

ARTICLE I – GENERAL PROVISIONS

SEC. 30-14. AMENDMENTS TO ORDINANCE.

- (B) The administrator shall establish and maintain the amendment application materials. These application materials shall, at a minimum, include any information the administrator deems necessary for the commission and board to adequately evaluate the amendment request. A concept plan shall accompany all map amendment requests. ~~Standards for concept plans are found in a document entitled *Land Development Procedures*, available in the department of development services.~~

- (C) Upon submission of an application for an amendment to the administrator, including any application fee, the administrator shall, within ten (10) days, determine whether it is substantially complete. If the application is not substantially complete, then the administrator shall notify the applicant in writing of the materials that must be submitted to complete the application. Nothing herein shall be construed to prohibit the administrator, commission, or board from requesting, or the applicant from submitting, such other and further information as may be necessary to analyze the application fully.

- ~~(D) The administrator shall not accept any amendment application for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. In such situations, the applicant shall first seek a variance from the board of zoning appeals. If a variance is granted, the administrator shall thereafter accept the amendment application for the consideration of the commission and board. In considering their recommendation and in making the final decision of whether to grant or deny an amendment, the administrator, commission, and board shall give the following factors reasonable consideration. The applicant should address all of the following in its statement of justification or concept plan if applicable, in addition to any other standards imposed by this ordinance:~~
 - 1. The existing use and character of the property.
 - 2. The comprehensive plan.
 - 3. The suitability of property for various uses.
 - 4. The trends of growth or change.
 - 5. The current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies.
 - 6. The transportation requirements of the community.
 - 7. The requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services.

8. The conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures, the preservation of agricultural and forestal land and the conservation of properties and their values.
 9. The encouragement of the most appropriate use of land throughout the locality.
 10. Any other matter reasonably related to the public necessity, convenience, general welfare, or good zoning practice.
- (DE) If any amendment application is withdrawn at the request of the applicant subsequent to the commission's recommendation on the application, or if the board denies any amendment application submitted for its review, the county shall not consider substantially the same application for the same property within one (1) year of the application's withdrawal or the board's action. The administrator shall have the authority to determine whether new applications submitted within this one (1) year period are substantially the same. In making any such determination the administrator shall have the authority to consider any items pertaining to the proposed use or development of the site such as, but not limited to, the uses proposed, densities, access, building locations, and overall site design.
- (EF) An amendment application may be put on hold upon written request of the applicant at any time. This hold shall not exceed six (6) months. The applicant shall make a written request to the zoning administrator to reactivate the amendment application. Should the application not be reactivated, it shall be considered withdrawn and subject to the requirements of (DE) above.

Sec. 30-14-1. Commission Study and Action.

- (A) All proposed amendments to the zoning ordinance shall be referred by the board to the commission for study and recommendation, based upon the factors enumerated in Section 30-14(D). ~~The commission shall study proposals to determine:~~
- ~~1. The need and justification for the change.~~
 - ~~2. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.~~
 - ~~3. The relationship of the proposed amendment to the purposes of the general planning program of the county, with appropriate consideration as to whether the change will further the purposes of this ordinance and the general welfare of the entire community.~~

- ~~4. Whether the proposed amendment conforms to the general guidelines and policies contained in the county comprehensive plan.~~
- (B) The administrator shall transmit the application to the commission, along with a staff report analyzing and making a recommendation on the application based upon the factors enumerated in Section 30-14(D). ~~Prior to making any recommendation to the board on a proposed amendment to the zoning ordinance, the commission shall advertise and hold a public hearing in accord with the provisions of section 15.2-2204 of the Code of Virginia, as amended. The cost of all public advertisements shall be the responsibility of the applicant.~~
- (C) The commission shall hold a public hearing ~~review the proposed amendment~~ and report its findings and recommendations to the board along with any appropriate explanatory materials not later than one hundred (100) days following its next meeting following submission of a complete application to the administrator, unless such time period is extended by written agreement between the applicant and the commission. The cost of all public advertisements shall be the responsibility of the applicant. ~~within ninety (90) days from the date that the proposed zoning ordinance amendment is referred to the commission. Failure of the commission to report to the board within ninety (90) days shall be deemed a recommendation of approval. If the commission does not report within ninety (90) days, the board may act on the amendment without the recommendation of the commission.~~

Sec. 30-14-2. Board Study and Action.

