

North Valley Pike Entrance Corridor Overlay District (NVP-ECOD)

Conceptual Draft Text 4-29-10

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Article XII. North Valley Pike Entrance Corridor Overlay District (NVP-ECOD)

§17-270. Purpose and Intent

- Implement the comprehensive plan;
- Implement Code of Virginia §15.2-2283 and §15.2-2306;
- Promote the public health, safety and welfare of the citizens of the county and visitors;
- Protect the county's natural, scenic and historic, architectural and cultural resources including preservation of natural and scenic resources, open space and natural view sheds;
- Ensure development is compatible with these resources;
- Stabilize and improve property values and attract investment to the district;
- Protect and enhance the county's attractiveness to tourists and other visitors to sustain and enhance the economic benefits accruing to the county from tourism;
- Support and stimulate complimentary development appropriate to the prominence afforded properties deemed to be of historic, architectural or cultural significance;
- Promote a sense of place and local character;
- Promote community unity;
- Maintain and improve traffic safety and capacity;
- Maximize efficient use of public facilities and infrastructure and minimize sprawl;
- Ensure compatibility of different adjacent land uses.

§17-271. Application

- (a) The NVP-ECOD is an overlay district. It applies to areas as shown on the Rockingham County zoning map. The standards of the overlay district are superimposed onto those of the underlying zoning district that pertains to any given parcel.

In any case where there is a conflict between the NVP-ECOD and the underlying zoning district, the provisions of the NVP-ECOD take precedence.

[Boundary map will mirror the character zone map from the guidelines but will be crafted on more specific boundaries such as topographic ridgelines or distance from road centerlines for both Route 11 as well as the new parallel north-south road west of Rt 11.]

- (b) For purposes of regulatory standards, the overlay district is divided into five distinct Context Zones, as shown on the zoning map. In addition to standards that apply to the entire NVP-ECOD, each Context Zone has its own standards. The Context Zones are:

- (1) Northern Transition Zone (NVP-ECOD-1)
- (2) Community Gateway Zone (NVP-ECOD-2)
- (3) Community Mixed Use Zone (NVP-ECOD-3)
- (4) Scenic Gateway Zone (NVP-ECOD-4)
- (5) Employment/Mixed Use Corridor Zone (NVP-ECOD-5)

§17-272. Administration

- Administered through Site Plan review process in accord with §17-206.
- *Option: Architectural Review Board (ARB) as per provisions of §15.2-2306 [not proposed here, but may merit further discussion].*

§17-273. Exemptions and Modifications

(a) Exemptions. The following improvements are exempt from the requirements of the NVP-ECOD:

- (1) Interior alterations.
- (2) Handicap accommodations.
- (3) Buildings for which no site plan is required.
- (4) General maintenance, additions or modifications to structures or sites where no substantial change in design or material is proposed, as determined by the Zoning Administrator.

(b) Modifications. The Zoning Administrator may grant modifications to setbacks and other standards of the NVP-ECOD in accord with §15.2-2286(4) of the Virginia Code.

[Note: This provision would be limited to application only within this district, not to the county as a whole, unless the county wanted to expand this power. An excerpt of this language from the Code is shown at the end of this draft]

§17-274. Nonconformities

In accord with existing Zoning Ordinance requirements (Sec. 17-158 -162).

§17-275. Repair and Maintenance of Structures

In accord with Virginia Maintenance Code, Part III of the Uniform Statewide Building Code, Sections 302 Exterior Property Areas and 304 Exterior Structure.

§17-276. Permitted Uses

In accord with underlying base zoning districts throughout the district.

§17-277. Special Uses (by special use permit)

In accord with underlying base zoning districts throughout the NVP-ECOD.

§17-278. Accessory Uses

In accord with underlying base zoning districts throughout the NVP-ECOD.

§17-279. Lot Size and Density

In accord with underlying zoning district *[or as modified for each context zone]*.

