

Lancaster County, Virginia

MEMORANDUM

Date:

To:

From:

Subject:

Docket:

August 8, 2007

Lancaster County Planning Commission

Jack D. Larson, Director of Planning/Land Use

u

Sliding Scale Density

August 19, 2007—Consideration Item #4

Issue: Creation of a Sliding Scale Density Ordinance or modification to existing ordinances that serves the objective of protecting the rural nature of Lancaster County, but also protects the economic value of rural property.

Recommendation: None.

Discussion: Two items are attached. The first is an explanation of sliding scale density taken from the internet. The second is a portion of a model ordinance that incorporates sliding scale density into an agricultural and a conservation district. As with other "strawman" ordinances or material provided for this meeting, the intent is that the attached material be a point of departure for discussion and consideration of a Lancaster County ordinance or modification to existing ordinances.

MONTGOMERY COUNTY, VA

- Home
- Calendar
- Government
- Services
- Search
- Contact Us

Planning and GIS Services

Understanding the Sliding Scale

Sliding Scale is one method the county uses to decrease the density of development in the A-1 Agricultural District. It is not used in other zoning districts in the County.

The maximum gross density is the maximum number of lots one can create by subdividing a parent parcel. Each parcel in the county, which existed when the current zoning law was passed (12/13/99) is considered a parent parcel.

In the A-1 Agricultural District, the maximum number of lots one can create is determined by the amount of land in each parent parcel. (see figure 1) For example, if you have up to 10.0 acres of land, you can subdivide that land into three lots. A lot must be at least one (1) acre in size. So, if your parent parcel is only 2.3 acres, you will only be able to create two lots.

How you subdivide your parent parcel depends on the size of lots you want to create (see figure 2), on the number of lot assignments you want to assign to each lot, and on the availability of an onsite water supply and adequate wastewater treatment (which may further limit the number of lots).

Lots which have been created from a parent parcel can not be further subdivided unless more than one lot assignment was made to the parcel during the initial subdivision of the property.

For example, say a landowner has a 100 acre parent parcel and would like to subdivide the parcel into two lots, one with 40 acres and one with 60 acres. The original parent parcel was allowed 8 lots. The landowner could stipulate that the 40 acre parcel is given six lot assignments and the 60 acre parcel is given two lot assignments. The assignment of lots can add up but not exceed the maximum number of lots allowed for the original parent parcel.

Planning and GIS Services

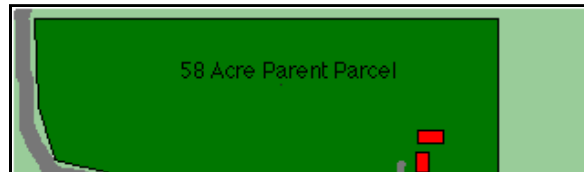
- [Ordinance & Zoning Tools](#)
- [Zoning & Subdivision Fees](#)
- [Zoning Tools](#)
- [Zoning & Landuse Laws in Other VA Locales](#)
- [Forms, Publications and News](#)
- [Sign on to the MontVa.com E-mail Lists.](#)

Figure 1: Permissible Density

Size of Parent Parcel	# of Permitted Lots
0.0 to 10.0 Acres	Up to 3 lots
10.01 to 30.0 Acres	Up to 4 lots
30.01 to 50.0 Acres	Up to 5 lots
50.01 to 70.0 Acres	Up to 6 lots
70.01 to 90.0 Acres	Up to 7 lots
90.01 to 110.0 Acres	Up to 8 lots
110.01 to 130.0 Acres	Up to 9 lots
More than 130.0 Acres	Add 1 lot for each additional 20 Acres

How sliding scale works

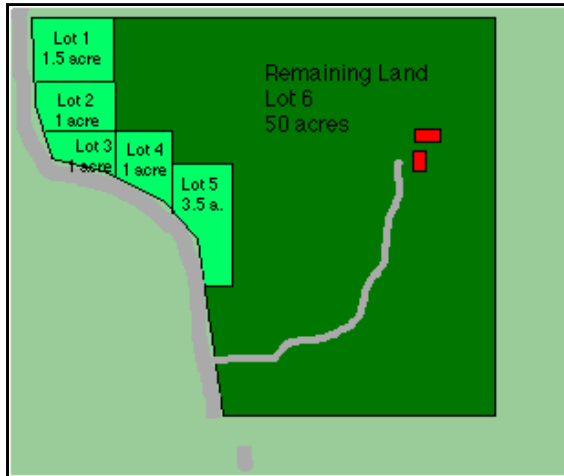
John Smith has a 58 acre farm. While he still wants to let his daughter farm the majority of the land, he wants to sell off some



parcels in order to help fund his retirement.

According to the sliding scale, John Smith can create up to 6 lots on his 58 acre parcel. In addition, John Smith knows that the parcels must be a minimum of 1 acre in size and that the remaining acreage will count as one of his permitted lots.

Mr Smith wants to leave his daughter 50 acres of farm land and the original house. He subdivides his land so that there are 5 small lots along County Road A and the remaining 50 acres becomes Lot #6.



Once the parent parcel has been subdivided, the parent parcel designation no longer exists. This means that lot 6 can not be subdivided in the future because all of the allowable subdivisions for the original parcel of land were already made.

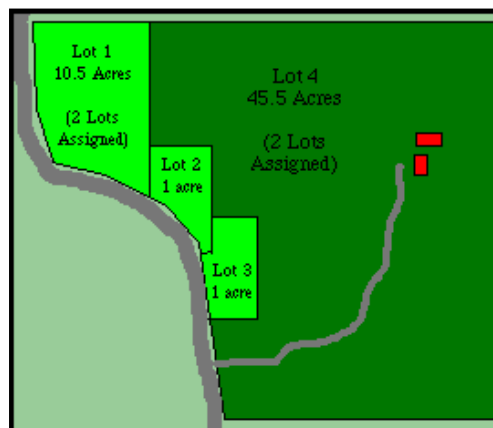
In addition, none of the new lots that were created can be subdivided.

Mr Smith could chose to create fewer than the six

lots allowed by the sliding scale. He can also choose to assign more than one lot assignment to a given lot. However, he can not exceed the initial lot assignment because the number was determined by the total acreage in the parent parcel, not in the created lots. If, for example, Lot #1 was given 10.5 acres, it could not then be resubdivided into 3 separate lots unless Mr Smith assigned 3 of the 6 lot assignments to Lot #1.

Lot Assignment Table, A-1 Zoning District, Mr Smith's Farm			
Before Subdivision			
Lot 104-A-23	58.0 Acres	Lot Assignment: 6	Source: Parent Parcel
After Subdivision			
Lot 1	1.5 acres	Lot Assignment: 1	
Lot 2	1 acre	Lot Assignment: 1	
Lot 3	1 acre	Lot Assignment: 1	
Lot 4	1 acre	Lot Assignment: 1	
Lot 5	3.5 acres	Lot Assignment: 1	
Remainder	50 acres	Lot Assignment: 1	

Finally, Mr. Smith could decide to subdivide the land into fewer lots than the maximum allowed, but assign lot development rights to more than one of the parcels. However he subdivides his land, the total number of allowable parcels calculated from the original parent parcel will not change. Mr Smith might create four lots, two of which he might more than one lot assignment (Lots 1 and 4), but his overall lot assignment can not exceed 6. This would allow the next owners of Lot 1 or Lot 4 to subdivide their land once in



order to create two lots. Once six lots have been created from the original parent parcel, the land can not be subdivided further.

In some cases, where the landowner owns more than one contiguous parent parcel, the parcels can be combined in order to cluster the permitted number of subdivided lots.

Lot Assignment Table, A-1 Zoning District, Mr Smith's Farm			
Before Subdivision			
Lot 104-A-23	58.0 Acres	Lot Assignment: 6	Source: Parent Parcel
After Subdivision			
Lot 1	1.5 acres	Lot Assignment: 1	
Lot 2	1 acre	Lot Assignment: 1	
Lot 3	1 acre	Lot Assignment: 1	
Lot 4	1 acre	Lot Assignment: 1	
Lot 5	3.5 acres	Lot Assignment: 1	
Remainder	50 acres	Lot Assignment: 1	

[Home](#) | [Calendar](#) | [Government](#) | [Services](#) | [Search](#) | [Contact Us](#)

The Official Site of Montgomery County Government.
 Copyright © 2001-2007 Montgomery County, Virginia | [Privacy Policy](#)
<http://www.montva.com> | [Webmaster email](#)

ARTICLE II. BASE DISTRICT REGULATIONS

Sec. 10-21. A-1 Agricultural District.

