
- (4) Quality design standards are required to include provision of sidewalks, street trees, site and individual lot landscaping, recreational amenities, a comprehensive system of pedestrian, bike and bridle paths, where appropriate, and quality and variety of the architectural design and materials. Further, it is the intent of the district to be designed to the human scale with neighborhood connectivity. Consideration should be given to height of buildings, mixture of homes to accommodate various incomes, neighborhood parks, recreational areas, greens, walking distances, interconnected streets, and traffic calming techniques.
- (5) These higher density, mixed use developments will only be permitted in areas where infrastructure in the form of public water and sewer, transportation systems and other public facilities such as parks and community facilities would not be adversely impacted or provisions are made for such facilities to accommodate demands resulting from the development.

B. Uses: An integrated mix of higher density residential development with smaller scale neighborhood-serving commercial uses, public spaces and community and recreational uses shall be provided in accordance with the following requirements:

- (1) Residential Use. The majority of the development should be residential units of varying types. Permitted residential uses include: Attached and detached single family dwellings, duplexes, townhouses and attached and detached multi-family (condominiums and/or apartments) units. Multi-family residential uses would be permitted to be vertically integrated with non-residential uses within buildings, with residential uses on the upper floor(s) of a building and non-residential uses on the ground floor.
- (2) Non-Residential Use. Permitted non-residential uses should primarily be smaller-scale and serve a neighborhood wide trade area as permitted in Article V. Use Matrix.
- (3) Guaranteed Mixed Use. Non-residential uses are required to be developed in conjunction with the development's residential uses such that:

⁷ Editor's Note: The PUD district is newly proposed. The standards are new for this district.

- (a) Minimum of 30% of the original tract for the PUD must include non-residential uses (Overall not less than 20% commercial uses and not less than 10% public/recreational and open space uses)
 - (b) Maximum of 50% of the residential uses are permitted to receive certificates of occupancy until such time as construction is complete on 40% of the non-residential uses.
- C. Minimum Development Standards: While the standards below offer the minimum development standards, PUDs often are substantially different in character than traditional single use developments such that additional standards and exceptions to existing standards are needed through the approval process. Considerations for granting exceptions are provided in Section 5 below.
- (1) Residential Uses.
 - (a) For the residential uses, development shall comply with the standards for permitted uses in the R-1 (Medium-High Density Residential) Zoning District and Use and Development Standards sections for these uses, Sections ____ and _____. These standards address requirements including, but not limited to, densities, lot areas, frontage, width, setbacks, buffers, landscaping, parking, building heights, open space ownership and maintenance and architectural standards.
 - (2) Non-Residential Uses.
 - (a) For non-residential uses, development shall comply with the standards for permitted uses in the C-1 (Neighborhood Business) Zoning District and Use and Development Standards sections for these uses, Sections ____ and _____. These standards address requirements including, but not limited to, lot areas, frontage, width, setbacks, buffers, screening, landscaping, parking, building heights, open space ownership and maintenance and architectural standards.
 - (3) Streets, alleys and pedestrian circulation:
 - (a) Streets and alleys shall be provided pursuant to the Chapter ____ and shall be constructed in compliance with current standards and accepted for maintenance by VDOT.
 - (b) Safe and appropriate vehicular circulation on-site and between adjacent properties shall be provided.
 - (c) Pedestrian ways shall be incorporated into each development and extended to adjacent properties. Pedestrian ways shall be designed to minimize conflicts with vehicular traffic.
 - (d) The orientation of streets shall enhance the visual impact of common open space and prominent scenic assets and natural features.
 - (e) Alley easements shall be owned, controlled, and maintained by a property owners' association (POA) or similar association or owned by individual property owners with control and maintenance by a POA or other association. The County shall be granted emergency ingress and egress to alleys but shall have no maintenance or ownership responsibilities.

(4) Architecture:

(a) In addition to standards provided in R-1 and C-1 Districts and in Use and Development Standards, the following shall be met with the planned development:

[1] A consistent architectural treatment shall be developed for the project to ensure quality design and architecture are provided throughout. Architectural treatment of buildings, including materials, color and style, shall be compatible.

[2] Architectural compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

(5) Standards Exceptions:

(a) An applicant may request to develop portions of the development at higher densities than stated for that particular use or may request flexibility in ordinance standards to accommodate the planned design and to encourage innovative and creative design and high-quality development. In granting development standard exceptions, consideration shall be given as to:

[1] Whether the exceptions are solely for the purpose of promoting an integrated development plan which would be equally beneficial to the development's design, its future occupants, and the surrounding area as would be obtained under this chapter's development standards;

[2] Whether the exceptions are necessary, desirable and appropriate with respect to the primary purpose of the development; and

[3] Whether the exceptions are not of such a nature or located so as to have a detrimental influence on the area.

[4] Lot Area Reductions. The minimum lot area requirements may be decreased without limitation, provided that land in an amount equivalent to that by which each residential lot or building site is diminished is provided in common area within the development.

[5] Amendment of Conditions of Approval. Except as outlined below, amendment of conditions of approval for a PUD shall occur through the same process as the original approval:

[a] Conditions allowing amendment by the planning commission, staff or others may be amended per the language of the condition; and

[b] Conditions establishing setbacks may be amended through the granting of a variance by the Board of Zoning Appeals provided relief applies solely to a single lot and not the overall area encompassed by the PUD.

(6) Conditions and Guarantees:

(a) Conditions and restrictions may be imposed on the use, operation, establishment, location and construction of the development or any portion thereof as necessary to

protect the public interest and ensure compliance with the guidelines of this Chapter and the Comprehensive Plan. In addition, a guarantee or bond may be required to ensure that conditions and ordinance standards are satisfied. Reasonable guarantees shall be provided that required common area and other commonly owned portions of the development will always remain available and be reasonably maintained.

(7) Application and Review:

- (a) Establishment of a PUD District shall be pursuant to the rezoning procedure set forth in Article ____.
- (b) In addition to the rezoning application requirements listed in _____, the following application requirements shall apply:
 - [1] A master plan showing:
 - [a] General location of streets and alleys;
 - [b] Land uses by type, function, density and intensity;
 - [c] Transitional areas between uses and adjacent properties;
 - [d] Proposed open space, specifically designating areas for passive and active use, and an inventory of scenic assets and natural resources to be considered for preservation; and,
 - [e] Preliminary plans for drainage and erosion control, transportation improvements, water and sewer service, and other public utilities and facilities as may be required.
 - [2] A textual statement explaining in specific detail any and all exceptions to this Chapter that are being requested for the development and written justification for such exception request(s).
 - [3] A tabulation of the proposed program of development by general area and in total providing:
 - [a] Proposed dwelling units by residential type;
 - [b] Proposed non-residential square footages by use type and calculations of percentages of land area covered by the various land uses.
 - [c] Illustrative building, parking, and alley layouts;
 - [d] Descriptions and illustrations of screening, buffering and transitions to be provided between residential and non-residential uses and along development's edge;
 - [e] Standards for the landscaping and lighting;
 - [f] Street, loading areas and parking design;
 - [g] Screening;

- [h] Architectural guidelines for all building types; such guidelines need not set specific floor plans or elevations, but shall describe the style and materials of buildings;
- [i] A written description of how the proposed plan and design guidelines for the proposed PUD meet the objectives outlined in this section;
- [j] A statement regarding the timing of construction of common and/or public facilities;
- [k] A general statement as to how parks, squares, common open spaces and common facilities are to be owned and maintained; and
- [l] Detailed conceptual plan of each residential type, commercial areas, recreational amenities, and open space areas.

Section x.6 – C-1 Neighborhood Commercial and C-2 General Commercial, General District Requirements.

- A. Development with the C-1 and C-2 Districts are subject to the following:

Table x.6.1 Lot Standards, C-1 and C-2 Districts

C-1 Neighborhood Commercial and C-2 General Commercial		
Setbacks		
Front yard	US Primary Route Highway	75 feet 40 feet
	Other streets	50 feet 40 feet
Interior side yard	a. Adjacent to A, R or MHP Districts	50 25 feet
	b. Adjacent to C or I Districts	10 feet 25 feet
Rear yard	a. Adjacent to A, R or MHP Districts	50 feet 30 feet
	b. Adjacent to C or I	30 feet
Heights		Lesser of 3 stories or 45* feet 35 feet
*Within 100 feet of a R District, the height shall not exceed the lesser of 2.5 stories or 35 feet.		

- B. Other Required Standards:

(1) Architecture. Buildings shall meet the following architectural requirements.

- (a) Building facades visible to a road or A, R or MHP District shall not be constructed of unadorned concrete block, unfinished corrugated metal or unfinished sheet metal. A façade shall not consist of architectural materials inferior in quality, appearance or detail to any other façade, except that use of different materials on different facades shall be permitted.
- (b) Views of junction and accessory boxes visible from roads or adjacent property shall either be integrated into the architectural treatment of the building or their view minimized by landscaping.

- (c) Mechanical equipment, whether ground-level or rooftop, visible from roads or adjacent property shall either be integrated into the architectural treatment of the building or screened from view pursuant to Section _____.
- (d) Buildings shall possess architectural variety while still maintaining compatibility with existing structures, especially those of high historic interest and shall employ an overall cohesive character as reflected in existing structures through the use of design elements including, but not limited to, materials, balconies, terraces, articulation of doors and windows, sculptural or textual relief of facades, architectural ornamentation, varied roof lines, or other appurtenances such as lighting fixtures and landscaping. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

Section x.7 – I-1 Light Industrial and I-2 General Industrial, General District Requirements.

A. Development with the I-1 and I-2 Districts are subject to the following:

Table x.7.1 Dimensional Standards Within I-1 and I-2 Districts.

I-1 Light Industrial and I-2 General Industrial		
Setbacks		
Front yard	US Primary Route Highway	75 feet 40 feet
	Other streets	
Interior side yard	Adjacent to A, R or MHP Districts	75 feet
	Adjacent to C or I Districts	20 feet
Rear yard	Adjacent to A, R or MHP Districts	75 feet
	Adjacent to C or I	30 feet
Heights		Lesser of 3 stories or 45* feet 35 feet
*Within 100 feet of a R District, the height shall not exceed the lesser of 2.5 stories or 35 feet.		

B. Other Required Standards:

(1) Architecture. Buildings shall meet the following architectural requirements.

- (a) Building facades shall not be constructed of unadorned concrete block, unfinished corrugated metal or unfinished sheet metal. A façade shall not consist of architectural materials inferior in quality, appearance or detail to any other façade, except that use of different materials on different facades shall be permitted.

- (b) Views of junction and accessory boxes visible from roads or adjacent property shall either be integrated into the architectural treatment of the building or their view minimized by landscaping.
- (c) Mechanical equipment, whether ground-level or rooftop, visible from roads or adjacent property shall either be integrated into the architectural treatment of the building or screened from view.

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ARTICLE VII. – COMMUNITY DESIGN STANDARDS.

Editor’s Note: The current ordinance does not provide lighting requirements. This is a new division.

Division 1. – Lighting.

Section 1.1 – Purpose and Intent.

- A. The purpose of this Division is to:
 - (1) Permit the use of exterior lighting at the minimum level necessary for nighttime safety, utility, security, productivity, enjoyment, and commerce;
 - (2) Ensure exterior lighting does not adversely impact land uses on adjacent land by minimizing light trespass, obtrusive light, and glare;
 - (3) Curtail light pollution, reduce sky glow, and preserve the nighttime environment for astronomy, wildlife, and enjoyment of residents and visitors; and,
 - (4) Ensure security for persons and property.

Section 1.2 - Applicability.

- A. General. The provisions of division shall apply to all Commercial, Industrial, PUD, and MHP zoning districts and on any property located within any other zoning district that is used for non-residential purposes through a permitted use, an administrative permit, or a conditional use permit.
- B. Time of Review. Review for compliance with the standards of this division shall occur as part of the review of an application for a site plan, planned development, certificate of approval, certificate of zoning use, conditional use or variance as appropriate by the Zoning Administrator.
- C. Existing Development. Compliance with these standards, to the maximum extent practicable, shall also apply to redevelopment of an existing structure, building, or use when it is expanded, enlarged, or otherwise increased in intensity equivalent to or beyond 50 percent.
- D. Signs. Lighting for signage shall be governed by the standards set forth in the separate division of this zoning Ordinance regulating signs.
- E. Exemptions. The following are exempted from the exterior lighting standards of Article VII:
 - (1) Lighting within a public street right-of-way or easement that is used principally for illuminating a roadway;
 - (2) Lighting exempt under state or federal law;
 - (3) Lighting for public monuments and statuary;
 - (4) Lighting that is required under the Uniform Statewide Building Code;
 - (5) Construction, emergency, or holiday decorative or festive lighting, provided such lighting does not create unsafe glare on street rights-of-way and is used for 90 days or less;

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 1. – Lighting

February 23, 2021

- (6) Temporary lighting for circuses, fairs, carnivals, theatrical and other performance areas, provided such lighting is discontinued upon completion of the performance;
- (7) Security lighting that is directed downward, does not glare onto adjacent property, and is controlled and activated by motion sensor devices for a duration of fifteen (15) minutes or less;
- (8) Lighting for flags of the United States of America or the Commonwealth of Virginia, or any department, division, agency or instrumentality thereof, and other noncommercial flags expressing constitutionally protected speech;
- (9) Architectural lighting of 40 watts incandescent or less;
- (10) Lighting for an outdoor athletic facility;
- (11) The replacement of an inoperable lamp or component which is in a luminaire that was installed prior to the date of the adoption of this division;
- (12) The replacement of a failed or damaged luminaire that is one of a matching group serving a common purpose installed prior to the adoption of this division.

Section 1.3 – Standards.

- A. Each outdoor luminaire subject to these outdoor lighting requirements shall be a full cutoff luminaire. The term full cut-off fixture means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected down below the fixture.
- B. In addition to being full cut-off lighting, all lighting shall be aimed and controlled such that directed light is directed inward to the property and confined to the object intended to be illuminated. Directional control shields shall be used when necessary to limit stray light and prevent glare to adjacent properties and vehicular public rights-of-way.
- C. All exterior lights shall be 3,000 Kelvin light color temperature or less.
- D. High-pressure sodium vapor or light emitting diode (LED) lights shall be the preferred type of exterior site lighting. The use of mercury vapor lights shall be discouraged in any exterior lighting applications, except for under-canopy lighting for gasoline pump islands, bank, or other drive-through or drive-in facilities.
- E. Light fixtures under any canopy shall be recessed into the canopy ceiling with a flat lens to prevent glare.
- F. Light fixtures in parking lots shall not be more than twenty feet (20') in height in the Commercial districts and no more than thirty feet (30') in height in the Industrial districts.
- G. Lighting for buildings, signs, accessways, and parking areas shall be so arranged as not to reflect toward public streets or cause any annoyance to surrounding property owners or residents.

Section 1.4 – Compliance.

- A. The lighting standards shall be enforced by the Page County Zoning Administrator. Modifications of the lighting standards contained herein may be approved by the zoning administrator upon a

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 1. – Lighting

February 23, 2021

determination that the lighting is necessary for nighttime safety, utility, security, productivity, enjoyment, and commerce and does not adversely impact pedestrians, traffic or adjacent properties.

- B. An appeal to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer, department, board, or bureau of the County affected by any decision of the Zoning Administrator in enforcement of this division as outlined in Article II, Division ____ of this Ordinance.

ARTICLE VII. – COMMUNITY DESIGN STANDARDS.

Editor’s Note: The current ordinance provides landscaping requirements for communication towers, self-storage facilities, auto repair service facilities, motorsport facilities, and mobile home parks. This is a new section and may be adjusted as appropriate for the community.

Division 2. – Landscaping, Walls, and Fences.

Section 2.1 – Purpose and Intent.

- A. The purpose of this division is to establish standards for landscape architecture, site design, site buffering, landscape screening, and regulate the location, height, and appearance of fences and walls. With the intent of preserving and promoting the health, safety, and general welfare of the County, this division is intended to:
 - (1) Preserve and enhance the aesthetic character and visual harmony of the County.
 - (2) Protect the quality of the County’s natural rivers, streams, and wetlands.
 - (3) Enhance erosion control.
 - (4) Improve the relationship between adjacent properties through screening, buffering, and proper placement and design of fences and walls.
 - (5) Promote economic development in the County’s commercial districts and main thoroughfares.
 - (6) Ensure the safety, security, and privacy of properties.

Section 2.2 – Application of Landscape, Wall, and Fence Standards.

- A. The requirements of this Division shall apply to uses, developments, or redevelopments, in all zoning districts requiring an approved site plan or zoning permit as specified by this Ordinance.
- B. The requirements of this Division shall not apply to single-family detached dwellings or two-family dwellings.

Section 2.3 – Landscape Plan Requirements.

- A. The landscape plan shall:
 - (1) Be prepared and/or certified by a landscape architect, landscape nursery person, horticulturalist, or other design professional practicing within their area of competence; provided, however, that in the case of a single lot disturbing less than 10,000 square feet, the landscaping plan may be prepared by the property owner.
 - (2) Cover the entire project area included in the overall site plan or development plan for which approval is sought.
- B. The landscape plan shall include:
 - (1) Location, type, size, height, and number of proposed plantings.

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- (2) Planting specifications or installation details.
 - (3) Location and size of all existing plants and trees to be retained during construction, as well as protection measures to be implemented during construction.
 - (4) Location, size, and other related design details for all hardscape improvements, signage, recreational improvements, and open space areas, fences, walls, barriers, and other related elements.
 - (5) Designation of required setbacks, yards, and screening areas.
 - (6) Location of other man-made site features, parking lots, hardscape improvements, overhead structures, and underground utilities to ensure that landscape materials will not be in conflict with the placement and operation of these improvements.
- C. The following factors shall be considered:
- (1) Location of trees, shrubs, groundcovers, and other landscaping to effectively utilize the natural capacities of plant materials to intercept and absorb airborne and runoff-related pollutants, and to reduce runoff volume, velocity, and peak flow increases caused by development.
 - (2) Preservation and protection of existing viable and mature trees to the maximum extent feasible.
 - (3) Appropriateness of plants and locations for the specific characteristics of the site and the purpose for installation.
 - (4) A preference to design and plant materials with reduced water needs.
 - (5) An emphasis on landscaping in front of the principal building on the site and on providing appropriate breaks in parking and vehicular areas.

Section 2.4. – General Standards.

- A. The landscaping standards shall be enforced by the Page County Zoning Administrator. Modifications of the lighting standards contained herein may be approved by the zoning administrator upon a determination that the lighting is necessary for nighttime safety, utility, security, productivity, enjoyment, and commerce and does not adversely impact pedestrians, traffic or adjacent properties.
- B. An appeal to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer, department, board, or bureau of the County affected by any decision of the Zoning Administrator in enforcement of this division as outlined in Article II, Division ____ of this Ordinance.