- (a) Northern Transition Zone
- (b) Community Gateway Zone
- (c) Community Mixed Use Zone
- (d) Scenic Gateway Zone
- (e) Employment/Mixed Use Corridor Zone

§17-280. Lot Coverage

In accord with the underlying zoning district *[the existing standards are relatively permissive]*.

§17-281. Minimum Yard Dimensions (Building Setbacks)

[Note that maximum setbacks (“build to” lines) are not proposed here; however, in certain areas, they may be appropriate – this merits further discussion.]

In accord with underlying zoning district (Table 17-113) except as modified by NVP-ECOD for each context zone:

- (a) Northern Transition Zone

- (1) Valley Pike

- a. Front: 35 feet. *[generally consistent with underlying zoning]*
- b. Side: 15 feet. *[generally consistent with underlying zoning]*
- c. Rear: 35 feet. *[generally consistent with underlying zoning]*

- (2) Other streets

- a. Front: 25 feet.
- b. Side: 15 feet.
- c. Rear: 35 feet.

- (b) Community Gateway Zone

- (1) Valley Pike

- a. Front: No minimum.
- b. Side: 5 feet.
- c. Rear: 35 feet.

- (2) Research Drive

- a. Front: No minimum.
- b. Side: 5 feet.
- c. Rear: 35 feet.

(3) Other streets

- a. Front: No minimum.
- b. Side: 5 feet.
- c. Rear: 35 feet.

(c) Community Mixed Use Zone

(1) Valley Pike

- a. Front: No minimum.
- b. Side: 5 feet.
- c. Rear: 35 feet.

(2) Other streets

- a. Front: No minimum.
- b. Side: 5 feet.
- c. Rear: 35 feet.

(d) Scenic Gateway Zone

(1) Valley Pike

- a. Front: 35 feet. *[generally consistent with underlying zoning]*
- b. Side: 15 feet. *[generally consistent with underlying zoning]*
- c. Rear: 35 feet. *[generally consistent with underlying zoning]*

(2) Other streets

- a. Front: 25 feet.
- b. Side: 15 feet.
- c. Rear: 35 feet.

(e) Employment/Mixed Use Corridor Zone

(1) Research Drive

- a. Front: No minimum.
- b. Side: 5 feet.
- c. Rear: 35 feet.

(2) Other streets

- a. Front: No minimum.
- b. Side: 5 feet.

c. Rear: 35 feet.

§17-282. Building Orientation

*[Issues: - Should frontage types be relegated to design guidelines?
- Should different orientation be required or permitted in different context zones?]*

(a) Northern Transition Zone

(1) Valley Pike

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(2) Local streets

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(b) Community Gateway Zone

(1) Valley Pike

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(2) Research Drive

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(3) Local streets

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(c) Community Mixed Use Zone

(1) Valley Pike

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(2) Local streets

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(d) Scenic Gateway Zone

(1) Valley Pike

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(2) Local streets

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(e) Employment/Mixed Use Corridor Zone

(1) Research Drive

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

(2) Local streets

The main entrance and window openings of principal structures must face the public right-of-way along the front of the lot. Corner entrances and multiple entrances are permitted.

§17-283. Building Height

[Note: typical maximum building heights in existing regulations is 35 feet. This draft proposes 40 feet in many places in order to be sure to allow three story commercial or mixed use structures. It may be a moot point for quite some time, especially on Valley Pike, but in the longer term, may be useful].

(a) Northern Transition Zone

(1) Maximum height of principal structures:

In accord with the underlying zoning district.

(2) Maximum height of accessory structures:

In accord with the underlying zoning district.

(b) Community Gateway Zone

(1) Maximum height of principal structures:

Maximum height: 40 feet.

(2) Maximum height of accessory structures:

In accord with the underlying zoning district.

(c) Community Mixed Use Zone

(1) Maximum height of principal structures:

Maximum height: 40 feet.