(1) *Purpose.* The A-1 Agricultural District is intended to preserve and enhance the rural, low density character and natural resources of the rural portions of the county where agriculture, forest and open space uses predominate, as well as to accommodate limited amounts of low density residential development that is generally not served by public water or wastewater systems.

This district is generally intended to apply to lands designated in the comprehensive plan as rural or resource stewardship areas. Land in this district is generally not intended to be served with public water or wastewater or to be in proximity to other public services.

(2) *Qualifying lands.* Lands qualifying for inclusion in the A-1 zoning district shall be those within the current A-1 district on the date of adoption of this chapter and other lands within areas mapped as rural or resource stewardship in the comprehensive plan. Qualifying lands shall generally not include those served or planned to be served by public water or sewer service. The minimum area required to create a district shall be ten (10) acres of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development and performance standards contained in this chapter, and all other applicable regulations:

- (a) Agriculture.
- (b) Agriculture, intensive.
- (c) Agriculture, small scale.
- (d) Bed and breakfast homestay.
- (e) Cemetery.
- (f) Church.
- (g) Dwelling, single-family.
- (h) Farm enterprise.
- (i) Fire, police and rescue stations.
- (j) Home occupation.
- (k) Manufactured (mobile) home, Class A or B.
- (l) Natural area.
- (m) Park, unlighted.
- (n) Pet, farm.
- (o) Pet, household.
- (p) Playground, unlighted.
- (q) Public utility lines, other; and public utility lines, water and sewer.
- (r) Sawmill, temporary.
- (s) School.

- (t) Telecommunications tower, attached.
- (u) Veterinary practice, animal hospital.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Bed and breakfast inn.
- (b) Campground.
- (c) Camp, boarding.
- (d) Civic club.
- (e) Contractor's storage yard.
- (f) Country club.
- (g) Country inn.
- (h) Custom meat cutting, processing and packaging.
- (i) Day care center.
- (j) Disposal facility, landfill.
- (k) Exploratory activities associated with extractive industries.
- (l) Extractive industries and accessory uses including, but not limited to, the mining of minerals and the operation of oil and gas wells.
- (m) Game preserve.
- (n) Garden center.
- (o) General store or specialty shop, provided gross floor area is two thousand (2,000) square feet or less.
- (p) Golf course.
- (q) Golf driving range.
- (r) Grain mill, feed mill.
- (s) Home business.
- (t) Junkyard, automobile graveyard.
- (u) Kennel, commercial (refer to use limitations in subsection 7).
- (v) Landfill (see Disposal facility).
- (w) Livestock market.
- (x) Park, lighted.
- (y) Playground, lighted.
- (z) Public utility plant, other.
- (aa) Public utility substations.
- (bb) Public utility plant water or sewer (not including distribution or collection lines).
- (cc) Recreational vehicle park.
- (dd) Recycling collection points.

- (ee) Repair shop, automotive (refer to use limitations in subsection 7).
- (ff) Restaurant, provided gross floor area is two thousand (2,000) square feet or less.
- (gg) Rural resort.
- (hh) Sawmill.
- (ii) Shooting range (as principal use or accessory to a gun shop). (Refer to use limitations in subsection 7).
- (jj) Slaughterhouse.
- (kk) Solid waste collection point.
- (ll) Stable, commercial.
- (mm) Structures, nonresidential, totaling in excess of twenty thousand (20,000) gross square feet.
- (nn) Structures over forty (40) feet in height.
- (oo) Telecommunications tower, freestanding.
- (pp) Flea market (also subject to requirements of article VI of the County Code).
- (qq) Impervious lot coverage greater than twenty (20) percent but less than twenty-five (25) percent.
- (rr) Stone engraving and sales.

(4)(ii) *[Special uses.]* The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than one thousand two hundred (1,200) square feet in area and/or eighteen (18) feet in height.
- (b) Farm enterprise with less than forty (40) feet of public road frontage subject to the requirements of section 10-41(18)(g) of this Zoning Ordinance.

(5) *Lot requirements.*

- (a) *Minimum lot area.* One (1.0) acre.
- (b) *Density.* In addition to the minimum required lot area defined above, the maximum gross density (total number of lots per parent parcel after subdividing) for residential development in the A-1 district shall be in accord with the following sliding scale:

TABLE INSET:

Parent Parcel Area	Total Lots Permitted on Parent Parcel
Less than 1.0 acre	0 lots
Less than 2.0 acres	1 lot
Less than 3.0 acres	2 lots
3.0 to 10.0 acres	Up to 3 lots
More than 10.0 acres up to 30.0 acres	Up to 4 lots
More than 30.0 acres up to 50.0 acres	Up to 5 lots
More than 50.0 acres up to 70.0 acres	Up to 6 lots

More than 70.0 acres up to 90.0 acres	Up to 7 lots
More than 90.0 acres up to 110.0 acres	Up to 8 lots
More than 110.0 acres up to 130.0 acres	Up to 9 lots
More than 130.0 acres	One (1) additional lot for every 20 acres over 130 acres

All lots in the A-1 district are subject to the above sliding scale and all applicable regulations for on-site water supply and wastewater treatment, which may limit the number of lots permitted; except for green space (open space) lots and conservation easements, public utility, telecommunications towers or public water or sewer installation lots or similar which are not for habitation and which may be a minimum of ten thousand (10,000) square feet. Moreover, the board of supervisors may authorize the issuance of a special use permit for more lots than the total permitted by the sliding scale in situations where a family subdivision conflicts with the sliding scale.

(c) *Clustering of permitted lots between parent parcels.* A landowner with several contiguous parent parcels may cluster the number of permitted lots from any one parent parcel to any other contiguous parent parcel provided the landowner merges the two (2) contiguous parent parcels into one (1) parcel by vacating the boundary line and all other lot requirements under this subsection (5) are met.

(d) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system or from a hard-surfaced private street designed by a professional engineer to meet current VDOT subdivision street requirements with one exception. Under the exception, one lot divided from any parent parcel may be served by a private access easement at least forty (40) feet in width.

(e) *Maximum coverage.* No more than twenty (20) percent of any lot shall be covered by buildings or other impervious surfaces unless approved by special use permit but shall not exceed twenty-five (25) percent.

(f) *Minimum width.* One hundred twenty (120) feet at the minimum setback line of the front yard. Frontage requirements for family subdivisions and public utility or public water or sewer installation lots shall be in accord with the Montgomery County Subdivision Ordinance.

(g) *Maximum length/width ratio.* Five to one (5:1) for any lot less than twenty (20) acres in area.

(6) *Building requirements.*

(a) *Minimum yards:*

1. *Front.* Forty (40) feet (also refer to additional setback requirements pertaining to residential uses near intensive agricultural operations, section 10-41 (16)).
2. *Side.* Fifteen (15) feet for each principal structure.
3. *Rear.* Forty (40) feet.
4. *Accessory buildings.* No accessory building may be located closer than ten (10) feet to a side or rear lot line.

(b) *Maximum building height.* No building or structure, except for exempted structures provided for in section 10-2(5)(b) of this chapter, shall exceed forty (40) feet in height, as defined, except by special use permit and that for every one (1) foot above forty (40)

feet, the building or structure shall be set back an additional two (2) feet up to a maximum of one hundred (100) feet.

(7) *Use limitations.*

(a) *Repair shop, automotive.* All work must be conducted within a completely enclosed building no larger than one thousand two hundred (1,200) square feet in size; and the shop shall be at least three hundred (300) feet from any residential zoning district or existing dwelling, other than the owner's dwelling.

(b) *Kennels.* No principal or accessory use or structure shall be within five hundred (500) feet of an existing dwelling, other than the owner's dwelling, nor within three hundred (300) feet of any adjacent lot.

(c) *Shooting ranges.* Shooting ranges shall not operate between 10:00 p.m. and 7:00 a.m.

(Ord. No. 1999-12, §§ 2-100--2-107, 12-13-99; Ord. No. 2001-03, 2-12-01; Ord. No. 2001-08, 6-11-01; Ord. No. 2001-11, 9-24-01; Ord. No. 2002-08, 6-10-02; Ord. No. 2003-08, 6-9-03; Ord. No. 2003-14, 7-28-03; ORD-FY-05-19, 12-13-04; ORD-FY-07-14, 12-18-06)

Sec. 10-22. C-1 Conservation District.

(1) *Purpose.* The C-1 Conservation District is established for the specific purpose of providing recreational, conservation and scenic areas for the growing population of the county and its vicinity. It is intended to facilitate the conservation of water and other natural resources, to assist the U.S. Forest Service with its conservation programs, to encourage the closure of the boundaries of the national forest within one (1) contiguous conservation area and to encourage the retention of the open space characteristic of excessive slope and floodplain areas or other areas not amenable to good development practices. This district contains all of the forest and mountain land in the Jefferson National Forest. The land area of this district is essentially undeveloped open space, except for some private holdings. This district is generally intended to apply to lands designated in the comprehensive plan as rural or resource stewardship areas.