Section 2.5. – Buffering.

- A. Landscape buffering is intended to provide a year-round visual screen between two or more properties in order to minimize visual and other adverse impacts. Buffering may consist of fencing, evergreens, boulders, mounds, or a combination of materials.
- B. A landscape buffer area shall be required where:

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 2. – Landscaping, Walls, and Fences

February 23, 2021

- (1) A commercial zoning district abuts a residential or Planned Unit Development zoning district;
 - (2) Industrial zoned development abuts a residential, business, or Planned Unit Development zoning district;
 - (3) R-1 and MHP-1 abuts any property zoned R or A-R; or
 - (4) Where buffering is required under the Use Performance Standards.
- C. A landscape buffer area shall be required where accessory outdoor storage use is adjacent to a business or residential district.
- D. Required buffers shall consist of a continuous six-foot high buffer with a minimum width of twenty-five (25) feet. Buffers shall be comprised of:
- (1) A of solid masonry wall or opaque fence at least six feet in height and landscaping consisting of two deciduous trees and four evergreen trees per 100 linear feet of buffer; or,
 - (2) Landscaping consisting of:
 - (a) One evergreen tree per seven linear feet of buffer, which shall be placed in two staggered rows six feet apart;
 - (b) One understory tree per twenty-five linear feet of buffer;
 - (c) One deciduous tree per fifty linear feet of buffer; and,
 - (d) One shrub per three linear feet of buffer.
- E. Plants should be sufficiently large and planted in such a fashion that a year-round screen at least six (6) feet in height shall be produced within one growing season.
- F. No buildings, structures, storage of materials, or parking shall be permitted within a buffer area.
- G. Buffer plantings shall be maintained in perpetuity in such a way as to ensure that the buffering requirements of this Ordinance continue to be met. Any dead or dying plants shall be removed within thirty (30) days of notification by the Zoning Administrator and shall be replaced by the property owner during the next viable planting season.

Section 2.6. – Parking Lot Landscaping.

- A. Vehicle parking areas shall include landscaping as required by this section to provide shade, screen views, mitigate runoff, and provide aesthetic appeal. However, the landscape provisions of this section shall not apply to off-street driveways for individual single, two-family, townhouse, or accessory residential dwellings, or for parking structures.
- B. For parking lots immediately adjacent to lot lines and public streets, the following landscape regulations shall apply:
 - (1) Where a parking lot (or a private driveway providing access to a parking lot or building entry) abuts a property line or public right-of-way, a landscaping strip of ten (10) feet in width shall be located between the parking lot and the abutting property line.
 - (2) A minimum of one tree for each forty (40) feet of contiguous property line shall be planted in the landscape strip.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 2. – Landscaping, Walls, and Fences

February 23, 2021

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- C. Landscaped planting islands (located such that parking spaces are on opposing sides of the planting island) shall be developed in parking lots meeting the following criteria:
- (1) The total size of the parking lot exceeds fifty (50) total parking spaces or;
 - (2) Parking lot layout incorporates three or more double-loaded or single-loaded parking bays which are contiguous and parallel to each other.
- D. For parking lots requiring landscaped planting islands, the following regulations shall apply:
- (1) Interior planting islands shall, at a minimum, be provided at both ends of all bays and may also be provided within a continuous landscaped median separating two rows of parking .
 - (2) The minimum landscape area shall be ten percent of the parking area.
 - (3) One landscape island is required for every ten spaces.
 - (4) A minimum of one tree for each five spaces of required parking. The remaining area of the island shall be landscaped with shrubs, ground cover, lawn or additional trees.
 - (5) Planting islands shall have a minimum width of eight feet to allow for bumper overhang and shall otherwise provide adequate width for the growth and maintenance of the intended landscape materials to be planted therein.
 - (6) Except in the case of redevelopment proposals, this parking lot tree requirement is only applicable to those proposals that necessitate additional parking spaces over those that are currently provided.
- E. The primary landscaping materials used in parking lots shall be trees that provide shade or are capable of providing shade at maturity. Shrubs and other live planting material may be used to complement the primary landscaping.
- F. The landscaping shall be dispersed throughout the parking lot, with interior dimensions of any planting area (i.e. interior parking median or island) sufficient to protect and maintain all landscaping materials planted therein.
- G. Parking lot landscaping shall be installed and continuously maintained by the owner according to the requirements contained in this article.

Section 2.7. – Screening and Enclosure.

- A. Screening shall be required to conceal specific areas from both on-site and off-site views. Such areas shall be screened at all times, regardless of adjacent uses, adjacent districts, or other proximate landscaping material. Specific areas to be screened include:
- (1) Waste receptacles (dumpsters) and refuse collection points (including cardboard recycling containers);
 - (2) Loading and service areas;
 - (3) Outdoor storage yards (including storage tanks);
 - (4) Ground-based utility equipment with size in excess of 12 cubic feet; and,
 - (5) Ground level mechanical units.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 2. – Landscaping, Walls, and Fences

February 23, 2021

- B. The above-mentioned areas shall be screened using an appropriate combination of landscape plants, solid fencing, or masonry walls to adequately screen them from views both on and off the subject property. Fences and walls used to meet screening requirements shall be subject to Section _____.
- C. Access to all outside storage shall be through gates capable of closure when not in use. All gates shall be closed and secured when not in use.
- D. Screening plantings shall be maintained in perpetuity in such a way as to ensure that the screening requirements of this Ordinance continue to be met. Any dead or dying plants shall be removed within thirty (30) days of notification by the Zoning Administrator and shall be replaced by the property owner during the next viable planting season.

Section 2.8. – Tree and Plant Standards.

- A. Recommended Trees and Plants.
 - (1) Landscaping plans and plantings should generally be sustainable and biologically diverse with emphasis on trees and plants native to Virginia region.
 - (2) Landscape designers shall make every effort to use healthy and locally-sourced trees, shrubs, and other plants, and to create landscapes that minimize the need for maintenance and irrigation. Invasive species are not recommended.
 - (3) Final plant selections should be made by property owners in conformance with the landscape plan regarding type (evergreen or deciduous), height and width at maturity, and in consultation with qualified landscape professionals, and should consider specific site conditions, disease resistance, and other qualities to ensure healthy and beautiful landscapes.
- B. Tree protection standards.
 - (1) Trees which are to be preserved on site shall be protected before, during, and after the development process utilizing accepted practices. At minimum, the tree protection practices set out in the Virginia Erosion and Sediment Control Handbook, as amended, shall be utilized.
 - (2) Trees selected for preservation in order to obtain landscaping credits shall be shown on the landscape plan and clearly marked in the field. In woodland areas, groups of trees shall be selected for preservation rather than single trees wherever possible.
 - (3) Trees and groups of trees which are to be preserved shall be enclosed by a temporary fence or barrier to be located and maintained five feet outside of their dripline during construction. Such a fence or barrier shall be installed prior to clearing or construction, shall be sufficient to prevent intrusion into the fenced area during construction, and in no case shall materials, vehicles, or equipment be stored or stockpiled within the enclosure. Within the fenced area, the topsoil layer shall not be disturbed except in accordance with accepted tree protection practices.
 - (4) The developer shall be responsible for notifying all construction personnel of the presence and purpose of clearing limits and protective fences or barriers and for ensuring that they are observed.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 2. – Landscaping, Walls, and Fences

February 23, 2021

(5) Where grade changes in excess of six inches from the existing natural grade level are necessary, permanent protective structures such as tree wells or walls shall be installed as recommended by the tree preservation and protection standards outlined in the State Erosion and Sediment Control Handbook.

C. Tree preservation standards. In determining which trees shall be preserved, consideration shall be given to preserving trees which:

- (1) Are heritage, memorial, significant, and specimen trees;
- (2) Complement the project design including the enhancement of the architecture and streetscape appearance;
- (3) Can tolerate environmental changes to be caused by development (i.e., increased sunlight, heat, wind, and alteration of water regime);
- (4) Have strong branching and rooting patterns;
- (5) Are disease and insect resistant;
- (6) Complement or do not conflict with stormwater management and best management practice designs;
- (7) Are located in required buffer areas;
- (8) Exist in natural groupings, including islands of trees;
- (9) Do not conflict with necessary utility; or
- (10) Have been recommended by the Commonwealth Department of Forestry, the county cooperative extension service, or a qualified arborist or urban forester for preservation.

Section 2.9. – Walls and Fences.

- A. Fences and walls may be used within landscaped areas to provide buffering, privacy, separation, security, or for aesthetic reasons, but may not create an unsightly or unsafe condition on or off of the public or private property on which the fence or wall is proposed.
- B. The provisions of this section shall apply to all construction, reconstruction, or replacement of fences or walls except:
 - (1) Those required for support of a principal or accessory structure;
 - (2) Engineered retaining walls necessary to the development of a site; or,
 - (3) Temporary fences for construction activities, trees protection, and erosion and sediment control.
- C. Fences or walls shall not be located within the public right-of-way.
- D. Fences and walls may be located within any required yard or setback.
- E. Fences located within an easement shall receive written authorization from the easement holder or the County (as appropriate). The County shall not be responsible for damage to, or the repair or replacement of, fences that must be removed to access such easements or facilities.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 2. – Landscaping, Walls, and Fences

February 23, 2021

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- F. No fence or wall shall be installed in a manner or in a location so as to block or divert a natural drainage flow on to or off of any other land, unless the fence or wall has specifically been approved as part of an approved stormwater management plan.
- G. Fences and walls within buffers shall be installed so as not to disturb or damage existing vegetation or installed plant material.
- H. No fence or wall shall be constructed in a manner or in a location that impairs safety or sight lines for pedestrians and vehicles traveling on public rights of way.
- I. Appearance.
- (1) Customary Materials. Fences and walls shall be constructed of any combination of treated wood posts and vertically-oriented planks, rot-resistant wood, wrought iron, decorative metal materials, brick, stone, masonry materials, or products designed to resemble these materials. Where wood, masonry, or other opaque materials are specified for particular types of screening or buffering fences or walls, all other fence materials are prohibited.
- (2) Finished Side to Outside. Wherever a fence or wall is installed, if one side of the fence or wall appears more “finished” than the other (e.g., one side has visible support framing and the other does not), then the more “finished” side of the fence shall face the perimeter of the lot rather than the interior of the lot.
- (3) Compatibility of Materials Along a Single Lot Side. All fencing or wall segments located along a single lot side shall be composed of a uniform style, material, and color compatible with other parts of the fence.
- (4) Chain link fencing shall be allowed, subject to the following requirements:
- (a) Agricultural Districts: Chain link fencing is permitted on lots within agricultural zoning districts.
- (b) Residential Districts. Chain link fencing is permitted on lots within residential zoning districts, provided it does not include opaque slats.
- (c) Industrial Districts: Chain link fencing shall be allowed on lots within “I” zoning districts, provided it is coated with black or dark green vinyl. Where opaque fencing is required, the chain link fencing may include black or dark green opaque slats.
- (d) Business/Planned Districts: Chain link fencing shall only be allowed on lots within “C” or “PUD” zoning districts where the chain link fencing is not visible from any street right-of-way. The chain link fencing shall be coated with black or dark green. Where opaque fencing is required, the chain link fencing may include black or dark green opaque slats.
- J. Prohibited Materials. Fences or walls made of debris, junk, rolled plastic, sheet metal, plywood, or waste materials are prohibited in all zoning districts unless such materials have been recycled and reprocessed into new building materials.
- K. All fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition. The owner of the property on which a fence or wall is located shall be responsible for maintenance, including but not limited to, the replacement of missing, decayed, or broken structural and decorative elements.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 2. – Landscaping, Walls, and Fences

February 23, 2021

Section 2.10. – Compliance.

- A. The landscaping standards shall be enforced by the Page County Zoning Administrator. Modifications of the layout and design standards contained herein may be approved by the Zoning Administrator upon a determination that the following conditions exist:
- (1) The proposed layout and design provide landscaping which will have the same or similar screening impact, intensity, or variation throughout the year when viewed from adjacent properties or rights-of-way as that which would be required by strict interpretation of the standards contained in this subsection.
 - (2) The proposed layout and design fully integrate and complement the existing trees to be preserved on the site.
 - (3) Any trees or shrubs installed or preserved on the site which exceed the minimum numerical requirements of this chapter shall not be subject to the species mixture, locational, maintenance or replacement requirements contained herein.
- B. An appeal to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the County affected by any decision of the Zoning Administrator in enforcement of this division as outlined in Article II, Division ____ of this Ordinance.

ARTICLE VII. – COMMUNITY DESIGN STANDARDS.

Division 3. – Parking and Loading

Section 3.1. – Purpose and Intent.

- A. The purpose of this division is to ensure efficient traffic flow and to reduce hazards to public safety by establishing standards for off-street parking and off-street loading areas.
- B. This division is intended to:
 - (1) Ensure adequate parking is designed and constructed during the erection of all new structures and the modifications to existing structures.
 - (2) Provide safe and convenient traffic flow and add to the beautification of the County.

Section 3.2. – Generally.

- A. Off-street parking and loading shall be provided in all zoning districts in accordance with the requirements of this division.
- B. For the purpose of this division, an off-street parking space is a graveled, stone, or hard all-weather surfaced area not in a street or alley.
- C. Parking shall be provided at the time of the erection of any building or structure, not less than the amount of parking space given in Article VII, Section x.x, Schedule of Required Spaces. Such space shall be maintained and shall not be encroached upon unless in conformance with the section on reduction below.
- D. Loading space, as required in Article VII, Section x.x, Off-street Loading, shall not be construed as supplying off-street parking.
- E. Off-street truck loading. On the same premises with every building, structure or part thereof erected or occupied for uses involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading and unloading services in order to avoid interference with public use of streets and alleys.
- F. Parking lots. One or more parking lots may be designed to service a multiple number of commercial uses, so long as the total requirements shall be equal to the sum of the requirements of the component uses computed separately.
 - (1) In the case of mixed or joint uses of a building or premises having different peak parking demands, the parking spaces required may be reduced if approved by the Planning Commission or Zoning Administrator in conjunction with site plan approval. In such instances, the applicants shall demonstrate that the periods of peak use are separated sufficiently, and shared parking spaces are available to all uses sharing them, so as to not cause a parking demand problem.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 3. – Parking and Loading

February 23, 2021

- G. Fractional space. When required parking computations result in fractions, any fraction 1/2 or below may be disregarded, and any fraction in excess of 1/2 shall be construed to require a full space.
- H. Reduction of existing parking. Off-street parking space required under this division may be reduced at a time when the capacity or use of a building is changed in such a manner that the new use or capacity would require less space than before the change. Such reduction may not be to a level below the standards set forth in this division.
- I. Services. No repair to or maintenance of vehicles of any kind shall be permitted in any accessory parking facility, with the exception of immediate emergency repairs.

Section 3.3. – Design Standards.

- A. Surfacing. All required parking areas and all access drives for commercial or industrial uses shall have an all-weather surface.
- B. Area. Off-street parking areas shall be marked off into parking spaces with a minimum width of nine (9) feet and a minimum length of eighteen (18) feet; or in the case of parking spaces for trucks, buses, or special equipment, parking spaces of a minimum size to be determined by the Administrator based on the nature of the parked vehicles.
- C. Handicap Accessible Parking. Every land use shall include the number of handicap accessible off-street parking spaces in accordance with the requirements of the Virginia Uniform Statewide Building Code.
- D. Separation from Walkways and Streets.
 - (1) Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, or curbing.
 - (2) Off-street parking shall not be located within five (5) feet of any building.
- E. Entrances and Exits. The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards:
 - (1) Access roads for one-way traffic shall have a minimum width of fourteen (14) feet, except for forty-five (45) degree parking in which case the minimum width of the access road shall be seventeen (17) feet.
 - (2) Access roads for two-way traffic shall have a minimum width of twenty-four (24) feet.
 - (3) Parking areas having more than one (1) aisle or driveway shall have directional signs or markings in each aisle or driveway.
- F. Drainage and Maintenance. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street parking areas shall be maintained in a clean, orderly and, to the extent possible, dust-free condition at the expense of the owner or lessee.
- G. Marking. For parking areas consisting of ten (10) or more spaces, each parking space shall be striped and maintained. Parking spaces shall be marked by painted lines or curbs or other means

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 3. – Parking and Loading

February 23, 2021

to indicate individual spaces. Signs or markers shall be used to ensure efficient traffic operation on the lot.

- H. Arrangement of Interior Aisles. All aisles within parking areas shall have a minimum width of twenty-four (24) feet when the parking spaces are at a ninety (90) degree angle with the aisle; eighteen (18) feet when the parking spaces are at sixty (60) degree angle with the aisle; and twelve (12) feet for parallel parking.
- I. Lighting. Adequate lighting shall be provided if off-street parking spaces are to be used at night. Any lights used to illuminate parking areas shall be so arranged as to reflect light away from adjoining premises.
- J. Screening and Landscaping. Screening and landscaping shall be provided as required under Division _____.
- K. Fleet Vehicles. Whenever daily or overnight storage of fleet vehicles is proposed, these vehicles shall be parked in off-street parking spaces located to the side or rear of the principal structure and screened in accordance with the requirements of this division. These off-street parking spaces shall be identified on any approved site plan.

Section 3.4. – Obligations of Owner.

- A. The requirements for off-street parking space and off-street loading space shall be a continuing obligation of the owner of the real estate on which any structure or use is located as long as such structure or use is in existence and the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for the owner of any structure or use affected by this division to discontinue, change, dispense with, or cause the discontinuance or change of the required vehicle parking or loading space, apart from the alternate vehicle parking or loading space which meets with the requirements of and is in compliance with this division. It shall be unlawful for any firm or corporation to use such structure without acquiring such land or other suitable land for vehicle parking or loading space which meets the requirements of and is in compliance with this Division.

Section 3.5. – Schedule of Required Spaces.

- A. Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected or structurally altered, or any building or structure hereafter erected is converted, off-street parking spaces shall be provided according to the requirements for individual uses in the following table. Specifications for exemptions to off-street parking requirements are contained in Article VII, Section x.9, Interpretation of Specific Requirements.

Table x.1. Minimum Off-Street Parking Requirements.

