

MEMORANDUM
Case # A-06-16-002



To: Franklin County Planning Commission
From: Lisa Cooper, Principal Planner
Date: June 30, 2016
RE: Amendments to the 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, definitions, and the creation of a new Regional Business Park District (REP) to district regulations of the County's Zoning Ordinance

SUMMARY:

In January of 2016 the County was awarded a grant from the Office of Intermodal Planning and Investment (OIPI) for professional planning consultant assistance to the County to establish and support Urban Development Areas (UDAs). UDAs can cover a wide variety of community types, ranging from small town or village centers to suburban activity areas to urban downtowns. The consultant provides technical assistance in the form of direct on-call support, assisting the County in the following:

- plan for and designate at least one urban/village development area in their comprehensive plan,
- revise as appropriate applicable land use ordinances (including appropriate zoning classifications and subdivision ordinances) to incorporate the principles of traditional neighborhood design, and
- assist with public participation processes, and other related tasks.

Planning Commission has been working with the consulting firm of Renaissance Planning and staff to update the 220-North Corridor Plan. The Plan will create a Designated Growth Area (DGA) along the 220-North Corridor and incorporate properties of the County's Business Park in the newly created DGA. One of the key elements of the 220-North Corridor Plan is to create a new zoning classification for the County's Business Park and update the existing 220-North Overlay Districts in the County's Zoning Ordinance, as needed.

Renaissance Planning, consultants, Planning Commission members, and staff have held several work sessions to discuss change and amendments to the zoning ordinance. It was determined to create a new zoning classification, Regional Enterprise Park (REP) District. Furthermore, to add newly created definitions to define all use types in the new zoning district, amend the 220-North Rural Development Overlay District and 220-North Mixed Use Overlay District to exclude the requirements of the two overlay districts for properties currently zoned or changing to Regional Enterprise Park (REP) District.



RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the following:

Staff recommends that the Planning Commission approve and recommend to the Board of Supervisors amendments to Chapter 25, "Zoning" of the Franklin County Code; as follows: Article IV, Division 5, 220-North Rural Development Overlay District; Section 25-501.2; Section 25-501.3 to exempt properties zoned Regional Enterprise Park (REP); Division 6, 220-North Mixed Use Overlay District to exempt properties zoned Regional Enterprise Park; Section 25-502.2; Section 25-502.3; Article III, Section 25-40; to amend additional definitions, Section 25-170; Article III, Division 13, Regional Enterprise Park (REP), Section 25-410, Section 25-411, Section 25-412, Section 25-413, Section 25-414, Section 25-415, Section 25-416, Section 25-417, Section 25-418, Section 25-419, Section 25-420, Section 25-421, Section 25-422 and Section 25-423 to create a new zoning district with associated uses and requirements.



ARTICLE I. - GENERAL PROVISION.

DIVISION 3. - DEFINITIONS

SECTION 25-40. PRINCIPAL DEFINITIONS OF THE ZONING ORDINANCE.

Amend Sec. 25-40 thru the addition of the following use type definitions:

Administrative services: Governmental offices providing administrative, clerical or public contact services that deal directly with the citizen. Typical uses include federal, state, county, and city offices.

Automobile rental/leasing: Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas.

Business support services: Establishments or places of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services.

Business or trade schools: A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as an educational facility, either primary and secondary, or college and university, or as a home occupation

Call center: A company, or office in a company, that handles inquiries, technical support calls, product orders or other communications with customers. Communications with customers might be by telephone, e-mail, internet chat, or any other method of digitally responding to customer needs. A single call center might provide these communication services to one or more companies.

Commercial indoor amusement: Establishments which provide games of chance, skill or scoring as other than an incidental use of the premises. Games would include pinball and video machines, pool and billiard tables and other similar amusement or entertainment devices, whether or not they are coin-operated, and also card games, bingo, and off-track betting. Typical uses include game rooms, pool halls, video arcades, and bingo halls.

Commercial indoor entertainment: Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, and concert or music halls.