(2) *Qualifying lands.* Lands qualifying for inclusion in this district shall be current C-1 on the date of adoption of this chapter and other lands within areas mapped as rural or resource stewardship in the comprehensive plan. Qualifying lands shall not generally include those served or planned to be served by public water or sewer service. The minimum area required to create a district is twenty (20) acres of total contiguous land.

(3) *Use permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and all other applicable regulations:

- (a) Agriculture.
- (b) Agriculture, small scale.
- (c) Bed and breakfast homestay.
- (d) Cemetery.
- (e) Dwelling, single-family.
- (f) Game preserve.
- (g) Home occupation, as defined in this chapter.
- (h) Manufactured home, Class A and Class B.
- (i) Natural area.

- (j) Pet, farm.
- (k) Pet, household.
- (l) Public utility lines, other; public utility lines, water and sewer.
- (m) Telecommunications tower, attached.
- (n) Veterinary practice, animal hospital.
- (o) Farm enterprise.
- (p) Sawmill, temporary.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Campground.
- (b) Bed and breakfast inn.
- (c) Park, unlighted.
- (d) Playground, unlighted.
- (e) Sawmill, temporary.
- (f) Structures over sixty-five (65) feet in height.
- (g) Telecommunications tower, freestanding.

(4)(ii) The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height.

(5) *Lot requirements.*

- (a) *Minimum lot area.* Two and one-half (2.5) acres.
- (b) *Density.* In addition to the minimum required lot area defined above, the maximum gross density (total number of lots per parent parcel after subdividing) for residential development in the C-1 district shall be in accord with the following sliding scale:

TABLE INSET:

Parent Parcel Area	Total Lots Permitted on Parent Parcel
Less than 2.5 acres	0 lots
Less than 5.0 acres	1 lot
Less than 7.5 acres	Up to 2 lots
7.5 acres up to 10.0 acres	Up to 3 lots
More than 10.0 acres	One (1) additional lot for every additional 30 acres over first 10 acres

All lots in the C-1 district are subject to all applicable regulations for on-site water supply and wastewater treatment, which may limit the number of lots permitted.

- (c) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system or from a hard-surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by

the zoning administrator; except that up to three (3) lots divided from any parent parcel may be served by a private access easement at least forty (40) feet in width.

(d) *Minimum width.* One hundred twenty (120) feet at the setback line of the front yard.

(e) *Maximum length/width ratio.* Five to one (5:1) for any lot of less than twenty (20) acres.

(6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Forty (40) feet (also refer to additional setback requirements pertaining to residential uses near intensive agricultural operations, section 10-41 (16)).

2. *Side.* Fifteen (15) feet for each principal structure.

3. *Rear.* Forty (40) feet.

4. *Accessory buildings.* Ten (10) feet to rear and side lot line.

(b) *Maximum building height.* No building or structure shall exceed forty (40) feet in height, as defined, except by special use permit and that for every one (1) foot above forty (40) feet, the building or structure shall be set back an additional two (2) feet up to a maximum of one hundred (100) feet.

(7) *Use limitations.* [Reserved.]

(Ord. No. 1999-12, § 2-200--2-207, 12-13-99; Ord. No. 2003-8, 6-9-03; Ord. No. 2003-14, 7-28-03; Ord. No. 2003-15, 7-28-03; ORD-FY-05-19, 12-13-04)

Sec. 10-23. R-R Rural Residential District.

(1) *Purpose.* The R-R Rural Residential District is composed of certain quiet, low-density, residential areas with a rural character, plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life, to provide for an orderly transition from predominately agricultural or forestal uses to mostly rural residential uses, and to strictly limit activities of a commercial nature. To these ends, development is limited to relatively low densities and permitted uses are limited basically to single-family dwellings for the residents, home-occupation uses for compatible home-based businesses, as well as certain additional institutional uses such as schools, parks and churches that serve the residents of the district. The purpose of the R-R district is to accommodate residential development of a strictly rural nature, and therefore is generally not intended to be served with public water and wastewater services.

(2) *Qualifying lands.* Lands qualifying for inclusion in the R-R zoning district shall be within areas mapped as rural, rural communities, or residential transition in the comprehensive plan. Qualifying lands shall generally not include those served or planned to be served by public water or sewer service. The minimum area required to create a district shall be five (5) acres of contiguous total land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and with all other applicable regulations:

(a) Agriculture, small-scale.

(b) Bed and breakfast homestay.

- (c) Church.
- (d) Dwelling, single-family.
- (e) Home occupation.
- (f) Park, unlighted.
- (g) Pet, farm.
- (h) Pet, household.
- (i) Playground, unlighted.
- (j) Public utility lines, other; public utility lines, water and sewer.
- (k) School.
- (l) Telecommunications tower, attached.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all other applicable regulations:

- (a) Bed and breakfast inn.
- (b) Cemetery.
- (c) Civic club.
- (d) Country club.
- (e) Day care center.
- (f) Fire, police and rescue stations.
- (g) Golf course.
- (h) Golf driving range.
- (i) Home business.
- (j) Park, lighted.
- (k) Playground, lighted.
- (l) Public utility substations.
- (m) Public utility plant, water or sewer.
- (n) Stable, commercial.
- (o) Telecommunications tower, freestanding.
- (p) Veterinary practice, animal hospital.
- (q) Structures over fifty (50) feet in height.

(4)(ii) The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height.

(5) *Lot requirements.*

- (a) *Minimum lot area.*

1. For small-scale agriculture: Five (5) acres.

2. For all other uses: One and one-half (1.5) acres.

(b) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system.

(c) *Maximum coverage.*

1. Buildings shall not exceed ten (10) percent of gross site area.

2. Impervious surfaces shall not exceed thirty (30) percent of gross site area.

(d) *Minimum width.* One hundred twenty (120) feet at the setback line of front yard.

(e) *Maximum length/width ratio.* Five to one (5:1) for any lot less than fifty (50) acres.

(6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Forty (40) [feet] (also refer to section 10-41(16) for setbacks from existing intensive agriculture operations).

2. *Side.* The minimum side yard for each main structure shall be fifteen (15) feet for each principal structure.

3. *Rear.* Each main structure shall have a rear yard of forty (40) feet.

4. *Accessory buildings.* No accessory building may be located closer than ten (10) feet to any side or rear lot line.

(b) *Building height.*

1. No building shall exceed thirty-five (35) feet in height, as defined.

2. No structure shall exceed fifty (50) feet in height, as defined, unless authorized by special use permit.

(7) *Use limitations.* [Reserved.]

(8) *Compact development option.* The purpose of the compact development option is to provide flexibility in site design in order to encourage:

- Natural resource preservation
- Pedestrian-friendly streetscapes
- Cost-efficiency in providing infrastructure
- Appropriate design solutions for unique site conditions

Use of the compact development option is voluntary on the part of applicants.

The compact development option permits smaller lot sizes in return for providing permanent green space within the development, and a more compact, cost-effective network of streets and utilities. Except for modifications to the lot and building requirements defined below, all other provisions of the R-R district pertain to the compact development option.

(a) *Lot requirements for compact option.*

1. *Minimum lot size.* One (1) acre, provided that no less than twenty-five (25) percent of the gross area parent tract is preserved in permanent green space, as defined herein.

2. *Minimum required green space.*

a. Minimum lot area. Twenty-five (25) percent of the gross area parent tract. No one (1) lot of such required green space in any compact

development shall be less than one and one-quarter (1.25) acres. Green space may include active or passive recreational uses, and may be held in either public or private ownership. Green space established for purposes of meeting the requirements of this provision shall not be included as part of any residential lot, and shall be restricted from any future development by the establishment of permanent conservation easements held in perpetuity by a public or private entity acceptable to the county. Accessory structures such as picnic shelters, ball fields, and nature trails shall be permitted within the green space. Parking areas and enclosed buildings are prohibited on the green space.

b. Maximum length/width ratio. Five to one (5:1).

c. Minimum width. One hundred (100) feet at the setback line of the front yard.

(b) *Building requirements for compact option.* Minimum yards:

1. *Front.* Thirty (30) feet.

2. *Side.* Ten (10) feet for each principal structure.

3. *Rear.* Thirty (30) feet.

4. *Accessory buildings.* No less than ten (10) feet to side or rear lot line.