Uses	Minimum Number of Required Parking Spaces
<i>Agriculture and Environment Uses</i>	
Brewery or distillery, farm, Winery, farm	1 for each 150 square feet of food/beverage preparation and consumption area, plus 1 per 800 square feet of operations
Farmers market	6, plus 1 per 250 square feet of enclosed sales space
<i>Residential Uses</i>	

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 3. – Parking and Loading

February 23, 2021

Uses	Minimum Number of Required Parking Spaces
Home occupation	Type A: 1 plus residential requirement, Type B: 3 plus residential requirement.
Dwellings: Accessory dwelling units, Dwelling, single-family, Dwelling, two-family, Dwelling, multifamily, Manufactured home, Townhouses	2 for each dwelling unit; 1 for each accessory dwelling.
Family day home (1-4 children),	1 plus residential requirement
Residential care homes, Shelter, residential	1 per two residents.
Manufactured home park	2 for each dwelling unit, plus 1 for owner/employee.
<i>Public, Civic, Recreational, and Institutional Uses</i>	
Cemetery	No specific minimum number required however roads shall be designed to accommodate parallel parking on internal roads
Cultural facility	3 for each 1,000 square feet of exhibit area, plus 1 for each employee on largest shift.
Educational facility, college or university	1 for each employee on largest shift, plus 1 per 3 full time equivalent students. If a stadium is built in conjunction with the school, only the parking spaces in excess of the current spaces shall be required.
Educational facility, primary or secondary	1 for each employee on largest shift, plus 1 space for each 5 seats in the largest assembly room. If a stadium is built in conjunction with the school, only the parking spaces in excess of the current spaces shall be required.
Emergency management services facility	1 for each emergency bay/vehicle, plus 1 for each individual on largest shift
Religious assembly	1 per 5 fixed seats in main assembly area or 1 for each 100 square feet of assembly floor space without fixed seating.
<i>Commercial Uses</i>	
Assembly, place of	1 per 5 fixed seats in main assembly area or 1 for each 100 square feet of assembly floor space without fixed seating.
Automobile repair service, car wash, equipment repair service, and gasoline station	3 for each bay, stall, rack, or pit, plus 1 for each gasoline pump; minimum 5 spaces.
Automobile sale, rental/leasing	1 customer vehicle space for each 500 square feet of building floor space
Bed and breakfast establishment, short-term rental	1 for each bedroom in addition to parking spaces required to permanent residents of the building.
Brewery, craft (Micro)	1 for each 150 square feet of food/beverage preparation and consumption area, plus 1 per 800 square feet of operations
Business support services, consumer repair services, personal services	1 for each 500 square feet of floor area.
Catering facility, janitorial business, tradesperson service	1 per 3 employees on maximum working shift plus space for storage of trucks or other vehicles used in connection with business.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 3. – Parking and Loading

February 23, 2021

Uses	Minimum Number of Required Parking Spaces
Commercial indoor entertainment	1 for each 3 seats, plus 1 space per employee on largest shift.
Commercial indoor recreation/amusement	1 per each 3-person based on maximum occupancy load, plus 1 space per employee on largest shift.
Commercial outdoor recreation/amusement	1 per each 3-person based on maximum occupancy load, plus 1 space per employee on largest shift.
Construction material sales, equipment sales/rental, heavy, Farm supply and service establishment	1 per each 500 square feet of floor area plus space for storage of trucks or other vehicles used in connection with business.
Financial institution	1 for each 250 square feet of floor area, plus 4 stacking spaces per service window.
Funeral home, crematory	1 for each 50 square feet of main assembly area, 30 spaces minimum
Greenhouse, commercial, Store, general	1 for each 250 square feet of floor area
Hospital	At least 1 space for every 2 beds. The total number of beds shall include infants' cribs and children's beds.
Hotel	1 for each bedroom or unit, plus required parking for any restaurant or assembly place.
Office, general	1 for each 400 square feet of floor area.
Office, medical/clinic	1 per 200 square of floor area; 10 spaces minimum for a clinic.
Restaurant, drive-thru	1 for each 150 square feet of floor area, plus stacking spaces as required in the Use Performance Standards section.
Restaurant, general	1 for each 150 square feet of floor space, including outdoor seating.
School, business or trade	1 for each employee on largest shift, plus 1 space for each 5 seats in the largest assembly room.
Self-storage facility	1 space for each 1,000 square feet of floor area.
Veterinary hospital, kennel, commercial	1 for each 400 square feet of floor area.
<i>Industrial Uses</i>	
Boat yard, freight terminal, hazardous material storage and distribution, laboratory, research and development, Manufacturing, light or heavy, Recycling facility, Sanitary landfill, Storage yard	1 per employee on maximum working shift plus space for storage of trucks or other vehicles used in connection with the business or industry.
Warehousing and distribution	1 for each 1,250 square feet of floor area.
<i>Miscellaneous Uses</i>	
Junk yard	1 per employee on maximum work shift plus space for storage of trucks or other vehicles used in connection with business.

Section 3.6. – Interpretation of Specific Requirements of Table X.1, Minimum Off-Street Parking Requirements.

- A. The parking requirements shall be in addition to space for the storage of trucks, campers, recreation vehicles, or other similar vehicles used in connection with the use.
- B. The parking requirements in this division do not limit other parking requirements contained in the district regulations.
- C. The parking requirements in this division do not limit special requirements, which may be imposed for approval of a conditional use or special exception.
- D. For residential uses, the total number of off-street parking spaces provided inside a private garage shall be calculated based on the intended design of the garage.
- E. Except as otherwise provided, the number of employees shall be compiled on the basis of the maximum number of persons employed on the premises at one (1) time on an average day or average night, whichever is greater. Seasonal variations in employment may be recognized in determining an average day.
- F. The parking space requirements for a use not specifically listed in the chart shall be the same as for a listed use of similar characteristics of parking demand generation.
- G. In the case of mixed uses, uses with different parking requirements occupying the same building or premises, or in the case of joint use of a building or premises by more than one (1) use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- H. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need under the requirements of this division for an increase in parking spaces of ten (10) percent or more, such additional spaces shall be provided on a basis of the change or enlargement. No additional spaces shall be required for the first change or enlargement which would result in an increase of spaces of less than ten (10) percent of those required before the change or enlargement, but this exception shall not apply to a series of changes or enlargements which together result in a need for an increase in parking space of ten (10) percent or more.

Section 3.7. – Off-Street Loading Requirements.

- A. Off-street loading shall be provided at the time of the erection of any building or structure or at the time any building or structure is altered, enlarged, or increased in capacity by adding dwelling units, guest rooms, floor area, or seats, or a change of use, not less than the amount of loading space given in this section.
- B. Location. All required off-street loading areas shall be located on the same lot as the use served and with the ability to be adequately screened as outlined in the design standards below.
- C. Surfacing. All off-street loading areas shall be surfaced with an improved dustless surface.
- D. Joint Use of Space. Where a building is used for more than one (1) use or for different uses, and where the floor area used for each use for which loading space is required is below the minimum

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 3. – Parking and Loading

February 23, 2021

for required loading spaced but the aggregate floor area used is greater than such minimum, then off-street loading space shall be provided as if the entire building were used for the use in the building for which the most spaces are required. In such cases, the Administrator may make reasonable requirements for the location of required loading.

- E. Utilization. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking area or portion thereof.
- F. Specific Requirements by Use. Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected, or structurally altered to the extent of increasing the floor area by twenty-five (25) percent or more, or any building in hereafter converted, for the uses listed below, when such buildings contain the floor areas specified, accessory off-street loading spaces shall be provided as required below or as required in subsequent sections of this Division.

Table x.2. Minimum Off-Street Loading Requirements

Use or Use Category	Floor Area (SF)	Loading Spaces Required
Commercial and Industrial establishments (except those uses listed below)	0-1,999	None
	2,000-20,000	One
	20,001-100,000	One space, plus one space for each 20,000 sq. ft.
	Each 40,000 over 100,000	One additional
Dwelling, multifamily; funeral home; hotel; office; hospital or similar institutions; or places of public assembly	0-4,999	None
	5,000-10,000	One
	10,001-100,000	Two
	100,001-200,000	Three
	Each 100,000 over 200,000	One additional

Section 3.8. – Interpretation of Specific Requirements of Table X.2, Minimum Off-Street Loading Requirements.

- A. Loading Requirements.
 - (1) The loading space requirements apply to all districts but do not limit the special requirements which may be imposed in the district regulations.
 - (2) The loading space requirements in this division do not limit special requirements which may be imposed in connection with uses permitted by approval of a conditional use or special exception.

Section 3.9. – Design Standards of Uses in Table X.2, Minimum Off-Street Loading Requirements.

- A. Minimum Size. For the purpose of the regulations of this division, a loading space is a space within the main building or on the same lot providing for the standing, loading, or unloading of trucks, and having a minimum area of 480 square feet, a minimum width of 12 feet, a minimum depth of 40 feet, and a vertical clearance of at least 15 feet.
- B. Screening and Landscaping. Screening and landscaping shall be provided as required under Division _____.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 3. – Parking and Loading

February 23, 2021

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- C. Loading Space for Funeral Homes. Loading spaces for a funeral home may be reduced in size to ten (10) by twenty-five (25) feet and vertical clearance reduced to eight (8) feet.

 - D. Entrances and Exits. Location and design of entrances and exits shall be in accord with applicable requirements of the district regulations and traffic regulations and standards. Where the entrance or exit of a building is designed for truck loading and unloading, such entrance or exit shall be designed to provide a least one (1) off-street loading space. Where an off-street loading space is to be approached directly from a major thoroughfare, necessary maneuvering space shall be provided on the lot.

ARTICLE VII. – COMMUNITY DESIGN STANDARDS.

Division 4. – Signs

Editor's note: This section is adapted from Page County's existing ordinance, with changes made to account for the Reed v. Town of Gilbert Supreme Court decision. These definitions will be included in Article XI, definitions.

Section 4.1. – Definitions.

A. As used in this section the following terms shall have the meanings indicated:

- (1) SIGN: An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land and which directs attention to a product, place, activity, person, institution, or business.
- (2) SIGN, A-FRAME: A temporary, portable sign used to provide information to pedestrians and slow-moving vehicles, often referred to as a sandwich board. The sign may be one or two sided.
- (3) SIGN, ANIMATED: a sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:
 - (a) *Electrically Activated.* Animated signs producing the illusion of movement by means of electronic, electrical, or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
 - [1] *Flashing.* Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination.
 - [2] *Patterned Illusionary Movement.* Animated signs or animated portions of signs whose illumination is characterized by stimulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to naturally occurring external motivation but excludes pennants and streamers.
 - (b) *Environmentally Activated.* Animated signs or devices motivated by wind, thermal changes or other natural environmental input. Includes spinners, pinwheels, and/or other devices or displays that respond to naturally occurring external motivation but excludes pennants and streamers.
 - (c) *Mechanically Activated.* Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
- (4) SIGN, AREA: The total area devoted to conveying a message excluding any border and trim, ornamental base or apron supports and other structural members. Where signs employ appurtenances such as "pop-ups" and "cut-outs" or objects that extend beyond the normal

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

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- area, the area of such appurtenances shall be measured separately and included in the total sign area.
- (5) SIGN, BANNER: A flexible substrate on which copy or graphics may be displayed with no permanent rigid backing.
 - (6) SIGN, CANOPY: A sign that is attached to, or painted on, the fascia board of a freestanding canopy structure, with the sign face in a plane parallel to such fascia, and not extending more than 15 inches from the fascia board.
 - (7) SIGN, CHANGEABLE: A sign that includes any changing of the message either electronically or manually in which the message is stationary for a minimum of 12 seconds and does not fluctuate in size or brightness.
 - (8) SIGN, COMMUNITY: A sign located at the entrance of a residential community.
 - (9) SIGN, FREESTANDING: A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground.
 - (10) SIGN, FREESTANDING, COMBINED: A freestanding sign on a commercial property supporting more than one occupant and operating as a shopping center, mall, or other common title.
 - (11) SIGN HEIGHT: The height of a sign shall be measured from the average elevation of the ground below the sign to the top point of the sign. Where the location of a sign is lower than the street to which it is oriented, the height may be increased by the difference in elevation, except for SIGN, OFF-PREMISES/BILLBOARD.
 - (12) SIGN, ILLUMINATED: A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).
 - (13) SIGN, INFLATED: Any display capable of being expanded by air or other gas and used on a temporary or permanent basis to advertise a product or event.
 - (14) SIGN, MARQUEE: Any sign attached to or hung from a marquee.
 - (15) MARQUEE: A covered structure projecting from and supported by the building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.
 - (16) SIGN, MENU: A sign located adjacent to a stacking lane accessory to a Restaurant, Drive-In or Car Wash use and not exceeding six-feet in height.
 - (17) SIGN, MINOR: A wall or freestanding sign not exceeding three (3) square foot in area, not exceeding four feet in height, and not illuminated. Examples include not trespassing signs, displays of building address, security warning signs, parking signs, entrance/exit signs, and on-site directional signs.
 - (18) SIGN, MONUMENT: A “SIGN, FREESTANDING” having the appearance of a solid, rectangular or cylindrical base.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

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- (19)SIGN, MENU: a sign located adjacent to a stacking lane accessory to a Restaurant, Drive-In or Car Wash use and not exceeding six-feet in height.
 - (20)SIGN, OFF-PREMISES/BILLBOARD: A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered on a parcel of land other than the one on which the sign is located.
 - (21)SIGN, PROJECTING: A sign which is attached to and projects more than eighteen (18) inches from the face of a wall of a building. The term projecting sign includes a marquee sign.
 - (22) SIGN, ROOF: A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves and architectural projections such as canopies or marquees shall not be considered to be roof signs.
 - (23)SIGN, TEMPORARY: A sign designed or intended, based on materials and structural components, to be displayed for a specified or limited period of time, regardless of type or style of sign. Examples include real estate signs, yard sale signs, contractor’s signs, and special or one-time event signs per year.
 - (24)SIGN, WALL: A sign that is in any manner affixed to any exterior wall of a building or structure and that projects no more than 18 inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building, provided the copy area of such signs remains on a parallel planed to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.
 - (25)SIGN, WINDOW: A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

Section 4.2. – Purpose and Intent.

- (1) The purpose of this section is to regulate the type, size, height, and location of signage used in the County so as to provide adequate opportunity for the identification and promotion of and direction to businesses and institutions, while preserving the County's rural, agricultural and scenic character.
- (2) This Division is intended to:
 - (a) Minimize visual distractions to motorists using public and private streets;
 - (b) Reduce hazards that may be caused by signs overhanging or projecting over public right of ways;
 - (c) Protect property values;
 - (d) Enhance the physical appearance of the County and preserve the scenic and natural beauty of the community; and,
 - (e) Promote commerce and trade to create an attractive economic and business climate.

Section 4.3. – Administration.

Editor’s note: This is a new section proposed to address Reed requirements.

- A. Interpretation, conflict, and severability.
 - (1) The regulations set forth in this division shall apply to all new signs, replacement signs, and their modification(s) established after the effective date of the ordinance.
 - (2) Signs not expressly permitted are prohibited.
 - (3) Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations of such signs.
 - (4) This division shall be interpreted in a manner consistent with the First Amendment guarantee of free speech.
 - (5) Where this division differs in any manner from the provisions of the Virginia Uniform Statewide Building Code or any other ordinance or regulation of the county, the ordinance, code, or regulation imposing the greater restriction upon the use of any sign shall control.
 - (6) Should any division, section, subsection, sentence, clause, or phrase of this ordinance, for any reason, be held unconstitutional or invalid, such decision or holding shall not affect the validity of the remaining portions hereof. It being the intent of Page County to enact each section and portion thereof, individually, and each such section shall stand alone, if necessary, and be in force regardless of the determined invalidity of any section or provision.

Section 4.4. – Permit Required; Application.

Editor’s Note: Page County’s ordinance requires a sign permit, but does not articulate sign requirements. This section provides specific requirements for applications.

- A. No sign, unless exempted in this division, shall be erected, constructed, posted, painted, altered, maintained, or relocated, without a permit issued by the Zoning Administrator as provided for in this division.
- B. Before any permit is issued, an application for a sign permit provided by the Zoning Administrator shall be filed, together with sufficient information to determine if the proposed sign is permitted under the Zoning Ordinance and other applicable laws, regulations, and ordinances.
- C. The application shall contain:
 - (1) The location of the sign structure;
 - (2) The name and address of the sign owner and of the sign erector;
 - (3) Three sets of drawings and/or specifications showing the number of signs applied for, dimensions to scale, elevation, design, materials, manner of illumination, method of securing or fastening, and location of the sign; and,
 - (4) Such other pertinent information as the Zoning Administrator may require to ensure compliance with this ordinance or other ordinances of the County.
- D. A nonrefundable fee as set forth in the uncodified fee schedule adopted by the governing body of the County and maintained in the office of the Zoning Administrator shall accompany all sign permit applications.
- E. All signs which are electrically illuminated shall require a separate electrical permit and inspection. Structural and safety features and electrical systems shall be in accordance with the requirements of applicable codes and ordinances. No sign shall be approved for use unless it has been inspected

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

by the department issuing the permit and is found to be in compliance with all the requirements of this ordinance and applicable technical codes.

- F. The permit for a temporary sign shall state its duration, which is not to exceed 30 calendar days unless another duration is provided in the Zoning Ordinance.
- G. Special use permit. The Board of Supervisors may authorize the following exceptions to these rules by special use permit in accordance with all applicable procedural requirements: an increase in sign area and/or sign height, a reduction in sign spacing, a variance to sign type (wall-mounted location and/or roof signage).
- H. Permit revocation.
 - (1) All signs shall be erected on or before the expiration of six months from the date of issuance of the permit. After such time, the permit shall become null and void, and a new permit shall be required. Each sign requiring a permit shall be clearly marked with the permit number and name of the person or firm placing the sign on the premises.
 - (2) A sign permit shall become null and void if the use to which it pertains is not commenced within six months after the date the sign permit is issued. Upon written request and for good cause shown, the zoning administrator may grant one six-month extension.
 - (3) Whenever the use of a building or land is discontinued by the specific business, the sign permit shall become null and void and all signs pertaining to that business shall be removed by the property owner within 30 calendar days of the discontinuance.
 - (4) The Zoning Administrator shall revoke a sign permit if
 - (a) The Zoning Administrator determines that the application was materially false or misleading;
 - (b) The sign as installed does not conform to the sign permit application; or
 - (c) The sign does not comply with applicable regulations of this division, building code, or other applicable law, regulation, or ordinance.

Section 4.5. – General Requirements.

Editor’s Note: This section is adapted from Page County’s existing ordinance, with new provisions for projecting signs, sign lighting and electronic service lines. Some items have been relocated into new sections provided in this draft.