- (A) Before enacting any proposed amendment to the zoning ordinance, the board shall hold a public hearing and make a final decision on the application no later than twelve (12) months following submission of a complete application to the administrator, unless such time period is extended by written agreement of the applicant. ~~as required by section 15.2-2204 of the Code of Virginia, as amended.~~ The cost of all public advertisements shall be the responsibility of the applicant. After holding ~~this~~ a public hearing, the board may make appropriate changes to the proposed amendment; provided however that no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public notice as required by ~~section 15.2-2204~~ law. Amendment to the zoning ordinance shall be by ordinance of the board.
- (B) The clerk of the board shall transmit to the administrator official notice of any ~~B~~board action modifying the zoning ordinance. The administrator shall thereafter have the responsibility to make any necessary and appropriate changes to the zoning ordinance text or map.

ARTICLE II – DEFINITIONS AND USE TYPES

SEC. 30-28. DEFINITIONS.

- (C) For the purposes of this ordinance, the words and phrases listed below in this section shall have the meanings described below.

Processing or manufacturing: The process and converting of raw, unfinished materials or products, into articles of substances of different character, or for a different purpose.

SEC. 30-29. USE TYPES; GENERALLY.

Sec. 30-29-6. Industrial Use Types.

Industry, Type I: Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Included would be assembly electrical appliances, bottling and printing plants, and the manufacturing of paint, oils, pharmaceuticals, cosmetics, **bakery goods, dairy products, perfumes, fruit, vegetable, food and tobacco products,** solvents and other chemical production of items made of stone, metal or concrete. **This definition includes the further processing of meat products.**

~~*Meat packing and related industries:* The processing of meat products and byproducts directly from live animals or offal from dead animals.~~

~~*Slaughterhouse:* A place where livestock is slaughtered and may be cut, packaged and/or processed.~~

ARTICLE III – DISTRICT REGULATIONS

SEC. 30-45. R-3 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.

Sec. 30-45-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

- (C) Maximum height of structures.
 - 1. Height limitations:
 - a. Principal structures: ~~45 feet~~
 - i. When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased 2 feet for each foot in height over 45 feet to a maximum height of 60 feet. In all other locations, the maximum height is 60 feet.

ii. In the study areas of the 419 Town Center Plan, the Hollins Center Plan, and the Oak Grove Center Plan:

- (a) 75 feet; or
- (b) 65 feet above the top of structured parking, whichever is greater.
- (c) The maximum height may be increased if a special use permit is granted by the board of supervisors.

b. Accessory structures: 15 feet, or 25 feet provided they comply with the setback requirements for principal structures.

SEC. 30-61. I-1 LOW INTENSITY INDUSTRIAL DISTRICT.

Sec. 30-61-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Agriculture

Agritourism *

SEC. 30-62. I-2 HIGH INTENSITY INDUSTRIAL DISTRICT.

Sec. 30-62-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Agriculture

Agritourism *

5. *Industrial Uses*

~~Meat Packing and Related Industries~~

Slaughterhouse

ARTICLE IV – USE AND DESIGN STANDARDS

SEC. 30-81. AGRICULTURAL AND FORESTRY USES.

Sec. 30-81-1.5. Agritourism.

(C) In the I-1 and I-2 zoning districts, the principal use of the property shall be agriculture.

SEC. 30-82. RESIDENTIAL USES.

Sec. 30-82-3. Home Occupations, Type I and Type II.

(B) General standards:

10. Pet grooming may be allowed as a home occupation. It shall be limited to one (1) customer at a time, and a maximum of eight (8) animals per day. Any animals associated with this permitted home occupation must be kept indoors.

(C) Additional standards for all Type I home occupations:

1. The maximum floor area permitted for a home occupation shall be ten (10) percent of the finished floor area of the dwelling unit. ~~Storage of goods or products shall not exceed five (5) percent of the finished floor area.~~, or 250 square feet, whichever is greater.

2. ~~Home occupations shall be confined to the primary dwelling. To conduct a home occupation in an accessory building, a special use permit shall be obtained from the board of supervisors pursuant to Section 30-19.~~ The home occupation shall be conducted entirely within the interior of the principal residential structure or within an accessory structure located on the property.