(Ord. No. 1999-12, §§ 2-300--2-308, 12-13-99; Ord. No. 2001-08, 6-11-01; Ord. No. 2001-11, 9-24-01; Ord. No. 2002-08, 6-10-02; Ord. No. 2003-14, 7-28-03; ORD-FY-05-19, 12-13-04)

Sec. 10-24. R-1 Residential District.

(1) *Purpose.* The R-1 Residential District is intended to accommodate moderate density, suburban residential uses to be served by public water and sewer facilities and low density suburban residential uses in the village expansion and residential transition areas to be served by public water and/or sewer facilities. It includes areas currently zoned R-1 and planned for residential transition, villages, village expansion and urban expansion as shown in the comprehensive plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life and to permit certain limited commercial and institutional uses of a scale and character that will not create concentrations of traffic, crowds of customers, general outdoor advertising or other conflicts with the neighboring residential uses.

To these ends, retail activity is sharply limited, and this district is protected against encroachment of general commercial or industrial uses. Residential uses are limited to single family structures. Although this district is basically residential in character, certain compatible public and semipublic uses are permitted in the district.

(2) *Qualifying lands.* Lands qualifying for inclusion in the R-1 zoning district shall be R-1 residential on the date of adoption of this chapter and other lands within areas mapped as residential transition, village, village expansion, or urban expansion in the comprehensive plan. The minimum area required to create a district shall be three (3) acres of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and with all other applicable regulations:

(a) Bed and breakfast homestay.

(b) Church.

- (c) Dwelling, single-family.
- (d) Home occupation.
- (e) Library.
- (f) Pet, household.
- (g) Public utility lines, other.
- (h) Public utility lines, water or sewer.
- (i) School.
- (j) Telecommunications tower, attached.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all applicable regulations:

- (a) Bed and breakfast inn.
- (b) Cemetery.
- (c) Civic club.
- (d) Country club.
- (e) Day care center.
- (f) Fire, police and rescue stations.
- (g) Funeral home.
- (h) Golf course.
- (i) Home business.
- (j) Nursing home.
- (k) Park, lighted or unlighted.
- (l) Playground, lighted or unlighted.
- (m) Private club.
- (n) Public utility plant, other.
- (o) Public utility plant, water or sewer.

(4)(ii) The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height.
- (b) Cemetery.
- (c) Civic club.
- (d) Country club.
- (e) Day care center.
- (f) Fire, police and rescue stations.
- (g) Funeral home.
- (h) Golf course.

- (i) Home business.
 - (j) Nursing home.
 - (k) Park, lighted or unlighted.
 - (l) Playground, lighted or unlighted.
 - (m) Private club.
 - (n) Public utility plant, other.
 - (o) Public utility plant, water or sewer.
- (5) *Lot requirements.*
- (a) *Minimum lot area.* Twenty thousand (20,000) square feet.
 - (b) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system.
 - (c) *Maximum lot coverage.* Building coverage shall not exceed thirty (30) percent of gross site area. Impervious surfaces shall not exceed fifty (50) percent of gross site area.
 - (d) *Minimum width.* One hundred (100) feet at the setback line of the front yard.
 - (e) *Maximum length/width ratio.* Five to one (5:1).
- (6) *Building requirements.*
- (a) *Minimum yards.*
 - 1. *Front.* Forty (40) feet.
 - 2. *Side.* Fifteen (15) feet for each principal structure.
 - 3. *Rear.* Forty (40) feet.
 - 4. *Accessory buildings.* Ten (10) feet to any side or rear lot line.
 - (b) *Maximum building height.* Buildings may be erected up to thirty-five (35) feet in height from grade, except that:
 - 1. The height limit for dwellings may be increased up to ten (10) feet, provided that there are two (2) side yards for each permitted use, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.
 - 2. A public or semipublic building such as a school, church, library or hospital may be erected to a height of sixty (60) feet from grade, provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
 - 3. No accessory building which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.
- (7) *Use limitations.*
- (a) *Public water and wastewater service.* Public water and wastewater services are required for all moderate density developments in any R-1 district established after the date of adoption of this chapter. In instances when public water or public wastewater service is not available, low density developments located in Village Expansion and Residential Transitions areas as indicated on the Comprehensive Plan may be allowed

in R-1 when these developments are serviced by either public water or public wastewater, but not both.

(b) *Keeping and raising horses and ponies.*

1. Horses and ponies may only be kept for personal enjoyment and not for commercial purposes;
2. A minimum of five (5) acres of open or forestal land is available for the horses and ponies; and
3. No more than two (2) horses and ponies collectively (being one (1) horse and one (1) pony, two (2) horses, or two (2) ponies) shall be permitted per each five (5) acres with a maximum of four (4) horses and ponies collectively for parcels of land of ten (10) acres or more.

(8) *Compact development option.* The purpose of the compact development option is to provide flexibility in site design in order to encourage:

- Natural resource preservation.
- Pedestrian-friendly streetscapes.
- Cost-efficiency in providing infrastructure.
- Appropriate design solutions for unique site conditions.

Use of the compact development option is voluntary on the part of applicants.

The compact development option permits smaller lot sizes in return for providing permanent green space within the development, and a more compact, cost-effective network of streets and utilities. Except for modifications to the lot and building requirements defined below, all other provisions of the R-1 district pertain to the compact development option.

(a) *Lot requirements for compact option.*

1. *Minimum lot size.* Fourteen thousand (14,000) square feet, provided that no less than twenty-five (25) percent of the gross area parent tract is preserved in permanent green space, as defined herein.
2. *Minimum required green space.*
 - a. *Minimum lot area.* Twenty-five (25) percent of the gross area parent tract. No one (1) lot of such required green space in any compact development shall be less than fourteen thousand (14,000) square feet. Green space may include active or passive recreational uses, and may be held in either public or private ownership. Green space established for purposes of meeting the requirements of this provision shall be restricted from any future development by the establishment of permanent conservation easements held in perpetuity by a public or private entity acceptable to the county. Accessory structures such as picnic shelters, ball fields, and nature trails shall be permitted within the green space. Parking areas and enclosed buildings are prohibited on the green space.
 - b. *Maximum length/width ratio.* Five to one (5:1).
 - c. *Minimum width.* Eighty (80) feet at the setback line of the front yard.

(b) *Building requirements for compact option.* Minimum yards:

1. *Front.* Thirty (30) feet.
2. *Side.* Fifteen (15) feet for each principal structure.
3. *Rear.* Thirty (30) feet or more.

4. *Accessory buildings.* No less than ten (10) feet to side.

(Ord. No. 1999-12, §§ 2-400--2-408, 12-13-99; Ord. No. 2001-11, 9-24-01; Ord. No. 2003-14, 7-28-03; ORD-FY-05-19, 12-13-04; ORD-FY-06-21, 3-13-06)

Sec. 10-25. R-2 Residential District.

(1) *Purpose.* The R-2 Residential District is intended to accommodate moderate density, suburban residential uses to be served by public water and sewer facilities. It includes areas currently zoned R-2 and planned for urban or rural expansion in the comprehensive plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life and to permit certain limited commercial and institutional uses of a scale and character that will not create concentrations of traffic, crowds of customers, general outdoor advertising or other conflicts with the neighboring residential uses.

To these ends, retail activity is sharply limited, and this district is protected against encroachment of general commercial or industrial uses. Residential uses are limited to single-family and two-family structures. Although this district is basically residential in character, certain compatible public and semipublic uses are permitted in the district.

(2) *Qualifying lands.* Lands qualifying for inclusion in the R-2 zoning district shall be R-2 residential on the date of adoption of this chapter and other lands within areas mapped as residential transition, village, village expansion, or urban expansion in the comprehensive plan. The minimum area required to create a district shall be three (3) acres of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and with all other applicable regulations:

- (a) Bed and breakfast homestay.
- (b) Church.
- (c) Dwelling, single-family.
- (d) Dwelling, two-family.
- (e) Home occupation.
- (f) Library.
- (g) Pet, household.
- (h) Public utility lines, other.
- (i) Public utility lines, water or sewer.
- (j) School.
- (k) Telecommunications tower, attached.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all applicable regulations:

- (a) Bed and breakfast inn.
- (b) Cemetery.
- (c) Civic club.

- (d) Country club.
- (e) Day care center.
- (f) Fire, police and rescue stations.
- (g) Funeral home.
- (h) Golf course.
- (i) Home business.
- (j) Nursing home.
- (k) Park, lighted or unlighted.
- (l) Playground, lighted or unlighted.
- (m) Private club.
- (n) Public utility plant, other.
- (o) Public utility plant, water or sewer.

(4)(ii) The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height.