Commercial indoor sports and recreation: Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

Commercial outdoor entertainment: Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Commercial outdoor sports and recreation: Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.

Communications services: Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded from this use type are facilities classified as major utility services or towers. Typical uses include television or radio studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.

Cultural services: A library, museum, or similar public or quasi-public use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

Custom manufacturing: Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln.

Data Center: An enclosed facility, or part thereof, used to house computer systems and associated components, such as telecommunications and storage systems. Data centers generally include redundant or backup power supplies, redundant data communications connections, specialized environmental controls and various security devices.

Educational facilities, college/university: An educational institution authorized by the Commonwealth of Virginia to award associate, baccalaureate or higher degrees.

Educational facilities, primary/secondary: A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels in the



branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.

Financial institutions: Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments and automatic teller machines (ATMs).

Forestry operations: The use of land for the raising and harvesting of timber, pulp woods and other forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated with land development approved by the county, which shall be considered accessory to the development of the property.

Fuel center: Any building, structure, or land used for the dispensing, sale or offering for sale at retail of any vehicle fuels, oils or accessories. This use can be a standalone business or accessory to another business.

Hotel/motel/motor lodge: A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities.

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, solvents and other chemical production of items made of stone, metal or concrete.

Industry, Type II: Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Included in this use type are industries involved in processing and/or refining raw materials such as chemicals, rubber, wood or wood pulp, forging, casting, melting, refining, extruding, rolling, drawing, and/or alloying ferrous metals, and the production of large durable goods such as automobiles, manufactured homes, or other motor vehicles.



Laboratories: Establishments primarily engaged in performing research or testing activities into technological matters. Typical uses include engineering and environmental laboratories, medical, optical, dental and forensic laboratories, x-ray services, and pharmaceutical laboratories only involved in research and development. Excluded are any laboratories which mass produce one (1) or more products directly for the consumer market.

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

Medical office: Use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.

Outdoor gathering: Any temporary organized gathering expected to attract five hundred (500) or more people at one time in open spaces outside an enclosed structure. Included in this use type would be music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Such activities held in public parks, university campuses or on public school property shall not be included within this use type.

Park and ride facility: A publicly owned, short-term, parking facility for commuters.

Personal improvement services: Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handcraft and hobby instruction.

Personal services: Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; massage studios; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.

Post office: Postal services directly available to the consumer operated by the United States Postal Service.

Public assembly: Facilities owned and operated by a public or quasi-public agency accommodating public assembly for sports, amusement, or entertainment purposes.



Typical uses include auditoriums, sports stadiums, convention facilities, fairgrounds, and incidental sales and exhibition facilities.

Public maintenance and service facilities: A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment services centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

Public parks and recreational areas: Publicly-owned and operated parks, picnic areas, playgrounds, indoor or outdoor athletic facilities, game preserves and open spaces.

Recreational vehicle sales and service: Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

Restaurant, drive-in or fast food: An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served at a counter, a drive-up or drive through service facility or by curbside service. Typical uses include drive-in or fast food restaurants or coffee shops.

Restaurant, general: An establishment engaged in the preparation and consumption of food and beverages and characterized primarily by table service to customers in non-disposable containers. Typical uses include cafeterias, dinner theatres, taverns, brewpubs, and cafes.

Retail sales: Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications.

Safety services: Facilities for the conduct of safety and emergency services for the primary benefit of the public, whether publicly or privately owned and operated, including police and fire protection services and emergency medical and ambulance services.

Solid waste collection site: A publically owned and or operated site where county residents can legally dispose of their household waste. Waste collected at these sites is periodically transferred to an approved sanitary landfill for final disposal. Solid waste collection sites may or may not have a county employee working at the site to provide site maintenance and assist residents with the proper disposal of waste.

Studio, fine arts: A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer.



Tower: Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas. The term includes but need not be limited to radio and television transmission towers, microwave towers, common-carrier towers, and cellular telephone and wireless communication towers. Broadcasting tower types include, but are not limited to monopoles, lattice towers, wooden poles, and guyed towers. Excluded from this definition are amateur radio towers, which are described separately.