- A. Setbacks shall apply to all signs except temporary signs and minor signs.
 - [1] Front property line and rights-of-way: 15 feet.
 - [2] Side or rear property lines if no right-of-way exists: five feet.
- B. Signs shall be sized and/or located so as to not impair any sight distance reasonably necessary for pedestrian or traffic safety, such determination to be made in the sole discretion of the Board of Supervisors.
- C. Signs shall not be located within restricted access easements along roadways.
- D. Signs may be lighted without non-glaring internal lights or may be illuminated by shielded floodlights, which are directed downwards. Any sign with light sources of such brightness as to constitute a hazard or nuisance, as determined by the Zoning Administrator and/or Virginia Department of Transportation, shall be prohibited.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

- E. A sign which revolves or moves, whether illuminated or not, which has letter(s) or numbers shall not change at intervals of not less than five seconds. This shall include a clock or thermometer or similar instrument with moving hands.
- F. All electronic service lines shall be underground.
- G. Signs projecting over public walkways, where permitted, shall be a minimum height of eight feet from grade level to the bottom of the sign.
- H. Projecting signs, where permitted, shall not extend more than six feet beyond the face of the building or beyond a vertical plane two feet inside the curb line.
- I. Temporary signs shall be up for no more than 30 days in any six-month period and shall be removed no more than seven days after the completion of the sale or event.

Section 4.6. – Sign Area.

Editor's Note: This is a new section. Page County's zoning ordinance does not currently specify sign area calculation. This ensures consistent application of the ordinance.

- A. The following method shall be utilized in the calculations of sign area:
 - (1) The sign area permitted under this division is determined by measuring the entire face of the sign, including any wall work incidental to its decoration but excluding support elements for the sole purpose of supporting the sign.
 - (2) For signs that are regular polygons or circles, the area shall be calculated by the mathematical formula for that polygon or circle. For signs that are not regular polygons or circles, the sign area shall be calculated using the area within up to three rectangles that enclose the sign face.
 - (3) The surface area of any sign consisting of individual letters or figures shall include the space between such letters or figures.
 - (4) Whenever one sign contains information on both sides, sign area shall be calculated based on the largest sign face. Sides are not totaled.

Section 4.7. – Exempt Signs.

Editor's Note: This is a new section. Items may be adjusted as appropriate for Page County.

- A. The following signs are exempted from the provisions of the regulations of this division and may be erected or constructed without a permit in accordance with the structural and safety requirements of the building code and as outlined in the definitions, tables of sign dimensions, and other portions of this division:
 - (1) Signs erected by a governmental body or required by law, including official traffic signs or sign structures, provisional warning signs or sign structures, and temporary signs indicating danger;
 - (2) Flags of the United States of America, Commonwealth of Virginia, the County, or other flags displayed for non-commercial purposes;
 - (3) A single flag per parcel for commercial purposes not exceeding 100 square feet in area;

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

- (4) Changing of the message content on a changeable message sign if such sign is permitted in the district;
- (5) The following small signs:
 - (a) Three minor signs, not exceeding three square feet each in area. Freestanding minor signs shall be located a minimum distance of twenty-five feet apart.
 - (b) Minor signs erected in multiple-building complexes or on lots supporting three or more occupants, and operating as a shopping center, plaza, mall, or other common title with letters no larger than four inches tall if the sign is 45 feet or less from the street right-of-way it faces, or no larger than eight inches tall if the sign is more than 45 feet from the street right-of-way it faces.
 - (c) Memorial plaques and building cornerstones not exceeding four (4) square feet in area and cut or carved into a masonry surface or other noncombustible material and made an integral part of the building or structure.
 - (d) Temporary nonilluminated signs not exceeding four (4) square feet in sign area and erected for not more than 30 consecutive days.
- (6) Window signs, subject to the dimension requirements in this division.
- (7) Menu signs located adjacent to a drive-through lane and not exceeding six feet in height.
- (8) On a property under construction or renovation, for sale, or for rent, temporary signs not exceeding four square feet for residential properties, except for multifamily, or 18 square feet for multifamily, nonresidential, or mixed-use properties.
- (9) Signs displayed on an operable vehicle while in use in the normal course of business. This section should not be interpreted to permit parking for display purposes of a vehicle to which signs are attached in a district where such signs are not permitted.
- (10) Signs affixed to the interior of a permanent fence of a recreational or sports facility at a private community recreational use, public facility, or educational facility.

Section 4.8. – Prohibited Signs.

Editor’s Note: This is a new section. Items may be adjusted as appropriate for Page County.

- A. The following signs are prohibited:
 - (1) Flashing signs, signs with intermittent lights resembling, or seeming to resemble, the flashing lights customarily associated with danger or such as are customarily used by police, fire, or ambulance vehicles;
 - (2) Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign. This does not apply to allowed portable signs or signs or letters on buses, taxis, or vehicles operating during the normal course of business;
 - (3) Any sign representing or depicting specified sexual activities or specified anatomical areas or sexually oriented goods. Any sign containing obscene text or pictures as defined by the Virginia Code;

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

- (4) Signs either temporarily or permanently placed on dumpsters, except those meeting the definition of minor signs.
- (5) Signs that block visibility, confuse, or dangerously distract the attention of the operator of a motor vehicle or interfere with the purpose of any traffic control signal or directional device, including but not limited to, signs that are constructed, erected, or maintained at or near an intersection or driveway and create a traffic hazard;
- (6) Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a public authority;
- (7) Signs advertising activities or products that are illegal under federal, state, or county law;
- (8) Sign, other than a sign approved or installed by the Virginia Department of Transportation, within or over any public right-of-way;
- (9) Signs, whether permanent or temporary, attached to trees, utility poles or other supporting structures, unless specifically authorized by the Zoning Administrator;
- (10) Off-premise signs located in the W-C, P-R, A-1, A-R, C-1, I-1, R, R-1, PUD, or MHP districts, and;
- (11) Roof signs.

Section 4.9. – District Sign Standards.

Editor’s Note: This is a new section. District standards are based on Page County’s existing ordinance and adapted to eliminate content-based regulations.

- A. District Standards: C-1, C-2 I-1, and I-2 Zoning Districts. Any signs located within a C-1, C-2, I-1, or I-2 district shall be subject to the following requirements:
 - (1) One freestanding or wall sign per lot may be substituted with a changeable message sign subject to the following requirements:
 - (a) Location, area, height, and illumination requirements shall be the same as for freestanding or wall signs.
 - (b) Any changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing or any other similar effects, shall be repaired, covered, or disconnected by the owner or operator of such sign within 24 hours of notice of violation.
 - (2) The size and placement of signs on any parcel shall be subject to the requirements provided in Table x.1.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

Table x.1. Maximum Sign Dimensions – C-1, C-2, I-1, and I-2 Zoning Districts

Sign Type	Number	Area	Height (ft.)
Banner Sign¹	1 per lot	15 SF	Not limited
Window²	Not limited	25% of window area	Not limited
Canopy³	4 per canopy structure	0.5 SF per LF of canopy fascia	Not extending above the cap on the fascia board or below the horizontal plane formed by the bottom of the fascia board
Commercial Flag⁴	1 per lot	100 SF	30 ft.
Freestanding⁵	1 per street frontage	160 SF	24 ft.
Projecting⁶	1 per occupant per street frontage	15 SF	15 ft. max. above grade level
Wall⁷	1 per occupant per street frontage	25% of the total area of the wall, not to exceed 160 SF	N/A
Temporary⁸	Not limited	12 SF per sign, and an aggregate of 60 SF per parcel	4 ft.
Minor⁹	Not limited	3 SF per sign	4 ft.
<i>Notes:</i> SF = square feet; LF = linear feet; ft. = feet			

B. District Standards: A-1, AR, R, R-1, PUD, W-C, P-R, and MHP-1 Zoning Districts. Individual signs shall be subject to the following requirements:

- (1) The number, size, and placement of signs on any parcel shall be subject to the requirements provided in Table x.2. In addition, the following requirements apply:

¹ Editor’s note: New sign type and standards.

² Editor’s Note: New sign type.

³ Editor’s Note: New sign type to address gasoline canopies.

⁴ Editor’s Note: Existing sign type – height limit added.

⁵ Editor’s Note: Existing sign type and standard

⁶ Editor’s Note: New sign type. (Staff: Please confirm that this should be added/is appropriate for Page County.)

⁷ Editor’s Note: Existing standard.

⁸ Editor’s Note: Existing sign type. Existing standards are unclear. New standards are provided for consideration and may be adjusted as appropriate.

⁹ Editor’s Note: New sign type to address small signs. Number of small signs per lot can be limited if desired.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

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- (a) The total cumulative area permitted for all signs on a single parcel located in a R, R-1, MHP-1, or PUD district and containing a dwelling unit, except for multifamily dwelling units, shall not exceed a maximum area of 16 SF.
 - (b) A residential subdivision or multifamily dwelling building shall be permitted one monument-style community sign not to exceed 30 square feet or 6 feet in height.
- (2) For the purposes of Table x.2, Agricultural Uses shall be those uses categorized as Agricultural in Table x.x, Zoning Use Matrix. Non-residential Uses shall be those uses categorized as Public/Civic/Recreation, Commercial, Industrial, Miscellaneous, or Home Occupation, Type A, Type B, and Virtual Business in Table x.x, Zoning Use Matrix.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 4. – Signs

February 23, 2021

Table x.2. Maximum Sign Dimensions – A-1, A-R, R, R-1, PUD, W-C, P-R, and MHP-1

Sign Type	Residential Uses ¹⁰			Agricultural Uses			Non-Residential Uses		
	Number	Area (SF)	Height (ft.)	Number	Area (SF)	Height (ft.)	Number	Area (SF)	Height (ft.)
Freestanding¹¹	None, except minor signs	N/A	N/A	1 per street frontage*	40 SF	24 ft.	1 per street frontage*	50 SF	24 ft.
Wall¹²	None, except minor signs	N/A	N/A	1 per street frontage	16 SF	N/A	1 per street frontage	16 SF	N/A
Canopy¹³	Not Permitted	N/A	N/A	Not Permitted	N/A	N/A	See Table X.1 for requirements		
Temporary¹⁴	4 per parcel	4 SF	4 ft.	4 per parcel	12 SF	4 ft.	2 per street frontage	12 SF	4 ft.
Minor¹⁵	Not limited	3 SF per sign	4 ft.	Not limited	3 SF	4 ft.	Not limited	3 SF per sign	4 ft.

Notes:

SF = square feet; LF = linear feet; ft. = feet

¹⁰ Subject to maximum sign area permitted per parcel.

¹¹ Editor’s Note: Added limited wall signage for agricultural and non-residential uses in these districts

¹² Editor’s Note: Existing sign type based on current standards

¹³ Editor’s Note: New sign type to address gasoline station canopies.

¹⁴ Editor’s Note: Existing sign type. Existing standards are unclear. New standards are provided for consideration and may be adjusted as appropriate.

¹⁵ Editor’s Note: Existing sign type. New standards proposed to address “Home occupation signs”

Section 4.10. – Structural and Maintenance Requirements.

Editor's Note: These are from the County's existing standards.

- A. All signs and structural components shall be maintained in full repair and in an attractive condition.
- B. Any sign declared by the County Building Official to be a hazard to life or property may be ordered to be repaired or removed. In addition, any sign in violation of this section, or any sign which is not consistent with the intent of this section, may be ordered to be repaired or removed. All costs for repair or removal will be charged to the sign owner and/or the owner of the property.
- C. Signs will be removed within 30 days of discovery of being discontinued or obsolete. All costs will be charged to the owner of the sign and/or owner of the property.

Section 4.11. – Nonconforming Signs.

Editor's Note: Nonconforming sign requirements have been expanded for clarification and administration.

- A. Any sign lawfully in existence on the date of enactment of this division may be maintained even though it does not conform with the provisions of this division, provided that they do not exceed the dimensions of the existing sign.
- B. The message of a nonconforming sign may be changed, provided that they do not exceed the dimensions of the existing sign.
- C. No nonconforming sign may be enlarged or altered in such a manner as to expand the nonconformity, nor may illumination be added to any nonconforming sign.
- D. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this division.
- E. A nonconforming sign destroyed by any cause may not be repaired, reconstructed, or replaced except in conformity with this division. For the purposes of this section, a nonconforming sign is destroyed if damaged to an extent that the cost of repairing the sign to its former condition or replacing it with an equivalent sign equals or exceeds fifty (50) percent of the appraised value of the sign so damaged.
- F. A nonconforming sign must be removed if the structure, building, or use to which it is accessory is destroyed, or demolished to an extent exceeding 50 percent of the appraised value of the principal structure, building, or use.

Section 4.12. – Enforcement.

Editor's Note: This is a new section.

- A. Violations. Violations of this division constitute violations of the zoning code and the County may obtain compliance through any of the methods available for other zoning violations.
- B. Removal of signs in violation. The Zoning Administrator may order the removal of any sign erected or maintained in violation of this division. The Zoning Administrator shall give 30 days' notice in

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VII. – Community Design Standards

Division 5. – Slope Controls

February 23, 2021

writing to the owner of such sign or of the building, structure, or premises on which such sign is located to remove the sign or to bring it into compliance with this division. The Zoning Administrator may remove a sign immediately and without notice if, in his opinion, the condition or placement of the sign is such as to present an immediate threat to the safety of the public. Any surface exposed by the removal of a sign shall be restored to its original condition by the property owner and be compatible with adjacent surfaces.

- C. Removal of abandoned signs. A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove such sign, the Zoning Administrator shall give the owner 30 days' written notice to remove it. Upon failure to comply with this notice, the Zoning Administrator or his duly authorized representative may remove the sign at cost to the property owner.

Section 4.13. – Appeals.

Editor's Note: This is a new section.

- A. Any person aggrieved by any decision or order of the Zoning Administrator may appeal to the Board of Zoning Appeals by serving written notice to the Zoning Administrator, who, in turn, shall immediately transmit the notice to the Board, which shall meet to hear it within 30 days thereafter. The Zoning Administrator shall take no further action on the matter, pending the Board's decision, except concerning unsafe signs which present an immediate and serious danger to the public.

ARTICLE VII. – COMMUNITY DESIGN STANDARDS

Division 5. – Slope Controls.

Section 5.1. – Purpose and Intent.

- A. The purpose of this division is to address the special problems posed by steep slopes on normal building construction and site development in terms of building foundations, stormwater runoff control, soil erosion, stream siltation, flooding, sanitary seepage, etc.
- B. These controls are intended to augment the provisions of the primary zoning district.

Section 5.2. – Boundaries of Steep Slope Areas.

- A. Steep slope areas over 25% in grade are derived from United States Geological Survey (USGS) maps.
- B. Studies and maps used to establish the boundaries shall be available in the office of the Zoning Administrator.
- C. The boundaries of the slope control area, as defined above, shall be shown on the Official Zoning Map.

Section 5.3. – Uses Permitted.

- A. The following uses are permitted:
 - (1) Parks, outdoor recreation.
 - (2) Agriculture, wildlife sanctuary, game farms, etc.
 - (3) Pasture, grazing animals according to recognized soil conservation practices.

Section 5.4. – Uses Permitted by Special Permit.

- A. The following uses are permitted by special permit:
 - (1) Buildings permitted in the primary district, provided that:
 - (a) Buildings or structures and roads located on a slope of 25% or more in grade require a plan showing the topography, building location, drives, sanitary facilities, foundation, drainage, planting schedule, grading plan prepared by an architect or landscape architect or engineer and a statement as to how problems of constructing possible erosion barriers, stream siltation, soil stabilization or revegetation are to be overcome.
 - (b) Buildings utilizing on-lot sanitary facilities requiring Health Department approval.
 - (2) Electrical facilities operating above 40 kilovolts.

Section 5.5. – Issuance of zoning permit.

A zoning permit shall not be issued for a steep slope area development until the County Engineer and/or appropriate authority has certified that the conditions on the lot are as stated on the plan and that the site plan as proposed resolved the problems arising from the steep slope condition.

Section 5.6. – Recording of permits.

The Zoning Administrator shall maintain a separate file for all zoning permits in areas subject to these regulations.

Section 5.7. – Boundary disputes and appeals procedures.

- A. Should a dispute concerning the boundaries arise, an initial determination shall be made by the Zoning Administrator.
- B. Any party aggrieved by this decision, claiming the criteria used for delineating the boundary in Section ____ is or has become incorrect because of changes due to natural or other causes, may appeal to the Board of Zoning Appeals.
- C. The burden of proof shall be on the appellant.
- D. All changes approved in boundaries shall be made on the Official Zoning Map.
- E. If a landowner believes that his land should not be included in the slope control area, he must present to the Board of Zoning Appeals appropriate testimony from a professional engineer that his land should not be considered as part of said area.

Section 5.8. – County liability.

The grant of a zoning permit or approval of a subdivision plan in the slope control area shall not constitute a representation, guaranty or warranty of any kind by the County or by any official or employee thereof of its practicability or safety of the proposed use and shall create no liability upon the County, its officials or employees.

ARTICLE VII – COMMUNITY DESIGN STANDARDS.

Division 6. – Utilities and Facilities

Section 6.1. – Purpose and Intent.

- A. The purpose of this division is to establish standards for utilities and facilities. This division is intended to:
- (1) Preserve the health, safety, and quality of the County’s natural and built environment.
 - (2) Protect the character of residential and commercial areas by enhancing the visual environment.
 - (3) Reduce conflict between agricultural and other land uses.

Section 6.2. – Solid Waste Disposal Areas.

- A. Solid waste disposal areas shall not create a health or fire hazard. All solid waste shall be stored in fly proof, watertight, rodent proof containers. A sufficient number of containers shall be provided to serve each use/development.
- B. Dumpsters, or an alternate method of collection for recyclables and for nonrecyclable refuse approved by the zoning administrator, shall be required for mobile home parks and for multifamily, commercial, and industrial developments. The following standards shall apply:
- (1) Dumpsters or other approved collection receptacles shall be located on a site so that service vehicles will have convenient and unobstructed access to them. The location shall be such that encroachment by service vehicles upon bicycle and pedestrian ways, parking spaces or vehicular circulation drives will be minimized.
 - (2) Dumpsters and other approved collection receptacles shall conform to the following requirements:
 - (a) Receptacles shall not be located closer than 50 feet to any residential structure.
 - (b) In the C and I districts and in other districts for non-residential uses, receptacles shall be located to the rear of the property.
 - (3) Dumpsters and other approved collection receptacles shall be either screened, enclosed or otherwise blocked from public view as provided in Section _____. Such screening or enclosure shall be designed in conjunction with the primary building, shall use similar materials and shall provide complete obscurity of the dumpster. The screen or enclosure shall have substantially durable double doors. Chain link fencing may not be used except where the zoning administrator determines that such screening is not necessary because other screening, such as building, fences or landscaping, is in place.
 - (4) Where dumpsters are to be utilized, dumpster pads, constructed in accordance with the applicable health department standards for construction and drainage, shall be provided.
 - (5) All organic rubbish shall be contained in vermin-proof containers with tightly fitting lids.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VII. – Community Design Standards

Division 6. – Utilities and Facilities

February 23, 2021

- (6) All bulk solid waste receptacles shall be maintained in a clean condition. Such receptacles used for storage of solid waste or other material capable of creating unsanitary conditions shall be washed and disinfected as often as necessary to control odor and insect breeding.
- (7) Any person accessing or servicing a bulk solid waste receptacle, for which screening or a screening enclosure has been provided, shall replace the bulk solid waste receptacle behind or within the screening or screening enclosure immediately after access or service.
- (8) It shall be the joint and severable responsibility of the owner of each multiple-unit dwelling, commercial and industrial land or buildings to provide a number of approved containers for storage of solid waste to prevent overflow between times of collection, and maintain the premises in accordance with the provisions of this chapter.