~~4. There shall be no display or storage of goods or products visible from the public right of way or adjacent property.~~

~~5. The sale of goods or products or providing services which involve the consumer coming to the premises shall be limited to no more than ten (10) customers or clients per day. Baby sitting for five (5) or less children shall be permitted.~~

~~6. Lessons in the applied arts shall be permitted, provided the class size for any lesson does not exceed five (5) students at any one (1) time and shall not exceed ten (10) students per day.~~

- 74. No sign may be placed on the property advertising the home occupation.
- 85. No advertising through local media, including telephone books, flyers, and the internet shall call attention to the residential address of the home occupation.

(D) Additional standards for all Type II home occupations:

- 1. The maximum floor area permitted for a home occupation shall be twenty-five (25) percent of the finished floor area of the dwelling unit. ~~Storage of goods or products shall not exceed ten (10) percent of the finished floor area, or 500 square feet, whichever is greater.~~
- 3. ~~An accessory building or structure may be used with the home occupation, provided that the total floor area devoted to the home occupation in the accessory structure and dwelling unit does not exceed twenty-five (25) percent of the finished floor area of the dwelling unit.~~ The home occupation shall be conducted entirely within the interior of the principal residential structure or within an accessory structure located on the property.
- 4. ~~Lessons in the applied arts shall be permitted, provided the class size for any lesson does not exceed five (5) students at any one (1) time and shall not exceed ten (10) students per day.~~
- 54. One (1) non-illuminated sign, a maximum of two (2) square feet in area, shall be permitted per dwelling, regardless of the number of home occupations within the dwelling. Any sign must conform with the provisions of section 30-93 of the zoning ordinance.

Sec. 30-82-11. Multi-family Dwelling.

(D) Additional standards in the R-3 district:

- 1. Minimum lot size: Seven thousand two hundred (7,200) square feet for the first dwelling unit, plus ~~three thousand six hundred thirty (3,630)~~ two thousand four hundred twenty (2,420) square feet for each additional unit.
- 2. Maximum density: ~~Twelve (12)~~ Eighteen (18) dwelling units per acre.

(F) General standards in the C-1 and C-2 districts, independent of the general standards above:

- 3. ~~In the study areas of the 419 Town Center Plan, the Hollins Center Plan, and the Oak Grove Center Plan, the multi-family use may account for up to seventy-five (75) percent of the gross floor area on the site. A special use permit shall be~~

required if the multi-family use accounts for more than seventy-five (75) percent of the gross floor area on the site.

ARTICLE V – DEVELOPMENT STANDARDS

SEC. 30-91. OFF STREET PARKING, STACKING AND LOADING.

Sec. 30-91-2. General Parking Regulations.

Sec. 30-91-2.3. Location of Parking.

- (C) All required off-street parking spaces shall be located on the same lot as the structure or use, except under the following conditions:
 - 2. Such required spaces are within ~~five hundred (500)~~ seven hundred fifty (750) feet ~~walking distance of a building entrance or use and such spaces do not require pedestrians to cross a road with a speed limit of thirty five (35) miles per hour or greater~~ from the closest parking space in the parking lot which is to be used and allow for safe, convenient walking for most parkers, including pedestrian crossings, signage, and adequate lighting. The zoning administrator may increase the maximum distance after sufficient evidence is presented that this expansion will not affect public safety or depart from sound engineering and design standards.

Sec. 30-91-3. Number of Parking Spaces Required.

Sec. 30-91-3.1. Computing Required Spaces.

- (F) ~~Unlisted use types: The zoning administrator shall determine the parking requirement for use types not listed in table 30-91a. In such instances, the administrator shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the board of zoning appeals.~~ All use types not listed within section 30-91-3.3 shall have no minimum parking requirement.
- (G) In the study areas of the 419 Town Center Plan, the Hollins Center Plan, and the Oak Grove Center Plan, the zoning administrator may allow a reduction in the total number of required parking spaces. It shall be the applicant’s responsibility to provide documentation in support of such a reduction. The zoning administrator may request additional materials as necessary.

Sec. 30-91-3.3. Minimum Parking Required.