(2) Maximum height of accessory structures:

In accord with the underlying zoning district.

(d) Scenic Gateway Zone

(1) Maximum height of principal structures:

In accord with the underlying zoning district.

(2) Maximum height of accessory structures:

In accord with the underlying zoning district.

(e) Employment/Mixed Use Corridor Zone

(1) Maximum height of principal structures:

Maximum height: 40 feet.

(2) Maximum height of accessory structures:

In accord with the underlying zoning district.

§17-284. Landscaping and Screening

Street trees and parking lot landscaping as set forth in this section are required in accord with site plan and zoning permit approval procedures. Existing vegetation may be used to achieve some or all of the requirements of this section, as determined by the zoning administrator. All required landscaping must be installed and maintained by the owner of the property, as long as the principal structure is in use.

(a) Northern Transition Zone

(1) Valley Pike

a. Street Trees

Minimum: At least one street tree per lot, and an average of one street tree for each **75 lineal feet** of public right-of-way frontage, located along those frontages, generally evenly spaced, and planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(b) Community Gateway Zone

(1) Valley Pike and Research Drive

a. Street Trees

Minimum: At least one street tree per lot, and an average of one street tree for each **50 lineal feet** of public right-of-way frontage, located along those frontages, generally evenly spaced, and planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(2) Local streets

a. Street Trees

Minimum: At least one street tree per lot, along the public road frontage, planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(c) Community Mixed Use Zone

(1) Valley Pike

a. Street Trees

Minimum: At least one street tree per lot, and an average of one street tree for each **40 lineal feet** of public right-of-way frontage, located along those frontages, generally evenly spaced, and planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(2) Local streets

a. Street Trees

Minimum: At least one street tree per lot, along the public road frontage, planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(d) Scenic Gateway Zone

(1) Valley Pike

a. Street Trees

Minimum: At least one street tree per lot, and an average of one street tree for each **75 lineal feet** of public right-of-way frontage, located along those frontages, generally evenly spaced, and planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(2) Local streets

a. Street Trees

Minimum: At least one street tree per lot, along the public road frontage, planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(e) Employment/Mixed Use Corridor Zone

(1) Research Drive

a. Street Trees

Minimum: At least one street tree per lot, and an average of one street tree for each **50 lineal feet** of public right-of-way frontage, located along those frontages, generally evenly spaced, and planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be

comprised of landscaped area containing turf, shrubs and/or trees.

2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

(2) Local streets

a. Street Trees

Minimum: At least one street tree per lot, along the public road frontage, planted no further than 15 feet from the sidewalk or edge of pavement.

b. Parking lot landscaping

1. At least 5% of the gross area of any parking lot with 10 or more spaces must be comprised of landscaped area containing turf, shrubs and/or trees.
2. At least one tree must be provided for every 10 spaces within any one parking area.

c. Screening

Parking and loading areas that are not visually screened from the public right of way by a principal or accessory structure must be screened using evergreen shrubs, hedges, [and/or berms], which must be at least **three feet in height** and continuous along the right-of-way except for site entrances/exits and site distance purposes.

d. Tree Canopy Requirements

Tree planting or preservation must be provided such that a minimum of ten percent (10%) of the site is covered with tree canopy at maturity of 20 years. Trees that are used for meeting the parking lot landscaping requirements may count toward meeting the tree canopy requirements.

§17-285. Parking and Loading Requirements

- (a) Location of parking. Parking must be located not closer to the front lot line than the front façade of the largest principal structure on the lot.

[Issue: This provision would apply to the entire NVP-ECOD – County may wish to limit it to only certain road segments or context zones. Note that the modification process proposed in § 17-273(b) would provide some flexibility in applying this standard.]