Section 6.3. – Underground Utilities and Water and Sewer Systems.

- A. Except for existing or proposed transmission lines which traverse a development or project, all telephone, electrical distribution, water, fuel, and other utility lines shall be placed underground.

Section 6.4. – Well Locations.

- A. Wells shall maintain a 50-foot setback from all property lines adjacent to parcels three acres or larger that are used for an agricultural operation, as defined by Section ____.
- B. If either of the following criteria listed can be achieved, a landowner may seek approval of a variance from the Board of Zoning Appeals:
 - (1) The owner of the adjacent property that is used for an agricultural operation may grant written permission for construction of the well within 50 feet of the property line; or
 - (2) Certification by the Health Official that no other site on the property complies with this regulation for the construction of the well.
- C. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval.
- D. Failed private drinking water wells that must be replaced by the order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.

Page County Zoning Use Matrix - Districts & Uses													
Uses	Districts												
Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	AR Agricultural Residential	R Residential	R-1 Medium/High Density Residential	PUD - Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 - Light Industrial	I-2 - General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Permitted Use Types : B - By-right A - Accessory Use R - With Restrictions SUP - Special Use Permit													
Agriculture and Environment													
Agricultural operations	B	B	B	B									B
Agriculture, intensive			SUP										SUP
Agritourism	B	B	B	B									B
Aquaculture	B	B	B	B									B
Brewery or distillery, farm	B	B	B	B									B
Confined Animal Feeding Operation		R	R										R
Conservation	B	B	B	B	B	B	B	B	B	B	B	B	B
Farmers market			B				B	B	B				
Livestock market			SUP							SUP			
Residential farm	<u>R</u>	<u>R</u>	<u>R</u>	R	R	SUP	SUP						
Wayside stand	B	B	B	B									B
Winery, farm	B	B	B	B									B

2.23.21
Attachment C - Revised Use Matrix

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	AR Agricultural Residential	R Residential	R-1 Medium/High Density Residential	PUD - Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 - Light Industrial	I-2 - General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Residential													
Accessory dwelling unit	SUP R	SUP R	SUP R	SUP R	SUP R	SUP	SUP						
<u>Alternative dwelling unit</u>	<u>SUP</u>	<u>SUP</u>	<u>SUP</u>	<u>SUP</u>								<u>SUP</u>	
Dwelling, multifamily						B	B						
Dwelling, single-family	B	B	B	B	B	B	B	R	R			R	B
Dwelling, townhouse						B	B						
Dwelling, two-family					B	B	B						
Family day home (5-12 children)	SUP	SUP	SUP	SUP	SUP	SUP	SUP						
Family day home (1-4 children)	B	B	B	B	B	B	B					B	B
Family health care structure, temporary	B	B	B	B	B	R	R						
Home occupation, type A	R	R	R	R	R	R	R						
Home occupation, type B	SUP	SUP	SUP	SUP	SUP								SUP
Home occupation, virtual business	R	R	R	R	R	R	R					R	
Manufactured home	B	B	B	B	SUP							B	B
Manufactured home park												B	
Residential care home	B	B	B	B	B	B						B	
Shelter, residential						SUP							
Short-term tourist rental	R	R	R	R	R								

2.23.21
Attachment C. - Revised Use Matrix

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	AR Agricultural Residential	R Residential	R-1 Medium/High Density Residential	PUD - Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 - Light Industrial	I-2 - General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Public, Civic, Recreational and Institutional													
Camps and campground, recreational	SUP	SUP	SUP										
Cemetery	SUP	SUP	SUP		SUP				B				
Cultural facility			SUP	SUP			SUP	B	B				
Educational facility, college or university							SUP	SUP	B	SUP			
Educational facility, primary or secondary		SUP	SUP	SUP	B	SUP	B	B	B				
Emergency management services facility	SUP	SUP	SUP	SUP	SUP	SUP	SUP	B	B	B	B		
Neighborhood recreational facility				B	B	B	B					B	
Public park/recreational area	R	R	R	R	R	R	R	B	B	B	B	R	
Public use	SUP	SUP	SUP		SUP	SUP	SUP	B	B	B		SUP	
Religious assembly	SUP	B	B		B	B	B	B	B	SUP	SUP	B	

2.23.21
Attachment C. - Revised Use Matrix

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	AR Agricultural Residential	R Residential	R-1 Medium/High Density Residential	PUD - Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 - Light Industrial	I-2 - General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Commercial													
Assembly, place of	SUP	SUP	SUP	SUP	SUP	SUP	SUP	B	B	SUP			
Automobile repair service, major		<u>SUP</u>	<u>SUP</u>				<u>SUP</u>	<u>R</u>	<u>R</u>	<u>R</u>			
Automobile repair service, minor		SUP	SUP					R	B	B			
Automobile sale, rental/leasing									B				
Aviation facility, private			SUP						SUP	SUP	SUP		
Aviation facility, public			B					B					
Bed and breakfast establishment	R	R	R	R	SUP		SUP	R					
Brewery, craft (Micro)							<u>R B</u>	<u>R B</u>	B				
Business, adult									SUP				
Business support service							B	B	B	B	B		
Car wash									B				
Catering facility							B	B	B	B			
Commercial indoor entertainment								B	B				
Commercial indoor recreation / amusement								B	B				
Commercial outdoor recreation / amusement	SUP	SUP	SUP					SUP	<u>B</u>	SUP	SUP		
Construction material sales									B		B		
Consumer repair service							B	B	B	B			
Crematory									SUP	B			
Day care center		SUP	SUP	SUP	SUP	SUP	SUP	<u>B R</u>	<u>B R</u>	SUP		<u>B R</u>	
Distillery, craft (or Micro)							<u>R B</u>	<u>R B</u>	B	B			

2.23.21
Attachment C. - Revised Use Matrix

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	AR Agricultural Residential	R Residential	R-1 Medium/High Density Residential	PUD - Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 - Light Industrial	I-2 - General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Equipment sales/rental, heavy			SUP						B	B			
Equipment repair service, heavy			SUP						SUP	B			
Farm supply and service establishment			SUP					<u>B</u>	B				
Financial institution							B	B	B				
Funeral home								B	B				
Gasoline station	SUP	SUP	SUP				SUP	SUP	B R				
Greenhouse, commercial			SUP						B				
Hospital									B				
Hotel									B	B			
Janitorial business									B	B			
Life care facility						SUP	B	B	B				
Kennel, commercial		SUP	SUP						B				
Laundry, commercial									B	B			
Manufactured home sales									SUP	SUP			
Office, general			SUP				B	B	B	B	B		
Office, medical/clinic							B	B	B				
Outdoor sales, seasonal		R	R				R	R	R	R			
Personal services							B	B	B				
Restaurant, drive-thru							R		R				
Restaurant, general							B	B	B				
Restaurant, mobile								R	R				
Sawmill, commercial		SUP	SUP						SUP		R		
School, business or trade							B	B	B	B			
Self-storage facility		SUP	SUP							B			
Shooting range		SUP	SUP						R	R			
Sportsman's club	SUP	SUP	SUP										
Stable, commercial	SUP	SUP	SUP	SUP				SUP	SUP				
Storage warehouses		SUP	SUP						B	B	B		
Store, general		SUP	SUP				B	B	B	<u>B</u>			
Store, specialty		SUP	SUP				B	B	B	B			
Veterinary clinic		SUP	SUP				R	R	B				
Tradesperson Service		SUP	SUP				SUP	B	B	B	B		

2.23.21
Attachment C. - Revised Use Matrix

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	AR Agricultural Residential	R Residential	R-1 Medium/High Density Residential	PUD - Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 - Light Industrial	I-2 - General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Industrial													
Boat yard									SUP	SUP	B		
Construction material sales or rental									B	B			
Hazardous material storage and distribution											SUP		
Laboratory, research and development										B	B		
Manufacturing, heavy											SUP		
Manufacturing, light										B	B		
Recycling facility											B		
Sanitary landfill			SUP								SUP		
Storage yard									R	R	R		
Truck/freight terminal										SUP	B		
Warehousing and distribution										B	B		
Miscellaneous													
Amateur radio antennas	R	R	R	R	R	R	R	R	R	R	R		
Accessory building or structure	R	R	R	R	R	R	R	R	R	R	R	R	R
Broadcasting or communication tower	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Communication facility, small cell	B	B	B	B	B	B	B	B	B	B	B	B	
Graveyard	B	B	B	B	B	B	B	B	B	B	B		B
Junkyard											R		
Kennel, private	B	B	B	SUP	SUP								B
Parking lot, commercial		SUP	SUP						SUP		B		
Parking lot, private	A	A	A	A	A	A	A	A	A	A	A	A	A
Resource extraction			SUP										
Sawmill, portable	R	R	R	R				R	R	R	R		R
Sportsman club, private	R	R	R										
Stable, private	R	R	R	R	SUP							SUP	
Utility service, major	SUP	SUP	SUP						SUP	SUP	B		
Utility service, minor	R	R	R	R	R	R	R	R	R	R	R	R	R
Windmill	SUP	SUP	SUP		SUP			SUP	SUP	SUP	SUP		
Windmill, small system	R	R	R					R	R	R	R		R

ARTICLE VI. – USE STANDARDS

Division 1. – General Standards for Specific Uses

Section 1.1 – Purpose and Intent.

- A. The following additional regulations apply to specific uses as set forth below. These regulations are intended to serve as the minimum standards for these uses and are not intended to exclude other provisions of this ordinance that may apply. The standards set forth in this Article for a specific use apply to the particular individual use, regardless of the review procedure by which it is approved, unless otherwise specified in this Ordinance. Every use shall comply with all applicable county, state, and federal regulations and shall be subject to the following requirements, which shall be approved by the Zoning Administrator, in the Zoning Administrator's sole discretion, and which the Zoning Administrator shall have the authority to enforce, in addition to any other enforcement mechanism in this Code.

Division 2. – Agriculture and Environment Use Standards

Section 2.1. – Agriculture, intensive.

- A. Any agriculture, intensive use shall meet the following minimum requirements:
 - (1) Located a minimum of 200 feet from any primary route highway and 150 feet from other public or private streets;
 - (2) Located a minimum of 400 feet from any residential district and from any existing residence not located on the same parcel and any religious assemblies, public or private schools, and other publicly-owned facilities
 - (3) Agriculture, intensive uses shall submit any federal and state permits prior to the issuance of any building permits for the use.

Section 2.2. – Residential farm.

- A. Keeping of livestock and chickens and other fowl incidental to a single-family residential dwelling shall meet the following minimum requirements:
 - (1) On parcels less than 2.5 acres:
 - A. In P-R, W-C and A-1 Districts:
 - [1] Keeping of animals is limited to a collective maximum of 12 chickens, fowl, rabbits, and other small, domesticated livestock with an animal unit equivalent.
 - [2] The keeping of livestock such as cows, sheep, goats, and horses does not occur.
 - B. In A-R and R District:
 - [1] Keeping of animals is limited to a collective maximum of 8 chickens or fowl (excluding roosters).
 - [2] The keeping of livestock such as cows, sheep, goats, and horses does not occur.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (2) On parcels 2.5 acres or greater:
 - A. In P-R, W-C and A-1 Districts:
 - [1] Keeping of animals is permitted as an agricultural operation as defined in this Chapter.
 - B. In A-R and R District:
 - [1] Unless located within the preservation/conservation area of the A-R District where the keeping of animals is permitted as an agricultural operation as defined by this chapter, keeping of animals is limited to a collective maximum of 12 chickens, fowl, rabbits, and other equivalent small domestic livestock. Up to 4 of the collective maximum animals may be sheep and their lambs, goats and their kids and other small livestock with an animal unit equivalent.
- (3) The following is required for all animal keeping as a residential farm, except as otherwise regulated as an agricultural operation as noted above:
 - A. Areas associated with the keeping of animals is cleaned and made free of waste on a regular basis. Waste is disposed of in an appropriate waste disposal container that is periodically removed from the site.
 - B. The property owner employs an effective means of eliminating odor problems and propagation of insects related to the use.
 - C. Best management practices shall be employed for appropriate pasture maintenance, feeding and housing.
 - D. Buildings associated with the keeping of animals shall be located in the rear yard and buildings and areas associated with the keeping of animals shall be setback a minimum of 25 feet from all property lines.

Division 3. – Residential Use Standards

Section 3.1. – Accessory dwelling unit.

- A. An accessory dwelling unit is allowed only as accessory to a single-family detached dwelling.
- B. Only one accessory dwelling is permitted per parcel.
- C. Such structures shall comply with all dimensional standards that apply to the primary structure.
- D. An accessory dwelling unit shall:
 - (1) Not be subdivided or otherwise segregated in ownership from the principal single-family dwelling unit; and,
 - (2) Use the same water, sanitary sewer, gas, and electric utilities as the principal dwelling.
- E. A manufactured home or recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an accessory dwelling unit, except by with approval by a Special Use Permit.
- F. An accessory dwelling shall obtain all proper permits and comply with all applicable requirements of the Virginia Department of Health and the Virginia Uniform Statewide Building Code.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- G. An accessory dwelling unit that is contained within a single-family dwelling may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level.
- H. The floor area of an accessory dwelling unit contained within a separate structure shall be no more than 800 square feet in finished floor area.

Section 3.2. – Dwelling, single-family.

In C-1, C-2 and MHP-1 Districts, a single family dwelling incidental to the permitted use shall be permitted for occupancy by the owner/operator of the permitted use subject to all applicable requirements of the Virginia Department of Health and the Virginia Uniform Statewide Building Code and the underlying zoning district.

Section 3.3. – Manufactured home.

- A. Manufactured homes shall comply with the Virginia Manufactured Housing Construction and Safety Standards Law.
- B. Manufactured homes shall be placed on a permanent foundation and shall comply with the requirements of the Virginia Uniform Statewide Building code, including skirting requirements.
- C. Two or more manufactured homes shall not be joined or connected together as one dwelling, nor shall any accessory building be attached to a manufactured home. This does not prohibit manufactured homes designed and manufactured as multi-section homes.

Section 3.4. – Family health care structure, temporary.

- A. Use is accessory to a single family dwelling;
- B. No more than one unit is located on a lot;
- C. Occupancy is limited to one mentally or physically impaired person and, in the case of a married couple, the impaired person's spouse who requires assistance with one or more activities of daily living as defined by Code of Virginia, and certified in writing by a licensed physician;
- D. Caregiver resides in the single family dwelling located on the lot and is related by blood, marriage, or adoption to the mentally or physically impaired person residing in the unit or serves as such person's legally appointed guardian;
- E. Unit does not exceed 300 gross square feet in area;
- F. Unit complies with setback requirements for primary structures in the district;
- G. Unit complies with height limitations for accessory structures in the district;
- H. Unit is primarily assembled at a location other than the lot on which it is to be located;
- I. Unit is not placed on a permanent foundation;
- J. A zoning permit is obtained, and maintained, from the planning department for the unit. In conjunction with the request for a permit and annually thereafter, the following shall be submitted: documentation, as deemed necessary by the planning department, to ensure compliance with this section and the Code of Virginia; documentation of occupant(s)' need for care; documentation of the relationship of the mentally or physically impaired person and the

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

caregiver; and permission for a planning department representative to inspect, at reasonably convenient times, the unit and the single family dwelling to determine compliance with this section. The planning department may revoke the permit for any violation of this section;

- K. Unit is removed within 60 days of the date on which the unit was last occupied by a mentally or physically impaired person receiving services or meeting the certification requirements; and

Unit shall not be used for, or converted to, another use.

Section 3.5. – Home occupation, Type A, Type B and Virtual Business.

- A. Location and area occupied by a home occupation shall meet the following requirements:

- (1) Type A:

- (a) A Type A home occupation shall be conducted entirely within the dwelling unit, provided that not more than 25 percent of the gross floor area of the dwelling unit shall be used for the home occupation.

- (2) Type B:

- (a) A Type B home occupation shall be conducted within the dwelling unit or an accessory structure, or both, provided that not more than 25 percent of the gross floor area of the dwelling unit shall be used for the home occupation.

- (3) Virtual Business:

- (a) Home occupation shall be permitted within the dwelling unit or accessory structure, provided not more than 25 percent of the gross floor area of the dwelling unit shall be used for the business.

- B. Exterior appearance of home occupation uses shall meet the following requirements:

- (1) Type A and Virtual Businesses:

- (a) There shall be no change in the exterior appearance of a dwelling unit or other visible evidence of the conduct of the home occupation, except that a sign may be erected to identify a Type A home occupation as authorized by Section ____.

- (2) Type B:

- (a) There shall be no change in the exterior appearance of a dwelling unit or other visible evidence of the conduct of a Type B home occupation, except that one home occupation sign may be erected as authorized by Section _____. Any accessory structure that does not conform to the applicable setback and yard requirements for primary structures shall not be used for a home occupation.

- C. Sales. Commodities, other than light inventory for Type A and Type B home occupations, are not stored or sold on the premises.