Truck terminal: A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

Utility services, major: Services of a regional nature which normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, community waste water treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission.

Utility services, minor: Services which are necessary to support development within the immediate vicinity and involve only minor structures. Including in this use type are distribution lines and small facilities that are underground or overhead, such as transformers, relay and booster devices, stormwater management facilities and well, water and sewer pump stations. Also included are all major utility services which were in existence prior to the adoption of this ordinance.

Warehousing and distribution: Uses including storage, warehousing and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, storage warehouses, moving/storage firms.



ARTICLE III. - DISTRICT REGULATIONS

Sec. 25-170. - Establishment of districts.

For the purposes of this chapter, the covered unincorporated areas of Franklin County are hereby divided into the following districts:

Agricultural District, A-1

Residential Estates District, RE

Residential Suburban Subdivision District, R-1

Residential Suburban Subdivision District, R-2

Residential Combined Subdivision District, RC-1

Residential Multifamily District, RMF

Residential Planned Development District, RPD

Business District, Limited, B-1

Business District, General, B-2

Industrial District, Light Industry, M-1

Industrial District, Heavy Industry, M-2

Planned Commercial Development, PCD

Regional Enterprise Park District, REP

Special Districts/Overlay Districts (see Article IV of this chapter) Smith Mountain Lake Surface District
(Ord. of 5-25-88)

Secs. 25-403-25-409. Reserved.

DIVISION 13. REGIONAL ENTERPRISE PARK DISTRICT (REP)

Sec. 25-410. Purpose.

(a) This district is created to provide locations of at least 200 acres for regional business and commercial enterprise along with supportive uses that represent a significant center of economic activity for the county as a whole. It is intended to allow for a regional destination economic center that should be designed in a coordinated campus-style site design that incorporates principles of traditional



neighborhood design including environmental preservation, walkable connections among buildings and uses, and a compatible mix of uses.

(b) Uses in this district should be oriented to serve county residents and regional employees. Due to the mixed use nature of this district, uses must be able to accommodate the mix of personal and commercial vehicle traffic that the particular use is expected to attract.

(c) Non-commercial facilities in this district are meant to serve as regional amenities Recreation and community services are encouraged in this district as a means of advancing traditional neighborhood design principles, minimizing vehicular miles traveled on the corridor and allowing for a mix of uses that serve the entire surrounding area.

Sec. 25-411. Permitted uses.

Within the Regional Enterprise Park District (REP), the following uses are permitted, organized by use type:

Agricultural and Forestry Use Types

Agriculture

Forestry operations

Residential Use Types

(None)

Civic Use Types.

Administrative services.

Cultural services

Day care center

Educational facilities, college/university

Educational facilities, primary/secondary

Post office

Public assembly

Public maintenance and service facilities



Public parks and recreational areas

Safety services

Solid waste collection sites

Utility services, minor

Office Use Types

Call Center

Data Center

Financial institutions

General office

Laboratories

Medical office

Commercial Use Types

Automobile rental/leasing

Business support services

Business or trade schools

Commercial indoor entertainment

Commercial indoor sports and recreation

Communications services

Fuel center

Hotel/motel/motor lodge

Personal improvement services

Personal services

Restaurant, general



Studio, fine arts

Industrial Use Types

Custom manufacturing

Industry, Type I

Warehousing and distribution

Miscellaneous Use Types

Outdoor gathering

Park and ride facility

Within the Regional Enterprise Park District (REP) the zoning administrator shall have the authority to determine the appropriate use types per Section 25-26. - Uses not provided for.

Sec. 25-412. - Special use permits.