USE TYPE	PARKING REQUIRED
----------	------------------

(A)	<i>Agricultural and Forestry Use Types</i>	
	Agriculture	No requirement
	Agritourism	No requirement
	Commercial Feedlots	No requirement
	Farm Brewery; Farm Distillery; Farm Winery	See Schedule B
	Farm Distillery	See Schedule B
	Farm Employee Housing	2 spaces per dwelling unit
	Farm Winery	See Schedule B
	Forestry Operations	No requirement
	Stable, Private	No requirement
	Stable, Commercial	1 space per employee, plus 1 space for every 4 animals stabled
	Wayside Stand	1 space per 100 sq. ft. 10 spaces per 1,000 square feet; 3 spaces minimum
(B)	<i>Residential Use Types*</i>	*Guest parking may be constructed with permeable or pervious pavers
	Accessory Apartment; Manufactured Home, Accessory	1 additional space
	Home Beauty/Barber Salon	1 space per chair customer
	Home Occupation, Type I & Type II	See Section 30-82-3 (B) § 4
	Manufactured Home	2 spaces per dwelling unit
	Manufactured Home, Accessory	1 additional space
	Manufactured Home, Emergency	No requirement
	Manufactured Home Park	2 spaces per dwelling unit
	Multi-family Dwelling; Townhouse	1.5 spaces per one-bedroom dwelling unit; 2 spaces per dwelling unit with two or more bedrooms
	Multiple Dog Permit	No Requirement
	Residential Human Care Facility	2 spaces per facility
	Single Family Dwelling; Two Family Dwelling; Manufactured Home; Manufactured Home Park; Manufactured Home Subdivision	2 spaces per dwelling unit
	Townhouse	2 spaces per dwelling unit
	Two Family Dwelling	2 spaces per dwelling unit
(C)	<i>Civic Use Types</i>	
	Administrative Services	3.5 spaces per 1,000 square feet, plus 1 space per vehicle based at facility
	Adult Care Residencies; Camps; Cemetery; Community Recreation; Correction Facilities; Day Care Center; Educational Facilities, College/University; Life Care Facility;	See Schedule B

	Public Parks and Recreation Areas; Utility Services, Major	
	Cemetery	See Schedule B
	Clubs	1 space per 3 persons based on maximum occupancy
	Community Recreation	See Schedule B
	Correction Facilities	See Schedule B
	Crisis Center	1 space per 2 persons of residential capacity
	Cultural Services; Guidance Services	1 space per 300 square feet 3 spaces per 1,000 square feet
	Day Care Center	1 space per employee, plus 1 space per 20 students, plus 1 space for each vehicle associated with facility
	Educational Facilities, College/University	See Schedule B
	Educational Facilities, Primary/Secondary	See Schedule B, but no less than 1 space per employee, plus 1 space per each 4 students in 11th and 12th grades
	Family Day Care Home	1 space per non-resident employee 2 spaces per facility
	Guidance Services	1 space per 250 sq. ft.
	Halfway House	1 space per 2 persons of residential capacity
	Life Care Facility	See Schedule B
	Nursing Home	1 space per 4 beds residents, plus 1 space for each employee
	Park and Ride Facility	No requirement
	Post Office; Public Maintenance and Service Facilities	See Schedule A
	Public Assembly	1 space per 4 persons based on maximum occupancy seats or similar accommodations provided
	Public Maintenance and Service Facilities	See Schedule A
	Public Parks and Recreational Areas	See Schedule B
	Safety Services	3 spaces per vehicle based at facility
	Religious Assembly	1 space per 4 seats in principal place of worship
	Utility Services, Minor	No requirement
	Utility Services, Major	See Schedule B
(D)	<i>Office Use Types</i>	
	Financial Institutions	3-5 spaces per 1,000 sq. ft. square feet, plus required stacking spaces