- (b) Minimum and maximum spaces: in accord with the underlying zoning district (Article VII, Division 3)

- (c) Shared parking. For uses located on contiguous but separate sites, the number of required parking spaces may be reduced in accord with the following provisions:

- (1) The uses are located on the same lot or on contiguous lots.
- (2) Parking areas of the respective uses are connected by safe and convenient pedestrian access, as well as by automobile access.
- (3) A shared parking agreement is submitted and approved by the zoning administrator. The agreement shall be binding on the current and future property owners as long as the permitted uses remain substantially the same. Any modifications or termination of the agreement is subject to approval of the zoning administrator.
- (4) Reductions in required parking may be approved by the zoning administrator, at the request of the applicant, in accordance with the following calculation provided by the applicant:
 - a. The total number of parking spaces required for each land use is determined in accordance with Article VII, Division 3.
 - b. Using the table below, determine the number of spaces needed by each use for each of the four time periods by multiplying the parking required for each use by the corresponding percentage of use for that time period.
 - c. Calculate the total number of spaces needed for all uses for each time period.
 - d. The time period with the highest number of parking spaces required for the sum of all uses shall be the number of parking spaces required.

Shared Parking Calculations for Contiguous Uses				
Use	Weekday		Weekend	
	Daytime (8 AM- 6PM)	Evening (6PM – 11 PM)	Daytime (8 AM- 6PM)	Evening (6PM – 11 PM)
Office/Industrial	100%	10%	10%	5%
Retail/Personal Services	60%	90%	100%	70%
Hotel	75%	100%	75%	100%
Multi-family Residential	50%	75%	100%	80%
Restaurant	75%	100%	100%	100%

Entertainment/Recreational	40%	100%	80%	100%
All other uses	100%	100%	100%	100%

(d) Alleys. Alleys are permitted to provide rear access to lots. Alleys are private roadways, to be maintained by the landowner, and may be provided as part of, or in conjunction with parking lots. *[Issue: does county have or want specific standards for alleys?]*

§17-286. Lighting

- Fixtures (full cut-off)
- Illumination levels at property line.

§17-287. Signs

In accord with underlying zoning district (Article VII, Division 5) as well as the following additional requirements:

- Prohibited signs
 - ◆ Animated
 - ◆ Banner
 - ◆ Billboard (off premises)
 - ◆ Flashing
 - ◆ Pole/Pylon/Groundmounted/Freedstanding
 - ◆ Portable
 - ◆ Roof
 - ◆ Inflatable
 - ◆ Vehicle
- Permitted signs:
 - ◆ Awning (canopy)
 - ◆ Bench
 - ◆ Temporary
 - ◆ Directional
 - ◆ Directory
 - ◆ Wall (façade)
 - ◆ Illuminated
 - ◆ Marquee
 - ◆ Monument
 - ◆ Window
- Sign area:
 - ◆ Awning (canopy): one square foot per linear foot of awning; maximum 10 square feet per awning.

- ◆ Bench: maximum 10 square feet.
 - ◆ Temporary: maximum 50 square feet.
 - ◆ Directional: maximum 10 square feet.
 - ◆ Directory: One (1) square foot per five (5) linear feet of street frontage, up to a maximum size of 40 square feet; directory signs may be in addition to the area permitted for awning or wall signs on the site.
 - ◆ Wall (façade): One (1) square foot per linear foot of front building façade frontage, up to a maximum aggregate of 60 square feet.
 - ◆ Monument: One (1) square foot per five (5) linear feet of street frontage, up to a maximum size of 40 square feet.
 - ◆ Window: Not to exceed 25 percent of the total window area of all ground floor windows, or 20 square feet total, whichever is less.
- Sign height:
 - ◆ Awning (canopy): not projecting above or below the face of the awning.
 - ◆ Bench: not projecting above or below the bench back.
 - ◆ Temporary: maximum six feet.
 - ◆ Directional: maximum six feet.
 - ◆ Directory: maximum 10 feet.
 - ◆ Wall (façade, marquee): not above the bottom sill of the lowest window on the top story.
 - ◆ Monument: maximum 10 feet.