- D. Traffic generated by a home occupation. The traffic generated by a home occupation shall not exceed the volume that would normally be expected by a dwelling unit in a residential neighborhood.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- A. Parking. All vehicles used in a home occupation and all vehicles of employees, customers, clients or students shall be parked on-site.
- B. Resident. The principal person conducting the home occupation accessory use shall be a full-time resident of the dwelling.
- C. Vehicles. No more than two vehicles associated with the home occupation shall be parked on the premises. The vehicles shall not exceed 10,000 pounds or have more than two axles. No more than 1 trailer associated with the home occupation may be parked on the property. The trailer shall not exceed 1 axle, 13 feet in length and 3,200 pounds. The trailer must be parked, except for during loading and unloading, either in the rear yard, or such that it is screened from view of adjacent properties and roads.
- D. Exterior Storage. Except for business-related equipment, materials or merchandise stored on the vehicles or trailer, exterior storage of business-related equipment, materials, or merchandise is prohibited.
- E. Storage and Operation. The equipment used by the home business and the operation of the business shall not create any noise, vibration, heat, glare, dust, odor or smoke discernible at the property lines or use or store hazardous materials in excess of quantities permitted in residential structures.
- F. License and Permit.
 - (1) The operator of a home occupation use shall secure a County business license and obtain a home occupation use permit.
 - (2) Approval of a home occupation use shall be revocable at any time by the County because of the failure of the owner or operator of the use covered by the approval to observe all requirements of law with respect to the maintenance and conduct of the use and all conditions imposed in connection with the approval.
 - (3) Approval of a home occupation use shall stand revoked, without any action by the County, if the use authorized does not have a current business license.

Section 3.6. – Short-term tourist rental.

- (1) The use is permitted incidental to a permitted dwelling unit.
- (2) The owner(s) of any dwelling shall apply for a Page County business license prior to using the dwelling as a short-term tourist rental.
- (3) Prior to using the dwelling as a short-term tourist rental, a property management plan demonstrating how the short-term tourist rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval by the Zoning Administrator. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term tourist rental. The contact numbers shall be provided to County staff, public safety officials and, if applicable, the HOA/POA of the

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- subdivision. Information will be clearly posted in the house, and clear boundaries of the property will be shown. The plan must be provided as part of the rental contract.
- (4) Maximum number of occupants shall be determined by the Page County Health Department and occupancy shall be limited to the number of people set forth by the permit issued.
 - (5) Parking for the short-term tourist rental shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited from blocking the road or rights-of-way of through traffic. Upon application of a business license, if the short-term tourist rental entrance is off of a state-maintained road, the Virginia Department of Transportation will need to evaluate the entrance to ensure compliance with its minimum standards.
 - (6) Upon new application or new owners of a business license, the Page County Building Official or their technical assistant must do a life safety inspection of the short-term tourist rental. A fire extinguisher (Type 2A:10B:C) shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code; a carbon monoxide detector must be installed on each floor if there is a fuel-fired appliance; and any other requirements as prescribed by the Virginia Code (Uniform Statewide Building Code).
 - (7) Failure to comply with these supplemental regulations will result in violation of the Page County Zoning Ordinance.
 - (8) Penalty
 - (a) It shall be unlawful to operate a short-term rental:
 - [1] Without obtaining a registration as required by this section;
 - [2] After a registration has been suspended or cancelled; or,
 - [3] In violation of any other requirement of this section.
 - (b) The penalty shall be a fine of \$500.00 per occurrence for an operator required to register who offers for short-term rental a property that is not registered.

Division 4. – Public, Civic, and Recreation Use Standards

Section 4.1. – Camps and campground, recreational.

- A. Site plan requirements. In order to ensure the provision of adequate, properly designed sanitation facilities at campgrounds, any person planning construction, major alteration or extensive addition to any campground shall, prior to the initiation of any such construction, submit to the Page County Health Department, complete plans, at a minimum scale of one inch to 50 feet, and statements which show the following:
 - (1) The proposed method and location of sewage disposal system.
 - (2) The proposed sources and location of the water supply.
 - (3) The number, location and dimensions of all campsites.
 - (4) The number, description and location of proposed sanitary facilities such as toilets, dump stations, sewer lines, etc.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (5) Name and address of applicant.
 - (6) Location, boundaries and dimension of the proposed project.
 - (7) The number, description and location of proposed motor vehicle parking spaces.
 - (8) The description and location of all interior roads.
 - (9) The description and location of all buildings and recreational areas.
 - (10) The description of any landscaping plans.
 - (11) Such other pertinent information as the Virginia Health Commissioner or the Page County Health Department may deem necessary.
- B. Permit approval. Before any permit is issued for construction of, major alterations to, or extensive addition to any campground, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), Virginia Department of Transportation (VDOT) and the Page County Health Department, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission, and provided further that said plans and specifications are in accordance with state regulations governing campgrounds, as amended from time to time.
- C. Permitted camping units. Only tents, tent trailers, travel trailers, camping trailers, pickup campers, motor homes, or camping cabins, as defined above, or any other device or vehicular-type structure as may be developed, marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel shall be allowed.
- D. Permanent occupancy prohibited. No camping unit shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond seven months in any twelve-month period shall be presumed to be permanent occupancy.
- E. Site requirement/density.
- (1) The minimum parcel size shall be 10 contiguous acres.
 - (2) The average number of campsites per acre shall not exceed 20.
 - (3) Each campsite shall be a minimum of 1,600 square feet of space and shall not be less than 25 feet wide at its narrowest point.
 - (4) A minimum of 20 percent of the entire tract of land shall be open area and/or recreation area, of which no more than 50 percent can be a body of water. Campsites, service buildings, roads, or buffers shall not be included as open and/or recreation area.
 - (5) Exposed ground surfaces in all parts of a campground shall be paved or covered with crushed stone or gravel or protected with a vegetative growth or other natural growth that is capable of preventing soil erosion and eliminating objectionable dust.
 - (6) Each campsite shall be identified by number and section. Camping units within a campground shall be required to be located within the designated campsites.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- F. Lighting. Any lighting that is provided on the campground will be directed downwards, so as to not produce a glare on adjoining properties.
- G. Fires. Any outdoor fires on the campground shall be enclosed by a fire ring. All fire rings shall be enclosed by a durable, nonflammable material at least eight inches in height. Firewood must originate in Page County and remain in Page County.
- H. Perimeter fencing. Where perimeter fencing is not provided, the campground shall be blazed every 25 feet, and a sign shall be posted every 50 feet which states: "NO CAMPERS BEYOND THIS POINT," in a minimum size of two-inch letters. The signs shall be posted on the property line of the campground.
- I. Special use permit requirements. The special use permit shall also consider the following on a site-by-site basis:
 - (1) Quiet hours (to include use of generators).
 - (2) Fireworks.
 - (3) Use of off-road vehicles.
 - (4) Additional buffer requirements adjacent to existing dwellings and areas of potential growth.
 - (5) Impact of traffic on nearby residences, and mitigation thereof.
- J. Health and sanitation requirements.
 - (1) Requirements. All health and sanitation requirements shall be in accordance with the Virginia Department of Health regulations for campgrounds.
 - (2) Service building. Campgrounds must have a service building constructed of cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition and meeting the requirements of the Virginia Department of Health. All service buildings shall also conform to all applicable building codes.
- K. Design of access to campground.
 - (1) Location and access.
 - (a) Direct access to public street. Except as stated below, no campground shall be located except with direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a campground shall be permitted through a residential zone.
 - (b) Private road. If the proposed campground parcel does not adjoin a public street, a fifty-foot deeded right-of-way, with appropriate frontage at the public street to permit appropriate design of entrances and exits, must be obtained to provide access to the parcel. Road condition, maintenance responsibilities, and the rights of the servient tenants shall be considered in the special use permit.
 - (2) Entrances and exits. Entrances and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the campground and shall be designed to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the campground shall be through such entrances and exits. Entrances shall be

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

constructed utilizing appropriate radii and grades to accommodate movement of all vehicles using/entering the campground. All entrances onto public roads shall meet VDOT requirements.

- (3) Road requirements. Interior roads and access to individual sites shall consist at a minimum of an all-weather gravel surface. All interior roads shall be a minimum width of 10 feet for one-way traffic and 20 feet for two-way traffic. No campsite shall have direct access to a public street.

L. Yards and setbacks.

- (1) The minimum setback from property lines shall be 50 feet; a buffer as outlined in the landscape section of this Ordinance shall be included within the setback area.

M. On-site operator.

- (1) If an on-site operator is not provided, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.

Section 4.2. – Public park/recreational area.

All active outdoor recreational facilities, not including play fields, courts or grounds, shall be setback a minimum of 100 feet from adjacent R zoned properties and other properties occupied by single family dwellings. Play fields, courts and grounds shall be setback a minimum of 50 feet from adjacent R zoned properties and other properties occupied by single family dwellings.

Division 5. – Commercial Use Standards

Section 5.1. – Automobile repair service, major/minor.

A. All automobile repair services shall meet the following minimum standards:

- (1) All vehicles stored on the premises in excess of seventy-two (72) hours shall be placed in a storage yard screened in accordance with the landscape division of this Ordinance.
- (2) No exterior display or storage of new or used automobile parts is permitted.
- (3) There shall be no storage of motor vehicles in landscaped areas or within ten (10) feet of the public road right-of-way.
- (4) The use shall be designed to ensure proper functioning of the site in regards to vehicle stacking, circulation, and turning movements.

Section 5.2. – Automobile sale, rental/leasing.

- A. No vehicle or equipment displays shall be located within a required yard, setback, fire lane, travelway, sidewalk, or landscaped area.
- B. All vehicles for sale shall be parked in a parking space or a vehicle display pad.
- C. The vehicle display pad may be elevated up to two feet above adjacent displays or grade level.
- D. No vehicle or other similar items shall be displayed on the top of a building.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- E. Outdoor displays shall be limited to the vehicles being sold, rented, or leased on the property. No other display of any other goods or merchandise shall be permitted.
- F. All accessory vehicle maintenance or service shall be conducted within a completely enclosed building and subject to the use requirements of this Article.
- G. All vehicles must be operational.
- H. Outdoor storage, including temporary on-site storage of vehicles awaiting, repair, service, or removal, as an accessory use, where permitted, shall be subject to the use requirements of this Article.

Section 5.3. – Bed and breakfast establishment.

- A. Bed-and-breakfasts shall be subject to the following minimum standards:
 - (1) The operator shall hold a valid business license from the County and, where applicable, a permit from the Department of Health.
 - (2) A registration book must be maintained for one year and be made available for review by the County upon request.
 - (3) Every room occupied for sleeping purposes shall comply with Uniform Statewide Building Code.
 - (4) Signage must comply with the signage regulations of this chapter.
 - (5) No changes shall be made to the building exterior that would detract from its appearance as a family dwelling.
 - (6) Physical and aesthetic impact of required off-street parking shall not be detrimental to the existing character of the house and lot or to the surrounding neighborhood.
 - (7) Any additions or modifications for the bed-and-breakfast shall be residential in appearance and compatible with the original structure and surrounding structures and the overall footprint of the
 - (8) Bed-and-breakfasts are to be integrated into the residential fabric of the neighborhood in which they are located. A proposed bed-and-breakfast should not affect the integrity or character of the single-family residential neighborhood for which it is proposed.
 - (9) Off-street parking shall be screened from surrounding family residences by landscaping or fencing in accordance with the landscaping section of this Ordinance.
 - (10) Guest rooms shall not have cooking facilities.
 - (11) The maximum stay for a guest shall be 14 days.
 - (12) Bed-and-breakfast establishments are permitted solely to provide lodging and breakfast accommodations. Additional activities, including receptions, parties and other events, are not permitted unless specifically authorized by the conditional use permit. Authorization for additional activities will be based on the suitability of the house and property for hosting such events. Specific consideration will be given to the floor plan of the house, the proximity of the house to neighboring houses, the size of the lot, provisions to buffer the effects of such activities from adjacent property and the ability to provide parking for such events.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (13) Bed-and-breakfast establishments must be occupied by the owner except as outlined in the definitions.

Section 5.4. – Business, adult.

- A. In addition to all other requirements, any adult business shall conform to the following requirements:
 - (1) The business shall be located at least 2,000 feet away from any residential zoning district and at least 2,000 feet from the property line of any land used for any of the following:
 - (a) Residential;
 - (b) A life care facility;
 - (c) A day-care center;
 - (d) An educational facility;
 - (e) A public park/recreational area;
 - (f) A place of assembly;
 - (g) A public use;
 - (h) A religious assembly;
 - (i) A hotel or bed-and-breakfast establishment;
 - (j) Any other adult business.
 - (2) Such uses shall not be permitted in shopping centers and/or multitenant buildings.
 - (3) Adult merchandise shall not be visible from any point outside the establishment.
 - (4) Signs or attention-getting devices for the business shall not represent or depict specified sexual activities or specified anatomical areas or sexually oriented goods as defined by the Virginia Code.
 - (5) Adult merchandise shall be located in a conspicuously marked separate room or other area inaccessible to persons under 18 years of age. If access to the establishment is limited to persons at least 18 years of age, the requirements of this subsection shall be deemed satisfied.
 - (6) Hours of operation shall be limited to between 9:00 a.m. and 12:00 midnight.

Section 5.5. – Car wash.

- A. Car washes shall be located and designed so that vehicular circulation does not conflict with traffic movements in adjacent streets, service drives, and/or parking areas.
- B. Any use that has a car wash shall treat the car wash as a primary use for the purposes of setbacks, buffers, and landscaping.
- C. No sales, repair, or outside storage of motor vehicles shall be conducted on the site.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Section 5.6. – Commercial outdoor recreation/amusement.

- A. All active outdoor recreational/amusement areas shall be setback a minimum of 100 feet from adjacent R zoned properties and other properties occupied by single family dwellings.
- B. Hours of operation shall be limited to between 9:00 a.m. and 12:00 midnight

Section 5.7. – Crematory.

- A. The minimum setback to existing off-site dwellings shall be 200 feet.
- B. The minimum setback to property lines and/or rights-of-way shall be 100 feet.
- C. The unit may not be used for disposal of waste, household trash or garbage.
- D. Only one animal or human may be cremated at a time.
- E. The unit shall either be fully concealed within a building to appear as a garage, shed, barn or other permitted residential or agricultural accessory structure or shall be fully screened from view from adjacent properties not owned by the subject property owner and any public roads, rights-of-way or easements, by an opaque fence, new evergreen plantings, existing vegetation or natural topography as provided in section _____, which must be maintained or replaced as needed to screen the unit.
- F. The unit shall be located or constructed so that deliveries and pick-ups for cremation shall not be at any time visible from adjacent properties and any public roads, rights-of-way or easements.
- G. Any subjects not cremated immediately upon delivery shall be kept in refrigerated storage to prevent decomposition.
- H. There shall be no on-site burials.
- I. No on-site advertising signage shall be permitted for the use.
- J. The use shall not produce hazardous, objectionable or offensive conditions at or beyond property line boundaries by reasons of dust, odor, lint, smoke, cinders, fumes, noise, vibration, heat, glare, solid and liquid wastes, and
- K. The use shall comply with all local, state and federal requirements, including, but not limited to, EPA and DEQ standards for air quality emissions.

Section 5.8. – Day care center.

- A. Day care centers, as defined, shall adhere to the following:
 - (1) Parking as defined in the parking section of this Ordinance.
 - (2) Fencing as defined in the landscaping section of this Ordinance.
 - (3) No such use shall operate without the required license by the Virginia Department of Social Services. It shall be the responsibility of the owner/operator to transmit to the Zoning Administrator a copy of the original license. Failure to do so shall be deemed willful noncompliance with the provisions on this chapter.
 - (4) Periodic inspection of the premises shall be made by the Page County Building Official, at his or her discretion.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (5) These provisions are supplementary, and nothing stated herein shall be deemed to preclude application of the requirements of the Virginia Department of Social Services, Virginia Department of Health, Virginia State Fire Marshal or any other local, state or federal agency.

Section 5.9. – Equipment sales/rental, heavy.

- A. No equipment displays shall be located within a required yard or setback.
- B. The display pad may be elevated up to two feet above adjacent displays or grade level.
- C. There shall not be more than one equipment display for every 100 feet of street frontage.
- D. No display shall be on the top of a building.
- E. Outdoor displays shall be limited to the equipment being sold, rented, or leased on the property. No other display of any other goods or merchandise shall be permitted.
- F. All accessory maintenance or service shall be conducted within a completely enclosed building and subject to the use requirements of this section.
- G. All equipment must be operational.
- H. Outdoor storage as an accessory use, where permitted, shall not exceed 30 percent of the total site area and shall be subject to the use requirements of this section.

Section 5.10. – Equipment repair service, heavy.

- A. No portion of the use, excluding required screening and landscape buffers, shall be located within 250 feet of a residential district or structure containing a dwelling unit.
- B. All repairs shall be performed within a completely enclosed building.
- C. No exterior display or storage of new or used equipment or parts is permitted.
- D. There shall be no storage of equipment within 50 feet of the public road right-of-way.
- E. Outdoor storage, including temporary on-site storage of vehicles awaiting, repair, service, or removal, as an accessory use, where permitted, shall be subject to the use requirements of this section.

Section 5.11. – Gasoline station.

- A. Applicants shall demonstrate that the gasoline station will be compatible with the neighborhood with regards to traffic circulation, parking, and appearance and size of structures.
- B. Entrances to the site shall be minimized and located in a manner promoting safe and efficient traffic circulation while minimizing the impact on the surrounding neighborhood.
- C. Fuel pumps shall be located at least 20 feet from any property line.
- D. Gasoline canopy shall be designed and built to be compatible with the principal use.
- E. Dumpsters shall be located to minimize view from off-site areas and shall be fully screened by a wall constructed of the same material and color as the principal structure.
- F. Sales of limited fuel oil or bottled gas is permitted as an accessory use.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- G. The Zoning Administrator may require a traffic analysis to be provided by the applicant. Such analysis may include, but not be limited to, the proposed traffic flows, sight visibility for emerging vehicles, and other public safety factors.
- H. Fuel dispensers, pump islands, overhead canopy, and air and water dispensers shall be removed upon cessation of the use for a period of more than one year.

Section 5.12. – Greenhouse, commercial.

- A. Sales of companion products are limited to garden accessories, floral supplies, and other items directly related to culture, care, or use of, horticultural products. Companion products do not include lawn mowers, garden tractors, farm machinery and equipment (except hand tools) building materials, furniture, or other like items.

Section 5.13. – Kennel, commercial.

- A. The following general standards shall apply to all commercial kennels:
 - (1) Any buildings, runs, or containment areas associated with a commercial kennel operation shall meet the following setbacks:
 - (a) One hundred fifty feet from property line. The setback may be reduced to 75 feet if notarized consent is obtained from the affected adjoining landowner and submitted as a part of the permit package.
 - (b) Three hundred feet to any dwelling on adjoining property. The setback may be reduced if the affected adjoining landowner gives notarized consent which must state the agreed upon distance of any buildings, runs, or containment areas shall be from the residence.
 - (c) One hundred feet from any public road. This setback may not be reduced.
 - (2) All exterior runs, play areas, or arenas shall be in accordance with the landscape section of this Ordinance.
 - (3) The owner of the kennel or operation shall submit a plan for waste disposal which meets the County's approval, in the County's sole discretion. The plan shall show how wastewater from the wash down of the kennels is to be collected and the type of disposal proposed.
 - (4) All dogs in a commercial kennel operation shall be housed in a fully enclosed building from 9:00 p.m. to 6:00 a.m.