	General Office; Laboratories	3 spaces per 1,000 sq. ft. square feet
	Medical Office	4.5 spaces per 1,000 sq. ft. square feet
	Laboratories	1 space per 1.5 employees based on maximum occupancy load, plus 1 per company vehicle
(E)	Commercial Use Types	
	Adult Business; Business Support Services; Consumer Repair Services; Pawn Shop; Personal Improvement Services; Personal Services; Surplus Sales	3 spaces per 1,000 square feet
	Agricultural Services; Automobile Dealership; Automobile Rental/Leasing; Automobile Parts/Supply, Retail; Construction Sales and Services; Equipment Sales and Rental; Garden Center; Gasoline Station; Recreational Vehicle Sales and Service	See Schedule A
	Antique Shops; Kennel, Commercial	1 space per 600 square feet 1.5 spaces per 1,000 square feet
	Automobile Dealership	See Schedule A
	Automobile Repair Services, Major; Automobile Repair Services, Minor	± 2.5 spaces per service bay, plus 1 space per employee
	Automobile Repair Services, Minor	1 space per service bay, plus 1 space per employee
	Automobile Rental/Leasing	See Schedule A
	Automobile Parts/Supply, Retail	See Schedule A
	Bed and Breakfast; Boarding House	1 space per guest accommodation, plus 2 spaces per permanent residence
	Boarding House	1 space per guest accommodation, plus 2 spaces per permanent residence
	Business Support Services	3 spaces per 1,000 sq. ft.
	Business or Trade Schools; Bed and Breakfast Inn; Campgrounds; Car Wash; Commercial Indoor Sports and Recreation; Commercial Outdoor Sports and Recreation; Commercial Outdoor Entertainment; Country Inn; Funeral Services; Manufactured Home Sales; Marina; Special Events Facility; Studio, Fine Arts; Truck Stop	See Schedule B, but no less than 1 space per 4 students
	Campgrounds	1 space at each campsite, plus spaces required for other uses
	Car Wash	1 space per employee plus required stacking spaces

	Commercial Indoor Amusement; Commercial Indoor Entertainment	1 space per 3 4 persons based on maximum occupancy load
	Commercial Indoor Entertainment	1 space per 4 seats or similar accommodations, plus 1 space per 2 employees
	Commercial Indoor Sports and Recreation	
	Bowling Alley	4 spaces per alley, plus 1 space per employee
	Swimming Pool	1 space per 100 sq. ft. of water surface
	Tennis and Other Court Games	3.5 spaces per court
	Other Indoor Sports	1 space per 3 persons based on maximum occupancy load, plus 1 space per employee
	Commercial Outdoor Entertainment	1 space per 3 persons based on maximum occupancy load, plus 1 space per employee
	Commercial Outdoor Sports and Recreation	
	Miniature Golf	1.5 spaces per hole
	Swimming Pool	1 space per 100 sq. ft. of water surface
	Tennis and Other Court Games	3.5 spaces per court
	Other Outdoor Sports	1 space per 3 persons based on maximum occupancy load, plus 1 space per employee
	Communications Services	1 space per 300 square feet, plus 1 space per company vehicle 4 spaces per 1,000 square feet
	Construction Sales and Services	See Schedule A
	Consumer Repair Services	1 space per 300 square feet
	Convenience Store	5 spaces per 1,000 sq. ft. square feet
	Dance Hall	1 space per 3 persons based on maximum occupancy load, plus 1 space per employee
	Equipment Sales and Rental	See Schedule A
	Fuel Center	1 space per employee, plus required stacking space
	Funeral Home	1 space per 4 seats in main chapel, plus 1 space per 2 employees, plus 1 space per company vehicle
	Garden Center	See Schedule A
	Gasoline Station	1 space per employee, plus required stacking spaces
	Golf Course	5.5 4 spaces per hole, plus spaces as required for other auxiliary uses

	Hospital	1 space per 2 beds, plus 1 space per employee 1.5 spaces per bed
	Hotel/Motel/Motor Lodge	1 space per guest accommodation, plus spaces as required for other uses
	 kennel, Commercial	1 space per 600 sq. ft.
	Laundry	2 spaces per 1,000 sq. ft. square feet
	Manufactured Home Sales	See Schedule B
	Mini-warehouse	2 spaces for live-in manager, plus 2 spaces for the first 100 storage spaces plus 1 for each additional 100 storage units
	Outpatient Mental Health and Substance Abuse Center	4 spaces per 1,000 square feet
	Pawn Shop	1 space per 300 sq. ft.
	Personal Improvement Services	1 space per 300 sq. ft.
	Personal Services	1 space per 300 sq. ft.
	Recreational Vehicle Sales and Service	See Schedule A
	Restaurant, General; Restaurant, Drive-In or Fast Food	10 per 1,000 square feet 1 space per 4 seats, plus 1 space per 2 employees; or, with night-time entertainment or non-fixed seating, 1 space per 3 persons based on maximum occupancy load
	Restaurant, Drive-in Or Fast Food	
	—With seats	1 space per 4 seats, plus 1 space per 4 employees, plus required stacking space
	—Without seats	1 space per 100 sq. ft., plus required stacking space
	Retail Sales	
	Shopping center	4 spaces per 1,000 sq. ft. square feet
	All others	1 space per 300 sq. ft. 3 spaces per 1,000 square feet
	Studio, Fine Arts	See Schedule B
	Short-Term Rental	2 spaces per dwelling unit
	Surplus Sales	1 space per 100 sq. ft. of sales area accessible to the public
	Truck Stop	See Schedule B
	Veterinary Hospital/Clinic	3 2.5 spaces per 1,000 sq. ft. square feet
(F)	Industrial Use Types	
	Asphalt Plant; Landfill, Construction Debris; Landfill, Rubble; Landfill, Sanitary; Railroad Facilities; Transfer	See Schedule B