(5) *Lot requirements.*

- (a) *Minimum lot area.* Fifteen thousand (15,000) square feet.
- (b) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system.
- (c) *Maximum lot coverage.* Building coverage shall not exceed thirty (30) percent of gross site area. Impervious surfaces shall not exceed fifty (50) percent of gross site area.
- (d) *Minimum width.* Ninety (90) feet at the setback line of front yard.
- (e) *Maximum length/width ratio.* Five to one (5:1).

(6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Forty (40) feet (also refer to section 10-41(16) for setbacks from existing intensive agriculture operations).
2. *Side.* Fifteen (15) feet for each principal structure.
3. *Rear.* Forty (40) [feet].
4. *Accessory buildings.* Ten (10) feet to any side or rear lot line.

(b) *Maximum building height.* Buildings may be erected up to thirty-five (35) feet in height from grade, except that:

1. The height limit for dwellings may be increased up to ten (10) feet, provided that there, is one (1) additional foot or more of side yard in each side yard for each additional foot of building height over thirty-five (35) feet.
2. A public or semipublic building such as a school, church, library or hospital may be erected to a height of sixty (60) feet from grade, provided that required

front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

3. No accessory building which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

(7) *Use limitations.*

(a) *Public water and wastewater service.* Public water and wastewater services are required for all development in any R-2 district established after the date of adoption of this chapter.

(b) *Keeping and raising horses and ponies.*

1. Horses and ponies may only be kept for personal enjoyment and not for commercial purposes;

2. A minimum of five (5) acres of open or forestal land is available for the horses and ponies; and

3. No more than two (2) horses and ponies collectively (being one (1) horse and one (1) pony, two (2) horses, or two (2) ponies) shall be permitted per each five (5) acres with a maximum of four (4) horses and ponies collectively for parcels of land of ten (10) acres or more.

(8) *Compact development option.* The purpose of the compact development option is to provide flexibility in site design in order to encourage:

- Natural resource preservation.
- Pedestrian-friendly streetscapes.
- Cost-efficiency in providing infrastructure.
- Appropriate design solutions for unique site conditions.

Use of the compact development option is voluntary on the part of applicants.

The compact development option permits smaller lot sizes in return for providing permanent green space within the development, and a more compact, cost-effective network of streets and utilities. Except for modifications to the lot and building requirements defined below, all other provisions of the R-2 district pertain to the compact development option.

(a) *Lot requirements for compact option.*

1. *Minimum lot size.* Eleven thousand (11,000) square feet, provided that no less than twenty-five (25) percent of the gross area parent tract is preserved in permanent green space, as defined herein.

2. *Minimum required green space.*

a. *Minimum lot area.* Twenty-five (25) percent of the gross area parent tract. No one (1) lot of such required green space in any compact development shall be less than fourteen thousand (14,000) square feet. Green space may include active or passive recreational uses, and may be held in either public or private ownership. Green space established for purposes of meeting the requirements of this provision shall be restricted from any future development by the establishment of permanent conservation easements held in perpetuity by a public or private entity acceptable to the county. Accessory structures such as picnic shelters, ball fields, and nature trails shall be permitted within the green space. Parking areas and enclosed buildings are prohibited on the green space.

- b. Maximum length/width ratio. Five to one (5:1).
- c. Minimum width. Seventy (70) feet at the setback line of front yard.

(b) *Building requirements for compact option.* Minimum yards:

- 1. *Front.* Thirty (30) feet.
- 2. *Side.* Fifteen (15) feet for each principal structure.
- 3. *Rear.* Thirty (30) feet.
- 4. *Accessory buildings.* No less than ten (10) feet to side or rear lot line.

(Ord. No. 1999-12, §§ 2-500--2-508, 12-13-99; Ord. No. 2001-08, 6-11-01; Ord. No. 2001-11, 9-24-01; Ord. No. 2002-08, 6-10-02; Ord. No. 2003-14, 7-28-03; ORD-FY-05-19, 12-13-04)

Sec. 10-26. R-3 Residential District.

(1) *Purpose.* The R-3 Residential District is intended to accommodate moderate density suburban residential uses to be served by public water and sewer facilities. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life, and to permit certain compatible commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers and general outdoor advertising.

To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses. Although this district is basically residential in character, certain compatible public and semipublic uses are permitted in the district.

(2) *Qualifying lands.* Lands qualifying for inclusion in the R-3 zoning district shall be R-3 Residential on the date of adoption of this chapter and other lands within areas mapped as residential transition, village, village expansion, or urban expansion in the comprehensive plan. The minimum area required to create a district shall be two (2) acres of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right in the R-3 district, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and with all other applicable regulations:

- (a) Church.
- (b) Dwelling, single-family.
- (c) Dwelling, two-family.
- (d) Home occupation.
- (e) Library.
- (f) Pet, household.
- (g) Public utility lines, other.
- (h) Public utility lines, water or sewer.
- (i) School.
- (j) Telecommunications tower, attached.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all other applicable regulations:

- (a) Bed and breakfast homestay.
- (b) Cemetery.
- (c) Civic club.
- (d) Country club.
- (e) Day care center.
- (f) Fire, police and rescue stations.
- (g) Funeral home.
- (h) Golf course.
- (i) Home business.
- (j) Manufactured home, Class A and Class B.
- (k) Medical care facility.
- (l) Nursing home.
- (m) Park, lighted or unlighted.
- (n) Playground, lighted or unlighted.
- (o) Public utility plant, other.
- (p) Public utility substations.

(4)(ii) The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height.

(5) *Lot requirements.*

- (a) *Minimum lot area* (also refer to "lot coverage"). Ten thousand (10,000) square feet.
- (b) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system.
- (c) *Maximum lot coverage.* Lot coverage shall not exceed thirty (30) percent of gross site area. Impervious surfaces shall not exceed fifty (50) percent of gross site area.
- (d) *Minimum width.* Eighty (80) feet at the setback line of front yard.
- (e) *Maximum length/width ratio.* Five to one (5:1) for any lot less than two (2) acres.

(6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Twenty-five (25) feet (also refer to section 10-41(16) for setbacks from existing intensive agriculture operations).
2. *Side.* Ten (10) feet for each principal structure.
3. *Rear.* Twenty-five (25) feet.
4. *Accessory buildings.* Ten (10) feet to any side or rear lot line.

(b) *Maximum building height.* Up to thirty-five (35) feet in height from grade, except that:

1. The height limit for dwellings may be increased up to ten (10) feet, provided

that there are two (2) side yards for each permitted use, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.

2. A public or semipublic building such as a school, church, library or hospital may be erected to a height of sixty (60) feet from grade, provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

3. No accessory building which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

(7) *Use limitations.*

(a) *Public water and wastewater service.* Public water and wastewater services are required for all development in any R-3 district established after the date of adoption of this chapter.

(b) *Keeping and raising horses and ponies.*

1. Horses and ponies may only be kept for personal enjoyment and not for commercial purposes;

2. A minimum of five (5) acres of open or forestal land is available for the horses and ponies; and

3. No more than two (2) horses and ponies collectively (being one (1) horse and one (1) pony, two (2) horses, or two (2) ponies) shall be permitted per each five (5) acres with a maximum of four (4) horses and ponies collectively for parcels of land of ten (10) acres or more.

(8) *Compact development option.* The purpose of the compact development option is to provide flexibility in site design in order to encourage:

- Natural resource preservation.
- Pedestrian-friendly streetscapes.
- Cost-efficiency in providing infrastructure.
- Appropriate design solutions for unique site conditions.

Use of the compact development option is voluntary on the part of applicants.

The compact development option permits smaller lot sizes in return for providing permanent green space within the development, and a more compact, cost-effective network of streets and utilities. Except for modifications to the lot and building requirements defined below, all other provisions of the R-3 district pertain to the compact development option.

(a) *Lot requirements for compact option.*

1. *Minimum lot size.* Seven thousand (7,000) square feet, provided that no less than twenty-five (25) percent of the gross area parent tract is preserved in permanent green space, as defined herein.

2. *Minimum required green space.*

a. *Minimum lot area.* Twenty-five (25) percent of the gross area parent tract. No one (1) lot of such required green space in any compact development shall be less than seven thousand (7,000) square feet. Green space may include active or passive recreational uses, and may be held in either public or private ownership. Green space established for purposes of meeting the requirements of this provision shall be restricted

from any future development by the establishment of permanent conservation easements held in perpetuity by a public or private entity acceptable to the county. Accessory structures such as picnic shelters, ball fields, and nature trails shall be permitted within the green space. Parking areas and enclosed buildings are prohibited on the green space.

b. Maximum length/width ratio. No one (1) lot of such required green space in any compact development shall have a length to width ratio greater than five to one (5:1).

c. Minimum width. Sixty (60) feet at the setback line of front yard.