§17-288. Supplemental Use Limitations

(a) Drive-through facilities

Drive-through windows or kiosks must be provided with sufficient length of stacking lanes so as not to conflict with pedestrian routes or overall vehicular circulation, and must be located at the rear of the principal building served.

(b) Large format retail (“big box”) [*defined as any predominantly retail use with a building footprint of 20,000 square feet or greater in a single structure*]

The following requirements pertain in addition to all other requirements of NVP-ECOD district and this zoning ordinance.

(1) Access.

- a. Entrances to the site must be minimized and placed so as to maximize pedestrian, bicycle and motor vehicle safety, maximize efficient traffic circulation, and minimize the impact on any adjacent neighborhood.
- b. Parking aisles leading to customer entrances must be separated by “promenade-style” pedestrian walkways with paved sidewalks, low intensity lighting and landscape strips between the parking and pedestrian sidewalk.

- c. Paved sidewalks of a minimum of eight (8) feet in width must be provided along facades of buildings with customer entrances or building facades abutting customer parking spaces.
- d. When provided outside of the primary building envelope, vending machines, newspaper/magazine stands and similar vending facilities should be within vestibules or in kiosks designed consistent with the primary architecture and constructed using the same finish materials.
- e. Pedestrian walkways or sidewalks must be distinguished from drive aisles or travelways by distinctive paving and/or landscaped edging.

(2) Parking and Loading (in addition to the requirements of Article VII, Division 3).

- a. Parking must be located behind the front line of the principal building. The Board of Supervisors may grant an exception to this requirement in cases where the front lot line is not perceived by customers as being the front of the site. The intent of this provision is to avoid locating an expansive area of parking in front of the structure.
- b. Loading areas shall be sited so as to minimize the impact on any surrounding neighborhood.
- c. Loading areas must be screened from view from existing or proposed public rights-of-way by solid fencing and/or dense evergreen planting of at least eight feet in height.
- d. Deliveries, loading, trash removal or compaction, and other outdoor activities (not including outdoor sales, where permitted) are restricted to the hours of 7:00AM to 10:00PM.

(3) Impervious surfaces.

- a. Alternative pavements, such as brick pavers or porous pavement, pervious temporary overflow parking areas, and/or other low impact development techniques for stormwater management are permitted.
- b. All parking areas must include low impact development techniques such as rain gardens to mitigate storm water quantity and quality impacts.

(4) Fences

- a. Fences and walls, except between abutting commercial use or lots, must be at least three (3) feet from lot lines, and be of durable materials that incorporate architectural features from the principal structure on the site.

- b. Fences shall not be considered division fences as reference in §55-317 the Code of Virginia, and shall be constructed and maintained at the sole expense of the owner of the site.

(5) Design standards. *[may be best handled through the design guideline provisions]*

- a. The front elevation of any large format retail structure must have at least one major street-oriented primary entrance and contain the principal windows of the store. *[This standard would not preclude multiple “front doors” such as one for the street (front) and another for the parking lot (rear)].*
- b. The structure and site must be oriented to the front street and provide one or more pedestrian entrances from the front street. Additional entrances may also be provided on other sides of the principal structure. The standard architectural designs of regional or national businesses must be modified as needed in order to be compatible with the scale, massing, and design of surrounding buildings.
- c. Architectural detailing, including fenestration, must be incorporated into all facades so as to avoid blank or monotonous façade surfaces. At least 30% of the total surface area of any front facade must consist of transparent window or door openings which allow the interior space to be seen from the ground level in front of the building.
- d. All rooftop equipment must be screened from visibility from the public right of way through the use of parapets or other opaque walls constructed of materials complimentary to the exterior walls.

(6) Maximum size.

The maximum size of any single large format retail structure shall not exceed 60,000 square feet of total gross floor area. *[Note that the structure is regulated, not the site – as drafted, this provision would allow multiple buildings of 60K square feet each on single site. This is a policy issue].*

- (c) Maximum building footprints *[this section could be a general limitation or apply only to big box formats]*

Possible New Definitions to Add to Sec. 17-6:

Density (gross and net)?