	Station; Transportation Terminal; Truck Terminal; Resource Extraction	
	Construction Yards; Custom Manufacturing; Industry, Type III; Scrap and Salvage Services; Warehousing and Distribution	See Schedule A
	Custom Manufacturing	See Schedule A
	Industry, Type I; Industry, Type II; Slaughterhouse	1 space per 1,000 sq. ft. square feet
	Industry, Type II	1 space per 1,000 sq. ft.
	Industry, Type III	See Schedule A
	Landfill, Construction Debris	See Schedule B
	Landfill, Rubble	See Schedule B
	Landfill, Sanitary	See Schedule B
	Meat Packing Industries	1 space per employee
	Railroad Facilities	See Schedule B
	Recycling Centers/Stations	See required stacking spaces
	Resource Extraction	1 space per employee
	Scrap and Salvage Services	See Schedule A
	Transfer Station	See Schedule B
	Transportation Terminal	See Schedule B
	Truck Terminal	See Schedule B
	Warehousing and Distribution	See Schedule A
(G)	Miscellaneous Use Types	
	Aviation Facilities, Private; Aviation Facilities, General; Outdoor Gathering; Shooting Range, Outdoor; Wind Energy System, Large; Wind Energy System, Utility	See Schedule B
	Aviation Facilities, General	See Schedule B
	Broadcasting Tower	2 spaces per tower
	Outdoor Gathering	See Schedule B
	Parking Facility, Surface/Structure	No requirement
	Shooting Range, Outdoor	See Schedule B

Schedule A

The schedule sets forth minimum parking requirements for uses with elements having different functions or operating characteristics.

FUNCTION OF ELEMENT	REQUIREMENT
Office or Administrative Activity	3 spaces per 1,000 sq. ft. square feet
Indoor Sales, Display or Service Area	1 space per 500 sq. ft. 2 spaces per 1,000 square feet

Motor Vehicle Service Bays	2 spaces per service bay
Outdoor Sales, Display or Service Area	1 space per 2,000 sq. ft. 0.5 spaces per 1,000 square feet
General Equipment Servicing or Manufacturing	1 space per 1,000 sq. ft. square feet
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 sq. ft. 0.2 spaces per 1,000 square feet

Schedule B

Specific requirements shall be determined by the administrator based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. **It shall be the applicant’s responsibility to provide the aforementioned information. The zoning administrator may request additional materials as necessary.** Determination of requirements may be appealed to the board of zoning appeals.

Sec. 30-91-3.5. Shared Parking.

- (A) Shared parking is encouraged for different structures or uses, or for mixed uses, in any zoning district. At the applicant's request, shared parking may be provided, subject to the following conditions:
 - 1. A reciprocal deeded agreement has been executed by all the parties concerned that assures the ~~perpetual~~ joint use of such common parking, a copy of which has been submitted as part of the Site Plan Review Process. **If the conditions for shared parking become null and void and the shared parking arrangement is discontinued, the applicant must then provide written notification of the change to the zoning administrator and, within sixty (60) days of that notice, provide a remedy satisfactory to the zoning administrator to provide adequate parking.**
 - ~~2. A parking study has been submitted that supports a reduction in parking spaces provided. The study shall include but is not limited to:~~
 - ~~a. The type and hours of operation and parking demand, for each use,~~
 - ~~b. A site plan displaying shared use spaces in the lot and walking distance to the uses sharing the lot,~~
 - ~~c. A description of the character of land use and parking patterns of adjacent land uses, and~~

~~d. An estimate of anticipated turnover in parking space use over the course of 12 to 24 hours at the site.~~