(b) *Building requirements for compact option.* Minimum yards:

1. *Front.* Twenty (20) feet.
2. *Side.* Ten (10) feet for each principal structure.
3. *Rear.* Twenty-five (25) feet or more.
4. *Accessory buildings.* No less than five (5) feet to side or rear lot line.

(Ord. No. 1999-12, §§ 2-600--2-608, 12-13-99; Ord. No. 2001-11, 9-24-01; Ord. No. 2003-14, 7-28-03; ORD-FY-05-19, 12-13-04)

Sec. 10-27. RM-1 Multiple-Family Residential District.

(1) *Purpose.* The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations in the Multiple-Family Residential, RM-1 district. This district provides for multiple-family residences and is for the purpose of accommodating the construction of townhouse developments and garden-type apartments in appropriate locations in order to provide convenient and compact residential neighborhoods, efficient provision of public facilities and services, and a range of housing prices, including moderate priced housing.

(2) *Qualifying lands.* Lands qualifying for inclusion in the RM-1 zoning district shall be RM-1 Residential on the date of adoption of this chapter and other lands within areas mapped as urban expansion, village, or village expansion in the comprehensive plan. The minimum area required to create a district is one (1) acre of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and with all other applicable regulations:

- (a) Church.
- (b) Dwelling, single-family attached (townhouse).
- (c) Dwelling, two-family (duplex).
- (d) Dwelling, multifamily (apartment).
- (e) Home occupation.
- (f) Pet, household.
- (g) Public facility.
- (h) Public utility lines, other.
- (i) Public utility lines, water or sewer.
- (j) School.

(k) Telecommunications tower, attached.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all other applicable regulations:

- (a) Cemetery.
- (b) Civic club.
- (c) Country club.
- (d) Congregate care facility.
- (e) Day care center.
- (f) Dormitory.
- (g) Fire, police and rescue stations.
- (h) Funeral home.
- (i) Golf course.
- (j) Group home.
- (k) Medical care facility.
- (l) Nursing home.
- (m) Park, lighted or unlighted.
- (n) Playground, lighted or unlighted.
- (o) Public utility substations.
- (p) Senior living facility.

(4)(ii) The following uses may be permitted by the board of zoning appeals as special uses, subject to the requirements of this chapter and all other applicable regulations:

(a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height.

(5) *Lot requirements.*

(a) *Minimum lot area.*

1. *For single-family attached (townhouse) units:* Two thousand (2,000) square feet minimum lot area. Sixteen (16) feet minimum lot width.
2. *For all other uses:* Six thousand (6,000) square feet minimum lot area.

(b) *Lot access.* Lots shall be accessed from a road in the Virginia Department of Transportation (VDOT) system or from a hard-surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator.

(c) *Maximum lot coverage.*

1. Forty (40) percent of gross site area.
2. Gross development density of single-family attached units shall not exceed eight (8) dwellings per acre;
3. Gross development density of multifamily units shall not exceed twelve (12) dwellings per acre;

4. Impervious surfaces shall not exceed sixty (60) percent of the gross site area.

(d) *Minimum green space.*

1. Fifteen (15) percent of the gross acreage of the tract shall be reserved as common green space, developed as active recreation and/or passive park use. All such green space lots shall have a length/width ratio of no less than five to one (5:1).

2. Active recreation space shall be suitably graded and equipped for active recreational facilities to serve the residents of the development. Passive park space shall be designed to preserve important site amenities and environmentally sensitive areas.

3. Multi-family and single-family attached developments of more than twenty (20) individual units shall create an active recreation area of no less than ten thousand (10,000) square feet in area and incorporate a playground and items such as tot lots, school bus shelters and other community facilities deemed appropriate by the zoning administrator at time of site plan review.

(e) *Minimum width.* Sixty-four (64) feet at the setback line of the front yard for multifamily structures; sixteen (16) feet for townhouse units.

(6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Twenty-five (25) feet.

2. *Side.* Twenty-five (25) feet.

a. Between townhouse groups and two-family units: Fifteen (15) feet.

b. Between two-family or end townhouse unit and lot line: Twenty-five (25) feet.

c. Between multifamily structures: Twenty-five (25) feet.

d. Between multifamily structures and the lot line: Twenty-five (25) feet.

All required side yard dimensions in between townhouse groups and between multifamily structures set forth above are the minimum dimensions that must be clear of other structures such as air handling units and storage units, so as to allow passage of emergency vehicles.

3. *Rear.* Thirty (30) feet.

4. *Accessory buildings.* Ten (10) feet to any side or rear lot line.

(b) *Maximum building height.* Thirty-five (35) feet in height from grade, except that:

1. The height limit for dwellings may be increased up to ten (10) feet, provided that there are two (2) side yards for each permitted use, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.

2. A public or semipublic building such as a school, church, library or hospital may be erected to a height of sixty (60) feet from grade, provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

3. No accessory building which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

(c) *Groups of single-family attached dwellings (townhouses).* No more than eight (8) and not less than three (3) single-family attached dwellings (townhouses) shall be included in one (1) connected group.

(7) *Use limitations.*

(a) *Public water and wastewater service.* Public water and wastewater services are required for all development in the RM-1 district.

(Ord. No. 1999-12, §§ 2-700--2-707, 12-13-99; Ord. No. 2001-08, 6-11-01; Ord. No. 2002-08, 6-10-02; Ord. No. 2003-14, 7-28-03; ORD-FY-05-09, 9-13-04; ORD-FY-05-19, 12-13-04)

Sec. 10-28. GB General Business.

(1) *Purpose.* This district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. It is intended for the orderly growth of business within the unincorporated territory of the county and most often abuts the incorporated urban areas along primary highways. Activities in GB districts shall have limited traffic and other impacts on uses in other districts through proper location on major streets, preference for locations adjoining concentrations of existing commercial or industrial uses and zoning, and provision of space and physical buffers as prescribed. Areas designated for commercial use are best suited for rezoning to this district.

(2) *Qualifying lands.* Lands qualifying for inclusion in the district shall be those within the current GB district on the date of adoption of this chapter, or other lands within areas mapped as village, village expansion, or urban expansion in the comprehensive plan which are served by or planned for connections to public sewer and water. The minimum area required to create a district shall be five (5) acres of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Apartment as accessory use, maximum of two (2) per business structure.
- (b) Assembly of electrical, electronic devices, less than three thousand (3,000) square feet floor area.
- (c) Automotive, light truck, sales, service, rental and repair, excluding motor fuel sales.
- (d) Building material sales.
- (e) Business or trade school.
- (f) Cabinet shop, furniture, upholstery, craft industry of less than three thousand (3,000) square feet.
- (g) Cemetery.
- (h) Church.
- (i) Civic club.
- (j) Conference or training center.
- (k) Crematorium.
- (l) Custom meat cutting, processing and sales (excluding slaughtering).
- (m) Day care center.
- (n) Equipment sales and service.

- (o) Financial services.
- (p) Fire, police, rescue facility.
- (q) Funeral home.
- (r) General store, convenience store without motor fuel sales.
- (s) Homeless shelter.
- (t) Hotel, motel.
- (u) Laundromat.
- (v) Library.
- (w) Medical care facility.
- (x) Motor vehicle rentals.
- (y) Office, administrative, business or professional.
- (z) Park.
- (aa) Park and ride lot.
- (bb) Pet, household.
- (cc) Post office.
- (dd) Printing service.
- (ee) Public utility lines, other distribution or collection facility.
- (ff) Public utility lines, water or sewer.
- (gg) Radio station; excluding tower.
- (hh) Restaurant.
- (ii) Retail sales and services.
- (jj) School.
- (kk) Shopping center.
- (ll) Telecommunication tower, attached.
- (mm) Veterinary practice, animal hospital.
- (nn) Garden center.

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- (a) Assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area.
- (b) Truck, trailer, heavy equipment sales, service, rental and repair.
- (c) Building greater than fifty (50) feet in height.
- (d) Farm machinery sales and service.
- (e) Feed and seed store and mill.
- (f) General store, convenience store with motor fuel sales.

- (g) Golf driving range, miniature golf and similar outdoor recreation.
- (h) Kennel, commercial.
- (i) Livestock market.
- (j) Mini-warehouse.
- (k) Outpatient mental health and substance abuse center.
- (l) Public utility plant, other.
- (m) Public utility substation.
- (n) Public utility plant, water or sewer.
- (o) Recreation establishment.
- (p) Recycling facility.
- (q) Service station.
- (r) Shooting range, indoor.
- (s) Telecommunication tower, freestanding.
- (t) Night club.
- (u) Stone engraving and sales.