Drive-through facility

Evergreen shrub

Fenestration

Floor Area Ratio ?

Parking lot

Street connectivity

Street tree

Structured parking

Tree Canopy

Reference Item: Underlying zoning districts in NVP-ECOD by context zone:

(a) Northern Transition Zone

A-2 General Agricultural:

R-5 Planned Residential:

B-1 General Business:

M-1 General Industrial:

(b) Community Gateway Zone

A-2 General Agricultural:

R-2 Planned Residential:

B-1 General Business:

M-1 General Industrial:

(c) Community Mixed Use Zone

A-2 General Agricultural:

R-2 Planned Residential:

Mh-4 Manufactured Home District:

B-1 General Business:

M-1 General Industrial:

M-2 Light Industrial:

(d) Scenic Gateway Zone

A-2 General Agricultural:

B-1 General Business:

(e) Employment/Mixed Use Corridor Zone

A-2 General Agricultural:

M-1 General Industrial:

Excerpt from Code of Virginia regarding Zoning Administrator Modifications:

§ 15.2-2286. Permitted provisions in zoning ordinances; amendments; applicant to pay delinquent taxes; penalties.

A. A zoning ordinance may include, among other things, reasonable regulations and provisions as to any or all of the following matters.....

4. For the administration and enforcement of the ordinance including the appointment or ...

Where provided by ordinance, the zoning administrator may be authorized to grant a modification from any provision contained in the zoning ordinance with respect to physical requirements on a lot or parcel of land, including but not limited to size, height, location or features of or related to any building, structure, or improvements, if the administrator finds in writing that: (i) the strict application of the ordinance would produce undue hardship; (ii) such hardship is not shared generally by other properties in the same zoning district and the same vicinity; and (iii) the authorization of the modification will not be of substantial detriment to adjacent property and the character of the zoning district will not be changed by the granting of the modification. Prior to the granting of a modification, the zoning administrator shall give, or require the applicant to give, all adjoining property owners written notice of the request for modification, and an opportunity to respond to the request within 21 days of the date of the notice. The zoning administrator shall make a decision on the application for modification and issue a written decision with a copy provided to the applicant and any adjoining landowner who responded in writing to the notice sent pursuant to this paragraph. The decision of the zoning administrator shall constitute a decision within the purview of § 15.2-2311, and may be appealed to the board of zoning appeals as provided by that section. Decisions of the board of zoning appeals may be appealed to the circuit court as provided by § 15.2-2314.

The zoning administrator shall respond within 90 days of a request for a decision or determination on zoning matters within the scope of his authority unless the requester has agreed to a longer period.

North Valley Pike Entrance Corridor Overlay District (NVP-ECOD) - *Conceptual Draft Text 4-29-10*

Summary of Lot Requirements

Zone	Lot Size	Setbacks			Height (principal structures)
		Front	Side	Rear	
(1) Northern Transition	As per base district	Valley Pike			As per base district
		35 feet	15 feet	35 feet	
		Other Streets			
		25 feet	15 feet	35 feet	
(2) Community Gateway	As per base district	Valley Pike and Research Drive			40 feet.
		None.	5 feet	35 feet	
		Other Streets			
		None.	5 feet	35 feet	
(3) Community Mixed Use	As per base district	Valley Pike			40 feet.
		None.	5 feet	35 feet	
		Other Streets			
		None.	5 feet	35 feet	
(4) Scenic Gateway	As per base district	Valley Pike			As per base district
		35 feet	15 feet	35 feet	
		Other Streets			
		25 feet	15 feet	35 feet	
(5) Employment/M.U. Corridor	As per base district	Research Drive			40 feet.
		None.	5 feet	35 feet	
		Other Streets			
		None.	5 feet	35 feet	