Section 5.14. – Outdoor sales, seasonal.

- A. Each stand for the retail sale of holiday goods, including fireworks, shall obtain a zoning permit by the Zoning Administrator prior to setup and sales.
- B. Each stand shall be permitted for a period not to exceed 60 consecutive days.
- C. No more than four permits shall be issued for the same lot during a calendar year.
- D. No permit shall be issued to an applicant unless and until at least 30 consecutive days after a permit issued to that applicant for the same or an adjacent lot or parcel has expired.
- E. The outdoor sales stand or display shall setback at least 35 feet from any public right-of-way.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- F. Parking shall be supplied on the site of the primary use and not along the public right-of-way.

Section 5.15. – Restaurant, drive-thru.

- A. The following general standards shall apply to all drive-in restaurants:
 - (1) Stacking spaces shall not interfere with the travelway traffic or designated parking spaces.
 - (2) Stacking spaces shall be located to the side or rear of the principal structure and shall not be adjacent to any street right-of-way.
 - (3) A minimum of six (6) stacking spaces shall be located behind the order speaker and four (4) stacking spaces shall be located between the order speaker and the pickup window.
 - (4) Extended awnings and canopies are permitted provided they complement the principal building architecture.

Section 5.16. – Restaurant, mobile.

- A. The following requirements apply to sales from a mobile restaurant operating on private property or within public spaces or rights of way, except when operating in conjunction with special events permitted under Chapter 55 of the County Code:
 - (1) Mobile restaurants must maintain a valid business license issued by the County and a valid health permit issued by the Virginia Department of Health.
 - (2) A mobile restaurant may operate on either public property or private business zoned property with written permission from the owner.
 - (3) No items shall be sold other than food and beverages.
 - (4) No music shall be played that is audible outside of the vehicle.
 - (5) Mobile restaurant vehicles shall not block:
 - (a) The main entry drive isles or impact pedestrian or vehicular circulation overall,
 - (b) Other access to loading areas, or
 - (c) Emergency access and fire lanes.
 - (6) The mobile restaurant must also be positioned at least fifteen (15) feet away from fire hydrants, any fire department connection (FDC), driveway entrances, alleys and handicapped parking spaces.
 - (7) The vehicle and all accessory structures shall be removed each day.
 - (8) No signs may be displayed except
 - (a) Those permanently affixed to the vehicle, and
 - (b) One, A-framed sign not to exceed 4 feet in height and 6 square feet of display for each of the two sides. The sign shall not block any passageways.
 - (9) Trash receptacles shall be provided, and all trash, refuse, or recyclables generated by the use shall be properly disposed of.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (10) No liquid wastes shall be discharged from the mobile restaurant.
- (11) No mobile restaurant shall locate within 50 feet of the entrance to a business that sells food for consumption (determined by measuring from the edge of the Mobile Restaurant to the main public entrance of the restaurant) unless permission of the restaurant owner is provided.
- (12) No mobile restaurant shall locate within 100 feet of a single family or two-family residential use.
- (13) A mobile restaurant may operate at any farmer’s market held on public or private property, if the food truck vendor is legally parked at the farmer’s market and has received written permission from the farmer’s market manager and displays such written permission upon request.
- (14) The operation of the mobile restaurant or use of a generator should not be loud enough to be plainly audible at a distance of one hundred (100) feet away. Excessive complaints about vehicle or generator noise will be grounds for the Administrator to require that the Mobile Restaurant Vendor change location on the site or move to another property.
- (15) The requirements of this section shall not apply to Mobile Restaurant Vendors at catered events (events where the food is not sold through individual sales but provided to a group pursuant to a catering contract with a single payer).
- (16) A Mobile Restaurant permit may be revoked by the Zoning Administrator at any time, due to the failure of the property owner or operator of the Mobile Restaurant permit to observe all requirements for the operation of mobile restaurants. Notice of revocation shall be made in writing to address of record for Mobile Restaurant permit holder. Any person aggrieved by such notice may appeal the revocation to the Board of Zoning Appeals.

Section 5.17. – Sawmill, commercial.

- A. No commercial activities of any kind shall occur within the facility other than rental of storage units. No repair of vehicles, furniture, or other materials or equipment shall occur within the facility. Signs shall be posted within the facility describing such limitations.
- B. No storage of hazardous, toxic or explosive materials shall occur in the self-storage facility. Signs shall be posted within the facility describing such limitations.
- C. The maximum size of any individual storage space or unit in a self-storage facility shall be 500 square feet.
- D. The self-storage facility, including loading areas and all storage areas, shall include screening and buffering in accordance with the landscaping section of this Ordinance.
- E. Self-storage facilities shall not include portable storage containers, shipping containers and/or tractor trailers.

Section 5.18. – Shooting range.

- A. Outdoor shooting ranges shall meet the following general requirements:

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (1) The minimum size of the use area shall be five acres, with the drop zone contained fully within this use area.
 - (2) No structure used for or in conjunction with the use shall be located closer than 100 feet to any property line.
 - (3) No outdoor shooting activity shall be located closer than 300 feet to any property line.
 - (4) Hours of operation shall be limited to 9:00 a.m. to 6:00 p.m.
- B. Indoor shooting ranges shall meet the following general requirements:
- (1) Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking and appearance. Drop-off areas may be located in the front yard but shall maintain a residential character and appearance.
 - (2) Exterior lighting shall be compatible with the surrounding neighborhood and follow the lighting restrictions and guidelines of this chapter.
 - (3) Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
 - (4) The scale, massing, and building design shall be compatible with the surrounding neighborhood.

Section 5.19. – Stable, commercial.

- A. The lot shall be a minimum of 20 acres.
- B. Any buildings, barns, pens, and areas for the keeping of animals or animal waste storage shall be located at least 400 feet from any residential district lot line and any existing dwelling unit not located on the same parcel.
- C. Any buildings, barns, pens, and areas for the keeping of animals or animal waste storage shall be located at least 200 feet from any adjacent lot line not within a residential district.
- D. Any buildings for the keeping of animals shall be located at least 100 feet from any highway or other right-of-way for passage.
- E. Riding surfaces shall be covered and maintained with a substance to minimize dust and erosion.
- F. Fencing and other means of animal confinement shall be maintained at all times.
- G. Pens, stalls, and grazing areas shall be maintained in a sanitary manner.

Section 5.20. – Veterinary clinic.

- A. Veterinary clinics shall meet the following general requirements:
- (1) Any treatment rooms, cages, pens, or kennels shall be maintained within a completely enclosed soundproof building.
 - (2) Such hospital or clinic be operated in such a way as to produce no objectionable noise or odors outside its walls.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

Division 6. – Industrial Use Standards

Section 6.1. – Storage yard.

- A. Storage yard is accessory to a permitted use.
- B. Storage yards shall be screened by a solid wall or fence, including solid entrance and exit gates, not less than six feet nor more than ten feet in height. All fences and walls shall have a uniform and durable character and shall be properly maintained.
- C. When fences and walls are adjacent to business or residential districts, a landscaped buffer must be provided to break visibility of the fence in accordance with Section _____.
- D. Storage yards shall be on the side or rear of the principal structure and screened from view from any adjacent roadway.
- E. No wall or fence screening a storage yard shall encroach into a sight distance triangle.
- F. Parts, materials, and equipment stored in a storage yard shall not be stacked higher than the screening wall or fence.
- G. No storage yard shall be located within 50 feet of a residential district.

Division 7. – Miscellaneous Use Standards

Section 7.1. – Accessory building or structure.

- A. Accessory buildings or structures are subject to the following:
 - (1) The total of all accessory structures shall not have a lot coverage that is greater than 50 percent of the principal structure.
 - (2) No accessory structure shall have a height greater than 20 feet measured at the highest point.
 - (3) Accessory buildings or structures shall be placed in the side or rear yards and must meet a minimum setback of five feet.
 - (4) Residential accessory structures including, but not limited to, flag poles, basketball hoops, clotheslines, arbors, swings, structures less than six square feet in area, or residential yard ornaments shall be exempt from the minimum setback, lot area, and certification requirements as specified in this chapter.
- B. Portable storage containers located outside of a fully-enclosed building or structure in agricultural and residential districts or the planned unit development district are subject to the following:
 - (1) A zoning permit issued by the Zoning Administrator is required for any portable storage container located on a lot for more than 15 calendar days but is not allowed for more than 60 calendar days. The permit shall be displayed on the exterior of the portable storage unit at all times.
 - (2) The portable storage container must be placed a minimum of five feet from the property line, or on the driveway of the lot.
 - (3) Other than the required county zoning permit, no sign shall be attached to a portable storage container except to provide the contact information of the container provider.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (4) Portable storage containers shall not be used in conjunction with a Type A or Type B home occupation or used as a principal use or principal building or structure.
- (5) The vertical stacking of portable storage containers and the stacking of any other materials or merchandise on top of any storage container shall be prohibited.
- (6) The provisions of this subsection shall not apply to properties where construction is actively occurring under a valid building permit.

Section 7.2. – Amateur radio antennas.

- A. Amateur radio antennas shall not exceed a height of 200 feet above ground level without approval of a special use permit under the requirements of Article ____, Section _____ of this Ordinance and shall comply with all other requirements of the zoning district where they are permitted as an accessory use, including setbacks and screening.
- B. Within ninety days of the discontinuance of the use of the tower for amateur radio purposes, said amateur radio tower shall be disassembled, removed, and the site restored as closely as possible to the condition before the tower was constructed. Discontinuance includes when the amateur radio operator is no longer licensed by the Federal Communications Commission or no longer owns or resides on the property where the amateur radio tower was permitted.

Section 7.3. – Broadcasting or communication tower.

- A. Broadcasting or communication towers, as defined herein, shall supplement the applicable general zoning district regulations found in section _____ and the standards and procedures for special use permits as stated in section _____ of this chapter.
- B. Statement of purpose. The purpose of the regulations and requirements of this section are to:
 - (1) Accommodate the communication needs of the residents and businesses while protecting the public health, safety and general welfare;
 - (2) Facilitate the provision of broadcasting or communication towers through careful siting and design standards;
 - (3) Minimize adverse visual effects of broadcasting or communication towers through careful siting and design standards;
 - (4) Avoid potential damage to adjacent properties from the construction and operation of broadcasting or communication towers through structural standards and setback requirements;
 - (5) Maximize the use of existing and approved towers, buildings, or structures to accommodate new wireless communications antennas to reduce the number of towers needed to serve the industry; and
 - (6) Provide incentive for siting of towers on County-owned or County-controlled land or structures.
- C. Applicability.
 - (1) Preexisting towers and antennas. Any tower or antenna in existence prior to the effective date of this section shall not be required to meet the requirements of this section. Any

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

addition to a preexisting tower or antenna shall comply with all applicable requirements of this section.

- (2) Amateur radio; receive-only antennas. This section shall not govern the installation of any tower or antenna that is owned and/or operated by a federally licensed amateur radio operator or is used exclusively for receive communications. Commercial antennas attached to such a tower or any tower modification made for the purpose of accommodating such an antenna shall comply with all applicable requirements of this section.

D. General provisions.

- (1) All towers and antennas shall comply with all applicable rules and regulations of the FCC and FAA and any other federal agency with the authority to regulate towers and antennas.
- (2) Design and installation of all towers and antennas shall comply with the manufacturer's specifications and with ANS/TIA/EIA standards. Plans shall be approved and stamped by a professional engineer registered in the State of Virginia.
- (3) Leased sites. Written authorization for establishing the broadcasting or communication tower on leased property from a property owner shall be provided as set forth in section _____.
- (4) All broadcasting or communication towers must be adequately insured for injury and property damage. Proof of insurance with the County named as an additional insured shall be provided for those located on County-owned or County-controlled property.
- (5) All unused towers and antennas must be removed within 12 months of cessation of operation or use, unless the Zoning Administrator provides a written exemption. After the facilities are removed, the site shall be restored to its original condition, or as close as possible, and anchoring elements shall be removed to within four feet of ground level. If removal and/or restoration is not completed within 90 days of the expiration of the twelve-month period specified herein, the County is authorized to complete the removal and site restoration, and the cost shall be assessed against the property as a special assessment.
- (6) Proposals to erect new towers and antennas shall be accompanied by any required federal, state, or local agency licenses or applications for such licenses.
- (7) Applications to place multiple towers upon a single parcel shall require credible evidence that collocation on a single tower is not practical. Any application for multiple towers shall require a hearing before the Planning Commission and Board of Supervisors.
- (8) Towers shall be self-supporting monopole structures.
- (9) Towers shall meet the minimum standards of matte non-buffed or non-reflective type finish or stealth structure.
- (10) For new towers, the County will have the option of collocating public safety communications equipment and antennas on this site for future growth and upgrade of the radio system, including law enforcement communications.

E. Prohibitions/Limitations.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (1) Temporary mobile communications sites and equipment may be permitted on a case-by-case analysis by the Board of Supervisors and shall be limited to 90 days unless authorization is extended in writing by the Zoning Administrator.
 - (2) No advertising message/sign shall be affixed to any tower or antenna.
 - (3) Towers shall not be artificially illuminated unless required by FCC or FAA regulations.
 - (4) No part of any tower or antenna except for guy wires and anchors shall extend beyond the fenced enclosure required under section _____
 - (5) No tower shall exceed 199 feet in height unless determined by the governing body that a larger tower is more preferable.
 - (6) Each tower should allow for a maximum of 4 collocations.
- F. District requirements. Wireless communications facilities shall be allowed in the following districts and subject to the limitations set forth in this section.
- (1) Park-Recreation, Woodland Conservation , Agricultural, Agricultural-Residential, Commercial, Industrial.
 - (a) The following are permitted with a zoning permit issued under this section _____
 - [1] Antennas attached to an existing tower or structure and not extending more than 20 feet above the highest point of the tower or structure.
 - (b) The following are permitted with a special use permit issued under this section and section _____
 - [1] Antennas attached to an existing tower or structure extending more than 20 feet above the highest point of the tower or structure.
 - [2] Any new tower.
- G. Performance standards.
- (1) General. Except as provided in this section, all broadcasting or communication towers shall meet the requirements of the zoning district in which they are to be located.
 - (2) Setbacks and separation.
 - (a) Tower structures shall be set back from the property line a distance equal to the height of the tower. The setback may be reduced to 1/10 the height of the tower if the applicant submits a report stamped by a professional engineer registered in the State of Virginia that certifies that the tower is designed to collapse upon failure within the distance from the tower to the property line and the reduced setback is approved by a special use permit.
 - (b) Towers shall not be located within 500 feet of any residence other than the residence(s) on the parcel on which the tower is to be located.
 - (3) Collocation/Sharing of facilities.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (a) No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the governing authority that no existing tower or structure can accommodate the applicant's proposed antenna. Supporting evidence may consist of any of the following conditions:
 - [1] No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
 - [2] Existing towers or structures are not of sufficient height and/or strength to meet the applicant's engineering requirements.
 - [3] The applicant's proposed system would cause electromagnetic or radio frequency interference with the existing system, or the existing system would interfere with the applicant's proposed system.
 - [4] The fees, cost, or contractual provisions required by the owner to share an existing tower or structure, or to adapt an existing tower or structure for sharing, are unreasonable. Fees, costs, and contractual provisions are considered reasonable if they conform to the current standards of the industry and to the local Page County market and do not exceed the construction and leasing cost of new tower development.
 - [5] The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.
- (b) The holder of a permit for a tower shall allow collocation for four additional users and shall not make access to the tower and tower site for the additional users economically unfeasible. If additional user(s) demonstrate (through an independent arbitrator or other pertinent means, with the cost to be shared by the holder of the permit and the proposed additional user) that the holder of a tower permit has made access to such tower and tower site economically unfeasible, then the permit shall become null and void.
- (4) Screening and landscaping. The tower location shall provide for the maximum amount of screening of the facilities. The site shall be landscaped and maintained with a buffer of plant materials that effectively screens the view of all tower accessory structures, equipment and improvements at ground level from adjacent properties. The standard buffer shall consist of a landscaped strip at least four feet wide outside the perimeter of the area where tower accessory structures and equipment are located at ground level. It shall be the permit holder's responsibility to maintain the buffer area. In locations where visual impact of the tower would be minimal the landscaping requirement may be reduced or waived by the governing authority.
- (5) Camouflaged towers and related facilities are encouraged and may be required in historical, environmental or other sensitive areas as determined by a special use permit.
- (6) Security fencing, lighting, and signs.
 - (a) All towers shall be reasonably protected against unauthorized access, such as with fencing.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (b) Security lighting for on-ground facilities is permitted, as long as it is shielded to keep light within the site.
 - (c) Signs shall be mounted on the fenced enclosure, on or adjacent to the gate prohibiting unauthorized entry, warning of the danger from electrical equipment and/or unauthorized climbing of the tower. It shall also identify the owner of the tower and a telephone contact number in case of emergency.
 - (d) Parking and access. Adequate parking spaces shall be provided on each site so that parking on the public road right-of-way will not be necessary. Any new access shall require approval by the VDOT.
- H. Permit requirements.
- (1) The construction or installation of any broadcasting or communication tower requires a zoning permit or special use permit under this section.
 - (2) Zoning permits. Uses and facilities permitted under this section may be authorized by the Zoning Administrator upon the submittal and approval of a properly completed application for a zoning permit.
 - (3) Special use permits. Uses and facilities requiring a special use permit under this section may be authorized by the Planning Commission and Board of Supervisors upon the submittal and approval of a properly completed application and public hearing.
 - (4) Applications. All applications for building and zoning permits for broadcasting or communication towers shall include the following information:
 - (a) A report stamped by a professional engineer registered in the State of Virginia and other professionals which:
 - [1] Describes the tower height and design, including cross-section, elevation and foundation design.
 - [2] Certifies the facility's compliance with structural and electrical standards.
 - [3] Describes the tower's capacity, including the potential number and type of antennas it can accommodate.
 - [4] Identifies the location of all sites that were considered as possible alternative to the proposed site.
 - [5] Describes the lighting to be placed on the tower if required by the FCC or FAA.
 - [6] Certifies that the applicant or tenant has a valid license from the FCC to operate the proposed facility and identifies the license holder.
 - [7] Describes how the requirements and standards of this section will be met by the proposed facilities.
 - (5) Each application shall include a facility plan. The County will maintain an inventory of all new wireless communications site installations. All providers will provide the following information in each plan. The plan must be updated with each submittal as necessary.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- (a) Written description of the type of consumer services each provider will provide to its customers (cellular, PCS, paging or other anticipated wireless communications services).
 - (b) Provide a list of all existing sites, existing sites to be upgraded or replaced, and proposed sites within the County for these services to be provided by the provider.
 - (c) Provide a map of the County, which shows the geographic service areas of the existing and proposed sites.
- (6) Landowner acknowledgment: written acknowledgment by the landowner of a leased site that he/she will abide by all applicable terms and conditions of the zoning or special use permit, including the restoration and reclamation requirements of this section. Such acknowledgment shall be applicable to all future landowners.
- (7) Additional information and analysis.
- (a) The Planning Commission or Board of Supervisors may, at its discretion, reasonably require visual impact demonstrations, including mockups and/or photo montages, screening plans, network maps, alternate site analysis, lists of other nearby broadcasting or communication towers, or facility design alternatives for the proposed facilities.
 - (b) The Planning Commission or Board of Supervisors may employ, on behalf of the County, an independent technical expert with sufficient credentials and qualifications to review technical materials submitted by the applicant or prepare any technical materials required but not submitted by the applicant. The applicant shall pay the reasonable costs of such review and/or independent analysis.
- (8) A zoning permit for a telecommunications facility shall expire 12 months after issuance if the tower and/or supporting facilities have not been erected. An extension of time, not to exceed six months per request, may be granted by the Zoning Administrator or his/her designee due to unforeseen or extenuating circumstances. No fee will be charged for an extension.
- (9) If the application for zoning and building permit is approved, the applicant must certify that a detailed engineering soils report has been completed and the design of the tower foundation is based on that report.
- I. Transferability. Permits issued under this section shall be transferable, and all subsequent holders of such permits shall be subject to all applicable requirements of this section and any permit conditions that may exist. Written notice shall be made to the Zoning Administrator within 30 days of such transfer.
- J. Severability. If a court of competent jurisdiction adjudges any portion of this section invalid, the remainder of this section shall not be affected.