(5) *Lot requirements.*

- (a) *Minimum lot area.* Twenty thousand (20,000) square feet for lots sharing access with another lot, one (1) acre otherwise, except for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
- (b) *Lot access.* Lots shall be accessed from a shared access drive connected to a road in the VDOT system wherever possible. Access roads shall be hard-surfaced roads designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshall. Lot access for GB uses shall avoid impacting residential subdivisions with primary access and through traffic.
- (c) *Minimum width.* Seventy-five (75) feet for lots sharing access with another lot, one hundred fifty (150) feet otherwise. Width requirements for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
- (d) *Maximum floor area ratio.* 0.40.
- (e) *Maximum coverage by buildings.* Forty (40) percent.
- (f) *Total impervious surface.* The total impervious surface located on a lot shall not exceed eighty-five (85) percent of the gross site area.

(6) *Building requirements.*

- (a) *Minimum yards.*
 - 1. *Front.* Fifty (50) feet when opposing street frontage is residential district; thirty-five (35) feet otherwise.
 - 2. *Side.* Forty (40) feet when adjacent lot is residential district; ten (10) feet otherwise.

3. *Rear.* Forty (40) feet when adjacent lot is residential district; ten (10) feet otherwise.

(b) *Maximum building height.* Fifty (50) feet (reference subsection (4) for exception).

(7) *Use limitations.*

(a) *Screening and landscaping.* Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash are accessory uses, may not exceed forty (40) percent of building area, must be located in side or rear yards adjacent to building, and must be screened from view of adjacent streets or adjacent land.

(b) *Off-street parking and loading.*

1. Off-street parking permitted in required setback.
2. Must be provided in accordance with section 10-44.

(c) *Indoor/outdoor operations.* All repair and service operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors in a special use permit.

(Ord. No. 1999-12, §§ 2-800--2-807, 12-13-99; Ord. No. 2001-03, 2-12-01; Ord. No. 2001-08, 6-11-01; Ord. No. 2003-07, 6-9-03; ORD-FY-05-19, 12-13-04; ORD-FY-05-21, 4-11-05)

Sec. 10-29. CB Community Business.

(1) *Purpose.* The Community Business, CB district is intended to create locations in the county for the provisions of nonintensive and small scale commercial services to the rural communities, residential transition, village, village expansion, or urban expansion designated in the comprehensive plan. Such locations shall be designated principally along the secondary road system where they are in the best interest of promoting community life and reducing travel costs. The scale and character of uses shall be compatible with crossroads settlement and village locations. Lighting, hours of operation and other characteristics shall respect neighboring uses and community character.

Activities in CB districts shall have limited traffic and other impacts on uses in other districts through proper location at street intersections, preference for locations adjoining existing nonresidential uses and zoning, and provision of space and physical buffers as prescribed. Areas designated for use in the comprehensive plan are best suited for rezoning to this district.

(2) *Qualifying lands.* Lands qualifying for inclusion in the district shall be those within the current CB district on the date of adoption, or other lands within areas mapped as rural communities, residential transition, village, village expansion, or urban expansion in the comprehensive plan which are served by or planned for connections to public sewer and water. Locations not meeting county criteria may be permitted if all water and sewage disposal facilities are approved by health official prior to approval of rezoning or special use permit. The minimum area required to create a district shall be one (1) acre of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Apartment as accessory use, maximum of two (2) per business structure.
- (b) Assembly of electrical, electronic devices, less than one thousand two hundred (1,200) square feet floor area.
- (c) Automotive, light truck, sales, service, rental and repair, without motor fuel sales,

less than two thousand (2,000) square feet.

- (d) Business or trade school.
- (e) Cabinet shop, furniture, upholstery, craft industry of less than one thousand two hundred (1,200) square feet.
- (f) Cemetery.
- (g) Church.
- (h) Civic club.
- (i) Conference or training center.
- (j) Crematorium.
- (k) Custom meat cutting, processing and sales (excluding slaughtering).
- (l) Day care facility.
- (m) Financial services.
- (n) Fire, police, rescue facility.
- (o) Funeral home.
- (p) General, convenience store less than three thousand (3,000) square feet, without motor fuel sales.
- (q) Homeless shelter.
- (r) Library.
- (s) Medical care facility.
- (t) Garden center.
- (u) Office, administrative, business or professional less than three thousand (3,000) square feet.
- (v) Park, unlighted.
- (w) Park and ride lot, unlighted.
- (x) Pet, household.
- (y) Post office.
- (z) Printing service.
- (aa) Public utility lines, other.
- (bb) Public utility lines, water or sewer.
- (cc) Restaurant.
- (dd) Retail sales and services less than three thousand (3,000) square feet.
- (ee) Roadside stand.
- (ff) School.
- (gg) Telecommunication tower, attached.

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- (a) Assembly of electrical, electronic devices, greater than one thousand two hundred

- (1,200) square feet floor area.
 - (b) Truck, trailer sales, service, rental and repair with outside operations.
 - (c) Building greater than thirty-five (35) feet in height.
 - (d) Convenience store less than three thousand (3,000) square feet, with motor fuel sales.
 - (e) Dwelling, single-family or two-family.
 - (f) Farm machinery sales and service.
 - (g) Feed and seed store and mill.
 - (h) Golf course.
 - (i) Golf driving range.
 - (j) Kennel, commercial.
 - (k) Public utility plant, other.
 - (l) Public utility substation.
 - (m) Public utility plant, water or sewer.
 - (n) Recreation establishment.
 - (o) Recycling facility.
 - (p) Telecommunication tower, freestanding.
 - (q) Veterinary practice, animal hospital.
 - (r) Mini-warehouse.
 - (s) Stone engraving and sales.
- (5) *Lot requirements.*
- (a) *Minimum lot area.* Twenty thousand (20,000) square feet for lots sharing access with another lot and connected to public water or sewer, one (1) acre otherwise, except for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
 - (b) *Lot access.* Lots shall be accessed from a shared access drive connected to a road in the VDOT system wherever possible. Access roads shall be hard-surfaced roads designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshall. Lot access for CB uses shall avoid impacting residential subdivisions with primary access and through traffic.
 - (c) *Minimum width.* Seventy-five (75) feet for lots sharing access with another lot, one hundred fifty (150) feet otherwise. Width requirements for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
 - (d) *Maximum floor area ratio.* 0.40.
 - (e) *Maximum coverage by buildings.* Forty (40) percent.
 - (f) *Total impervious surface.* The total impervious surface located on a lot shall not exceed seventy-five (75) percent of the gross site area.
- (6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Fifty (50) feet when any off-street parking is in front of building and opposing street frontage is residential district; thirty-five (35) feet otherwise. Fifteen (15) feet when no off-street parking is in front of building.
2. *Side.* Forty (40) feet when adjacent lot is residential district; ten (10) feet otherwise.
3. *Rear.* Forty (40) feet when adjacent lot is residential district; ten (10) feet otherwise.

(b) *Maximum building height.* Thirty-five (35) feet (reference subsection (4) for exception).

(7) *Use limitations.*

(a) *Screening and landscaping.* Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash are accessory uses, may not exceed forty (40) percent of building area, must be located in side or rear yards adjacent to building, and must be screened from view of adjacent streets or adjacent land.

(b) *Off-street parking and loading.*

1. Off-street parking permitted in required setback.
2. Must be provided in accordance with section 10-44.

(c) *Indoor/outdoor operations.* All repair and service operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors in a special use permit.

(Ord. No. 1999-12, §§ 2-900-2-907, 12-13-99; Ord. No. 2001-03, 2-12-01; Ord. No. 2001-08, 6-11-01; Ord. No. 2003-07, 6-9-03; ORD-FY-05-19, 12-13-04; ORD-FY-07-15, 12-18-06)

Sec. 10-30. M-1 Manufacturing.

(1) *Purpose.* This district is established to provide for economic development and job opportunities by accommodating a mix of industrial uses and industrial-related business uses. Activities in M-1 districts shall have limited traffic and other impacts on uses in other districts through proper location on major streets, adherence to ordinance performance standards and provision of space and physical buffers as prescribed.

(2) *Qualifying lands.* Lands qualifying for inclusion in the district shall be those within the current M-1 district on the date of adoption of this chapter, or other lands within areas mapped as urban expansion in the comprehensive plan which are served by or planned for connections to public sewer and water, or other lands concurrently rezoned and granted a special use permit for either natural resource extraction or processing in any area of the county. The minimum area required to create a district shall be five (5) acres of total contiguous land.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.
- (b) Automobile or mobile home assembling, painting, public garages, upholstery repairing, rebuilding, reconditioning, truck repairing or overhauling and tire retreading or

recapping.