- ~~32.~~ Parking spaces to be shared must not be reserved for individuals or groups on a 24-hour basis.
- 43. Uses sharing the parking facility do not need to be contained on the same lot, but shall be a maximum of ~~five hundred (500)~~ seven hundred fifty (750) feet from the closest parking space in the parking lot which is to be used and allow for safe, convenient walking for most parkers, including safe pedestrian crossings, signage, and adequate lighting. The zoning administrator may increase the maximum distance after sufficient evidence is presented that this expansion will not affect public safety or depart from sound engineering and design principles.
- ~~5. If the conditions for shared parking become null and void and the shared parking arrangement is discontinued, this will constitute a violation of zoning regulations for any use approved expressly with shared parking. The applicant must then provide written notification of the change to the Zoning Administrator and, within sixty (60) days of that notice, provide a remedy satisfactory to the Zoning Administrator to provide adequate parking.~~

(B) Where shared parking is provided among a mix of land uses, the Zoning Administrator may allow ~~the following, at the applicant's request:~~ a reduction in the total number of required parking spaces. It shall be the applicant's responsibility to provide documentation in support of such a reduction. The zoning administrator may request additional materials as necessary.

- ~~1. Up to thirty (30) percent of the parking spaces required for the predominant use on a site may be shared with other uses operating during the same time of day and days of the week. The predominant use is considered to be that which requires the most parking of those sharing the parking facilities. The predominant use, identified for parking calculations, may not necessarily be the primary use as defined in this ordinance.~~
- ~~2. Up to fifty (50) percent of the parking spaces required for uses such as theaters, public auditoriums, bowling alleys, nightclubs, movie theaters, and similar predominantly evening uses may be shared with uses such as banks, offices, and similar predominantly daytime uses.~~
- ~~3. Up to sixty (60) percent of the parking spaces required for uses such as churches and other uses predominately in operation during the weekend may be shared with uses such as medical offices, banks, and other similar uses predominantly in operation on weekdays.~~

Sec. 30-91-6. Stacking Spaces and Drive-Through Facilities.

(A) Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas. The following general standards shall apply to all stacking spaces and drive-through facilities:

~~3. All drive-through facilities shall be provided with a bypass lane with a minimum width of ten (10) feet.~~

43. Alleys or driveways in residentially zoned areas adjacent to drive-through facilities shall not be used for circulation of customer traffic.

~~54.~~ Each stacking space shall be a minimum of ten (10) feet by twenty (20) feet.

SEC. 30-92. SCREENING, LANDSCAPING, AND BUFFER YARDS.

Sec. 30-92-6. Applicability of Regulations and Requirements.

(C) Parking areas.

3. Islands. (See the Roanoke County Design Handbook for additional detail)

c. At the intersection of two (2) or more aisles, required trees and shrubs shall be planted and maintained so as to preserve sight distance as determined by the zoning administrator.

SEC. 30-93. SIGNS.

Sec. 30-93-7. Calculation of Allowable Sign Area on Corner Lots.

(C) On corner lots where a building or buildings face more than one (1) street, sign area shall be allowed for front lineal footage as indicated in the district regulations, and for one-half (½) the side street frontage, provided:

1. The side street does not front on a primarily residential area.

2. ~~Sign area as determined by each frontage is placed only on the frontage from which it is determined.~~ Shopping centers exceeding two hundred fifty thousand (250,000) square feet of gross floor area shall be exempt from this regulation.

Sec. 30-93-14. Special Signage Districts and Regulations.

(B) Shopping Centers. Within shopping centers exceeding two hundred fifty thousand (250,000) square feet of gross floor area, businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of one hundred (100) square feet of attached signage. Square footage that existed prior to the adoption of this ordinance, new or existing businesses may modify or replace their

existing attached signs provided the area of the modified or new signage is equal to or less than the original displayed signage. Modifications to freestanding signs shall be in accord with the district regulations.

~~In addition, notwithstanding the provisions of section 30-93-13(E)2., within enclosed shopping centers exceeding two hundred fifty thousand (250,000) gross floor area, businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of one hundred (100) square feet of signage, provided the business has a minimum gross floor area of thirty-two thousand (32,000) square feet, and the sign displayed shall be located a minimum of three hundred (300) feet from the closest public right-of-way.~~