Section 7.4. – Junkyard.

- A. No junkyard, salvage yard, or automotive wrecking yard or graveyard shall hereafter be established with any portion of its area within 500 feet of a public street, road, or highway.
- B. No portion of the use, excluding required screening and landscape buffers, shall be located within 250 feet of a residential district or structure containing a dwelling unit.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- C. All such yards shall be screened effectively from view in accordance with the landscaping section of this Ordinance.
- D. Inoperative vehicles or parts thereof shall not be collected or stored outside the required fence or in piles more than six feet in height.
- E. The collection or storage of any material containing or contaminated with dangerous explosives, chemicals, gases, or radioactive substances is prohibited.
- F. Every junkyard, salvage yard, or automobile wrecking yard or graveyard shall be operated and maintained in such a manner as not to allow the breeding of rats, flies, mosquitoes, or other disease-carrying animals and insects.

Section 7.5. – Kennel, private.

- A. Any pens or kennels shall be setback 100 feet from the property lines of adjoining agricultural zoned property;
- B. Any pens or kennels shall be setback 200 feet from any property lines adjoining residential zoned property;
- C. Screening, as approved by the Zoning Administrator, shall be provided to visually blocks pens or kennels from the front and closest side property lines.
- D. Pens and kennels shall be kept free of waste on a regular basis to minimize impacts of odor and reduce propagation of insects.

Section 7.6. – Sawmill, portable.

- A. No structure and no storage of lumber, logs, chips, or timber shall be located closer than 100 feet to any lot line.
- B. No saw, planer, chipper, conveyor, chute, or other like machinery shall be located closer than 200 feet to any dwelling on other property in the area.
- C. No sawing, planing, chipping, or other operation, or other processing machinery shall be conducted between 7:00 p.m. and 7:00 a.m. No loading or unloading or processing of wood products shall occur between 12:00 midnight and 7:00 a.m.
- D. All timbering and milling operations, including reforestation or restoration and disposal of timber stumps, sawdust, and other debris, shall be conducted in accordance with Title 10.1 of the Virginia Code and the regulation of the Virginia Department of Forestry.

Section 7.7. – Sportsman club, private.

- A. The minimum required area for the use shall be five acres.
- B. Kennel, private as an accessory use shall be subject to the use requirements under this article.

Section 7.8. – Stable, private.

- A. Areas associated with the keeping of animals shall be cleaned and made free of waste on a regular basis. Waste shall be disposed of in an appropriate waste disposal container and shall be periodically removed from the site.

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

- B. The property owner shall employ an effective means of eliminating odor problems and propagation of insects related to the use.
- C. Best management practices shall be employed for appropriate pasture maintenance, feeding and housing.
- D. Buildings associated with the keeping of animals shall be located in the rear yard and buildings and areas associated with the keeping of animals shall be setback a minimum of 25 feet from all property lines.

Section 7.9. – Utility service, major/minor.

- A. For utility uses requiring a structure, not including public water and sewer lines and appurtenances, service lines to consumers and above and below ground cables, wires or pipes where such uses are located in easements:

If visible from adjacent P-R, R, R-1, A-R, PUD, MHP-1 and from W-C and A properties which are occupied by a residential dwelling, the use shall be located within an enclosed structure having a style and character compatible with the surrounding residential structures or shall be screened from view.

Section 7.10. – Windmill, small system.

- A. Use shall be accessory to the permitted use it is intended to serve;
- B. Use shall be located on a minimum of five acres;
- C. No more than one windmill shall be located on the property;
- D. System shall not include a guy-wired or lattice tower;
- E. System shall not have a rated capacity greater than 10 kilowatts (kW);
- F. Except during short-term events such as utility outages or severe wind storms, noise levels shall not exceed 60 decibels measured at the closest property line;
- G. System shall not be artificially lighted unless required by Federal Aviation Administration or appropriate authority;
- H. At such time as the system ceases to be used for its intended purpose for a period exceeding 12 consecutive months, the system and all associated equipment shall be removed from the property;
- I. System shall either be roof mounted or freestanding;
- J. Roof mounted systems shall be subject to the following requirements:
 - a. The lowest point of the arc of the blade shall be 10 feet above the height of the building on which it is mounted; and
 - b. Height, as measured from grade level to the highest point of the WES including blade sweep, shall not exceed height limitations for the principal or accessory building on which it is mounted.
- K. Freestanding systems shall be subject to the following requirements:

PAGE COUNTY ZONING ORDINANCE UPDATE

Article VI. – Use Standards

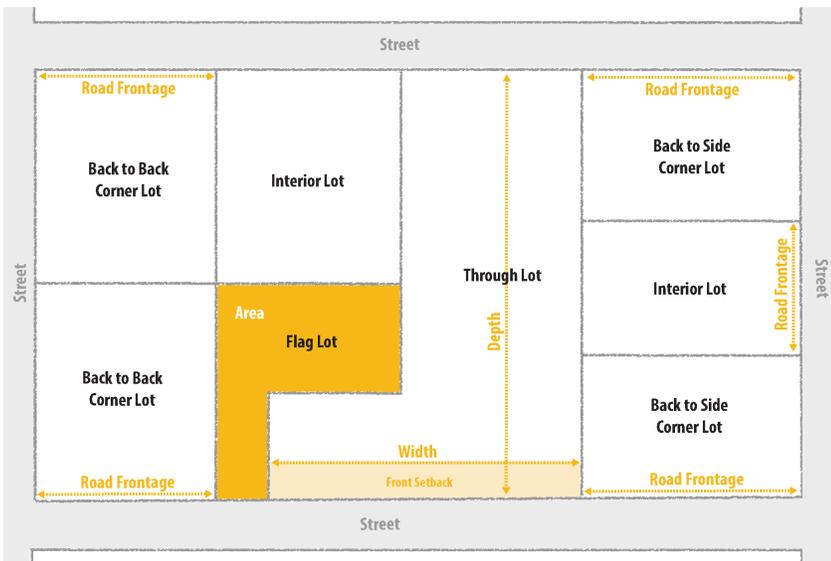
- a. It shall be located in the rear yard;
- b. Blade sweep shall not extend to within 20 feet of the ground;
- c. Measures shall be incorporated to prevent non-authorized personnel from ascending the tower for a distance of 12 feet from grade level;
- d. Height, as measured from grade level to the highest point of the WES including blade sweep, shall not exceed 10 feet for each complete acre of property on which located, up to a maximum of 75 feet;
- e. Setback from property lines shall be a minimum of two times the height; and
- f. If located on property owned or maintained by chesterfield county, setback shall be a minimum of 1.1 times the height from any building open to the general public, parking lot, playground, recreational field or similar area designed to facilitate general public gatherings on such property.

GUIDE TO DISTRICT STANDARDS



What are District Standards?

District standards are one of the most important portions of a locality's zoning ordinance. Zoning ordinances provide the tools a locality needs to direct the location, form, and character of development projects. District development standards provide the substantive **parameters that uniformly apply to those development projects** in a particular zoning district. Standards typically address lot size, building size and design, building location within a lot, and the number of dwelling units allowed within a defined area or lot. Supplying standards for these elements works towards achieving the purpose of zoning ordinances, as supplied in the *Code of Virginia section 15.2-2283*, including but not limited to, creation of a harmonious community, protection against overcrowding of land, preservation of agriculture, and promotion of affordable housing. **Standards should be tailored to the individual needs and conditions of a locality.** The following are some of the most common standards used in zoning ordinances in Virginia.



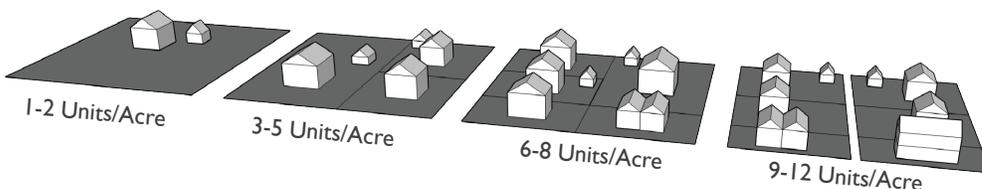
Lot Area means the total horizontal area within the lot lines of the lot.

Lot Width means the horizontal distance between side lot lines measured along the front building setback line.

Road Frontage means the lot width along the property line parallel to the road and may dictate the front of the property.

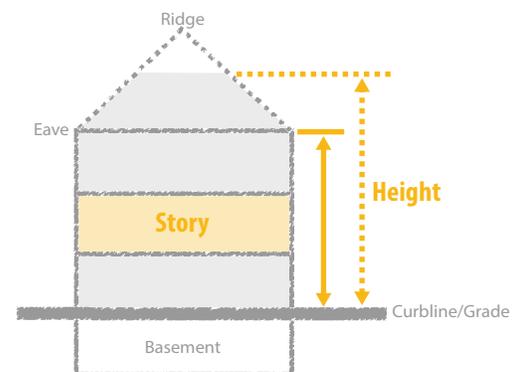
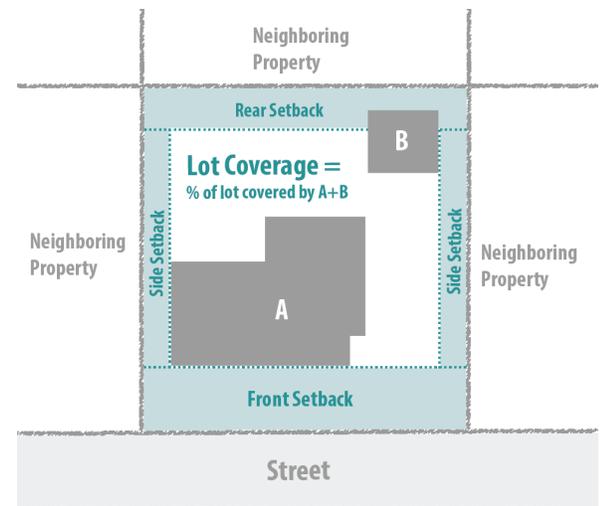
Building Height means the maximum allowable height of any building on a lot. Localities measure height in different ways.

Density (Dwelling Units Per Acre) means the number of dwelling units or residential lots permitted on a given unit of land. Density is determined by dividing the total number of residential units or lots to be located on the parcel by the area of the base parcel itself. Not all localities use density as a development standard.



Lot Coverage means that percentage of a lot which when viewed from above would be covered by a structure or structures or any part thereof, excluding roof eaves and steps.

Setbacks (Yards) means a line parallel to the property line of rectangular lots or, in the case of curved front lot lines, parallel to the chord of the curve, denoting the minimum distance by which any structure must be separated from the street right-of-way line or adjoining property. Setbacks may apply to the front yard, side yard, or rear yard and may differ based on lot type.





GUIDE TO LANDSCAPING REQUIREMENTS



What Are Landscaping Requirements?

Landscaping requirements are one of the tools Virginia localities have available to them to enhance community character, protect environmental resources, and reduce the impact of potentially incompatible uses. Local ordinances often require landscaping and screening as part of development or land disturbing activities. These requirements are typically reviewed through an application which includes a landscape plan submitted as a part of any development approval. Specific requirements focus on site design, transitional areas, and screening. In doing so, these requirements are intended to preserve and promote the health, safety, and general welfare of a community. This guide introduces different landscaping options that can be applied and modified as appropriate for each locality.

Essential Landscaping Requirements:

- ▷ The land owner is responsible for installation, maintenance, repair, and replacement of required landscaping.
- ▷ Encourage the use of native, drought-tolerant vegetation known to thrive in Virginia.
- ▷ All plant material should be maintained in a healthy condition, replaced when necessary, and kept free of debris.
- ▷ Existing vegetation should be preserved whenever possible as a part of required landscaping.
- ▷ Any change of use or intensity of use at an existing development should be subject to landscaping standards.
- ▷ Plans must identify the location, size and description of all existing and proposed landscaping materials.



Right-of-Way Landscaping

Purpose: Lessen the adverse impacts of roadways and vehicle movement in proximity to developments and enhance community character.

Options: An area of 3-50 ft bordering a right-of-way with staggered mix of shrubs and trees. Trees can be of 1.5-3 in caliper planted every 40-50 ft. Shrubs not always mandated.

Applicability: Along road frontages, public right of ways, access easements, and specific corridors.

Deviations: May vary for specific corridors or road classifications. Number and spacing of required plantings and size of landscaped area also vary.



Foundation Landscaping

Purpose: Soften the visual impact of building foundations and provide for the even dispersal of evergreen and deciduous shrubs along building walls facing streets.

Options: Planted within 3 ft of a building foundation and evenly distributed along walls. Evergreen or deciduous shrubs 3-6 ft in height every 5-10 ft. Planters or decorative pots may be used.

Applicability: Typically used in commercial and industrial districts for new development. This can apply to entire building or just walls that face the streets.

Deviations: If foundation is within 1-20 ft. of right-of-way, landscaping requirements may be different. Sidewalk can allow landscaping to be spaced farther away from building.



On-Site Screening

Purpose: Shield view of on-site functions, such as loading areas, dumpsters and trash collection, outside storage areas, maintenance areas, and mechanical equipment.

Options: 3-6 ft evergreen shrub or combination of shrub and 3 ft berm, or use of an architectural element compatible with building.

Applicability: Any exterior mechanical equipment (HVAC, tanks, transformers), dumpsters or loading areas visible from adjacent properties and streets.

Deviations: Generally consistent with site landscaping, but architectural elements, such as building walls or fences, may also be used.



GUIDE TO LANDSCAPING REQUIREMENTS



Transitional Buffers

Purpose: Lessen impacts of more intense uses with landscaped areas of sufficient width, density, and height to divide and shield them from surrounding uses.

Options: Mix of trees and shrubs in an area 10-50 ft in depth. Deciduous or evergreen trees should reach 15-75 ft in height and be planted every 10-50 ft. Shrubs should reach 3-10 ft in height and be planted every 3-10 ft.

Applicability: Between adjacent lots or across the street from different zoning districts. Commonly used to protect agricultural and residential areas from industrial or commercial uses.

Deviations: Required plant materials and depth of landscaping may vary. A matrix can be used to differentiate recommended buffers for each land use type. Berms, fences or walls may be used to reduce the required buffer width.



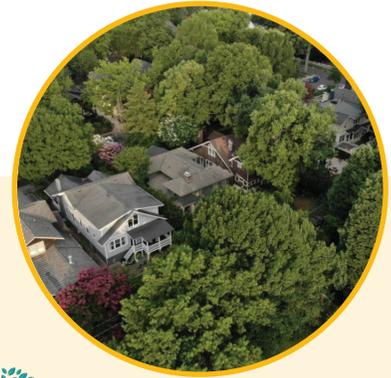
Parking Lot Landscaping

Purpose: Mitigate a parking area's glare, heat-island, storm water, and visual impacts through required internal and perimeter landscaping standards.

Options: Buffer around perimeter with a percentage of lot interior to be landscaped and to include islands to break up rows of spaces. Between 5% and 15% of interior is landscaped. Use of islands of at least 150 sq. ft. used to break up rows of 15-30 parking spots.

Applicability: In parking lots greater than 5-20 spaces or comparable square footage. Along outer boundaries of a lot except where driveways or other openings are needed.

Deviations: Specific corridors or road classifications may vary. Plant type, size of islands, total landscaping area, and the size of parking area that triggers requirements can vary.



Tree Canopy Requirements

Purpose: Protect and grow a community's tree canopy by requiring planting or retention of trees in any development needing site plan approval.

Options: Localities may consider a minimum of 10% tree canopy for a site zoned business, commercial, or industrial; 10% for a residential site zoned 20 or more units per acre; 15% for a residential site zoned more than 10 but less than 20 units per acre; and 20% for a residential site zoned 10 units or less per acre.

Applicability: In accordance with Virginia code § 15.2-961, any locality with a population density of at least 75 persons per square mile or located within the Chesapeake Bay watershed may adopt an ordinance providing for the planting and replacement of trees during the development process, to achieve a percent tree coverage (designated by zoning type) in 20 years.

Deviations: Exemptions possible for the reasonable development of farmland or other open areas. Also, the development of school sites, playing fields and other non-wooded recreation areas may have more flexibility. Preservation of wetlands and unreasonable hardships to land owners can be considered.



Why should a locality adopt landscaping requirements?

- ✓ Ensure orderly development that is consistent with the policies of the comprehensive plan on natural resources, the environment, and land use.
- ✓ Facilitate the protection, replenishment, and maintenance of the existing natural features.
- ✓ Improve the relationship between adjacent properties through screening and buffering.
- ✓ Protect the unique features of a site which could otherwise be irretrievably lost due to careless site design.
- ✓ Minimize noise, dust, and glare while also improving air quality and the quantity of stormwater runoff.
- ✓ Preserve and enhance the aesthetic character of the community.