- (c) Cabinets, furniture and upholstery shop.
- (d) Civic club.
- (e) Contractor service establishment.
- (f) Crematorium.
- (g) Custom meat cutting, processing and sales.
- (h) Day care center.
- (i) Equipment sales and service.
- (j) Feed and seed store and mill.
- (k) Fire, police, rescue facility.
- (l) Fruit processing and storage.
- (m) Laboratory.
- (n) Laundry, dry cleaning plant.
- (o) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.
- (p) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
- (q) Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood, yarn and paint.
- (r) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.
- (s) Monument stone works.
- (t) Park and ride lot.
- (u) Pet, household.
- (v) Public utility lines, other.
- (w) Public utility line, water or sewer.
- (x) Railroad facility.
- (y) Recycling facility.
- (z) Retail sales and service incidental to any other permitted use.
- (aa) Telecommunication tower, attached.
- (bb) Truck terminal.
- (cc) Welding or machine shop.
- (dd) Wholesale business, storage warehouse.
- (ee) Wood preserving operation.

(4) *Uses permissible special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter:

- (a) Airport.
 - (b) Building material sales yard.
 - (c) Cement manufacturing, concrete mixing plant, block plant and production of other concrete and asphaltic products.
 - (d) Contractors' storage yard and/or rental of equipment commonly used by contractors.
 - (e) Extractive industries and accessory uses including, but not limited to, the mining of minerals, the operation of oil and gas wells, and exploratory activities associated with extractive industry.
 - (f) Fertilizer manufacturing.
 - (g) Junkyards and automobile graveyards, provided the use is not within three hundred (300) feet of an existing dwelling.
 - (h) Kennel, commercial.
 - (i) Public utility plant, other.
 - (j) Public utility substation.
 - (k) Public utility plant, water.
 - (l) Refining, processing or distribution of petroleum, petroleum products, natural gas and other forms of liquid fuel, aboveground.
 - (m) Sawmill and planing mill, coal and wood yard.
 - (n) Storage of bulk petroleum products.
 - (o) Telecommunication tower, freestanding.
 - (p) Use listed in subsection (3), if a manufacturing process is to take place outside.
 - (q) Use similar to (a) through (o) above.
 - (r) Slaughterhouse.
- (5) *Lot requirements.*
- (a) *Minimum lot area.* Three (3) acres except for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
 - (b) *Lot access.* Lots shall be accessed from a road in the VDOT system or from a hard-surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshall. Lot access for M-1 uses shall avoid impacting residential subdivisions with primary access and through traffic.
 - (c) *Minimum width.* Seventy-five (75) feet for lots sharing access with another lot, one hundred fifty (150) feet otherwise. Width requirements for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
 - (d) *Maximum coverage by buildings.* Seventy (70) percent.
 - (e) *Total impervious surface.* The total impervious surface located on a lot shall not exceed eighty-five (85) percent of the gross site area.
- (6) *Building requirements.*

(a) *Minimum yards.*

1. *Front.* Seventy-five (75) feet when opposing street frontage is residential district; thirty-five (35) feet otherwise.
2. *Side.* Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.
3. *Rear.* Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.

(b) *Maximum building height.* Fifty (50) feet.(7) *Use limitations.*

(a) *Screening and buffering.* Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, heavy equipment or trash must be screened from adjacent streets or from adjacent land not zoned for industrial use. The purpose of such screening shall be to substantially reduce, but not necessarily eliminate, public views of outside storage areas. Acceptable screening shall be approved by the zoning administrator.

(b) *Off-street parking and loading.*

1. Off-street parking permitted in front yard.
2. Must be provided in accordance with section 10-44.

(c) *Indoor/outdoor operations.* All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors in a special use permit.

(d) *Separation of certain uses.* Junkyards and automobile graveyards must be one thousand (1,000) feet from the nearest edge of the right-of-way of any interstate or primary highway or five hundred (500) feet from the nearest edge of the right-of-way of any other highway or street, unless the facility is screened so as to be not visible from the main-traveled way of the highway or street.

(Ord. No. 1999-12, §§ 2-1000--2-1007, 12-13-99; Ord. No. 2001-03, 2-12-01; Ord. No. 2001-08, 6-11-01; Ord. No. 2003-07, 6-9-03; ORD-FY-05-22, 4-11-05)

Sec. 10-31. M-L Manufacturing-Light.

(1) *Purpose.* This district is established to provide for economic development and job opportunities by accommodating a mix of light industrial and business uses and related uses in settings outside of industrial parks but designated for industrial use in the comprehensive plan. Activities in M-L districts shall have limited traffic and other impacts on uses in other districts through proper location on major streets, adherence to ordinance performance standards and provision of space and physical buffers as prescribed. Areas designated for industrial uses in the comprehensive plan are best suited for rezoning to this district.

(2) *Qualifying lands.* Lands qualifying for inclusion in the district shall be lands within areas mapped as urban expansion, village, or village expansion in the comprehensive plan which are served by or planned for connections to public sewer and water.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Assembly of electrical appliances, electronic instruments and devices, radios and

- phonographs, including the manufacture of small parts.
- (b) Business or trade school.
 - (c) Cabinets, furniture and upholstery shop.
 - (d) Civic club.
 - (e) Conference or training center.
 - (f) Crematorium.
 - (g) Day care center.
 - (h) Equipment sales and service.
 - (i) Financial services.
 - (j) Fire, police, rescue facility.
 - (k) Flex-industrial use.
 - (l) Homeless shelter.
 - (m) Hotel, motel.
 - (n) Laboratory.
 - (o) Laundry, dry cleaning plant.
 - (p) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.
 - (q) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
 - (r) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.
 - (s) Monument stone works.
 - (t) Offices, administrative, business or professional.
 - (u) Park and ride lot.
 - (v) Pet, household.
 - (w) Post office.
 - (x) Printing service.
 - (y) Public utility lines, other.
 - (z) Public utility lines, water or sewer.
 - (aa) Research, experimental, testing or development activity.
 - (bb) Retail sales and service incidental to any other permitted use.
 - (cc) Telecommunication tower, attached.
 - (dd) Veterinary service; animal hospital.
 - (ee) Wholesale business, storage warehouses.
- (4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:
- (a) Airport.

- (b) Farm machinery sales and service.
 - (c) Feed and seed stores and mill.
 - (d) Kennel, indoor.
 - (e) Mini-warehouse.
 - (f) Motor vehicles rentals.
 - (g) Recreation establishment.
 - (h) Recycling facility.
 - (i) Public utility plant, other.
 - (j) Public utility substation.
 - (k) Public utility plant, water or sewer.
 - (l) Shooting range, indoor.
 - (m) Telecommunication tower, freestanding.
 - (n) Use listed in subsection (3), if a manufacturing process is to take place outside.
 - (o) Use similar to (a) through (m) above.
- (5) *Lot requirements.*
- (a) *Minimum lot area.* One (1) acre for lots sharing access with another lot, two (2) acres otherwise, except for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.
 - (b) *Lot access.* Lots shall be accessed from a shared access drive connected to a road in the VDOT system wherever possible. Access drives or roads shall be a hard-surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshall. Lot access for M-L uses shall avoid impacting residential subdivisions with primary access and through traffic.
 - (c) *Minimum width.* Seventy-five (75) feet for lots sharing access with another lot, one hundred fifty (150) feet otherwise. Width requirements for public utility or public water or sewer installations shall be in accordance with the Montgomery County Subdivision Ordinance.
 - (d) *Maximum floor area ratio.* 0.40.
 - (e) *Maximum coverage by buildings.* Fifty (50) percent.
 - (f) *Total impervious surface.* The total impervious surface located on a lot shall not exceed eighty (80) percent of the gross site area.
- (6) *Building requirements.*
- (a) *Minimum yards.*
 1. *Front.* Fifty (50) feet when opposing street frontage is residential district; thirty-five (35) feet otherwise.
 2. *Side.* Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.
 3. *Rear.* Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.

(b) *Maximum building height.* Fifty (50) feet.

(7) *Use limitations.*

(a) *Screening and buffering.* Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash must be screened from adjacent streets or from adjacent land not zoned for industrial use. The purpose of such screening shall be to substantially reduce, but not necessarily eliminate, public views of outside storage areas. Acceptable screening shall be approved by the zoning administrator.

(b) *Off-street parking and loading.*

1. Off-street parking permitted in required front yard.
2. Must be provided in accordance with section 10-44.

(c) *Indoor/outdoor operations.* All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors in a special use permit.

(Ord. No. 1999-12, §§ 2-1100--2-1107, 12-13-99; Ord. No. 2001-08, 6-11-01; Ord. No. 2003-07, 6-9-03; ORD-FY-05-19, 12-13-04; ORD-FY-05-23, 4-11-05)

Sec. 10-32. Reserved.