The following uses shall be permitted only by special use permit approved by the Board of Supervisors:

Agricultural Use Types

Stable, commercial

Residential Use Types

Accessory Apartment

Civic Use Types

Utility services, major

Office Use Types

(None)

Commercial Use Types

Commercial indoor amusement



Commercial outdoor entertainment

Commercial outdoor sports and recreation

Mini-warehouse

Recreational vehicle sales and service

Restaurant, drive-in or fast food

Retail sales

Industrial Use Types

Industry, Type II

Meat packing and related industries

Truck terminal

Miscellaneous Use Types

Towers

Within the Regional Enterprise Park District (REP) the zoning administrator shall have the authority to determine the appropriate use types per Section 25-26. - Uses not provided for.

Sec. 25-413. Area regulations.

Notwithstanding any definitive area requirement herein, the minimum permitted size of any area to be rezoned to the REP district shall be a minimum of 200 contiguous acres.

Sec. 25-414. Maximum height of buildings.

(a) The maximum height of buildings in this district shall be fifty (50) feet, unless approved by special use permit by the Board of Supervisors.

(b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.

(c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the IBC, International Building Code, as amended, and the Fire Prevention Code.



Cross reference— Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

Sec. 25-415. Minimum yard dimensions.

(a) Front setback. The minimum distance from the nearest point of the principal structure (including porches, stoops or any accessory buildings) to the edge of the right-of-way of Route 220 shall be fifty (50) feet, and thirty-five (35) feet from the edge of right-of-way for all other roads.

(b) Side setback. The minimum side setback is twenty five (25) feet except that no building, structure, accessory use or outdoor storage area shall be located closer than eighty (80) feet from any residential or agricultural zoning district.

(c) Rear setback. The minimum rear setback is thirty (30) feet except that no building, structure, accessory use or outdoor storage area shall be located closer than eighty (80) feet from any residential or agricultural zoning district.

Sec. 25-416. Maximum floor area.

Not regulated.

Sec. 25-417. Minimum off-street parking space.

See the regulations for minimum off-street parking spaces in sections 25-80 through 25-82.

Sec. 25-418. Minimum loading space.

See the regulations for minimum loading space in section 25-85.

Sec. 25-419. Open space and landscape requirements.

All development within the Regional Enterprise Park District shall comply with Division 3.B. Landscaping and Buffering regulations of the zoning ordinance; however, properties adjacent to Route 220 must also comply with the following requirements:

- (1) A minimum landscape yard of fifty (50) feet shall be required adjacent to Route 220.
- (2) A minimum landscape yard of twenty-five (25) feet shall be required adjacent to all other roads. The landscape yard shall be measured perpendicular to the edge of the right-of-way.



- (3) Structures, buildings, parking areas, outdoor storage, and outdoor display are prohibited in the required landscape yard. Nothing herein shall preclude the location of driveways within the required landscape yard.**
- (4) Signs shall be permitted within the required landscape yard. Where the landscape yard is required to be eighty (80) feet, signs shall be set back a minimum of forty-five (45) feet from the edge of the right-of-way. Where the landscape yard is required to be twenty-five (25) feet, signs shall be set back a minimum of fifteen (15) feet from the edge of the right-of-way.**

Sec. 25-420. Signs.

Free-standing signs within the Regional Enterprise Park District shall comply with the following:

- (1) Off-premises signs shall be prohibited.**
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs.**

Sec. 25-421. Access management.

The following standards for access management shall apply within the Regional Enterprise Park District:

- (1) All new roads or streets within the Regional Enterprise Park District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.**
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.**
- (3) Parcels along Route 220 shall comply with access management and entrance requirements of the 220 North Corridor Plan and associated overlay district regulations.**

Sec. 25-422. Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the Regional Enterprise Park District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.**



- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.**
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.**

Sec. 25-423. Other regulations.

Site plans are required for all uses prior to issuance of building permit and zoning permit. All property rezoned to Regional Enterprise Park shall develop private covenants and regulations to govern uses and standards in the park.

Secs. 25-424-25-470. Reserved.



ARTICLE IV. - SPECIAL PROVISIONS.

DIVISION 5. - 220-North Rural Development Overlay District

Sec. 25-501. - Purpose

The 220-North Rural Development Overlay District is intended to promote the efficient and compact design of residential developments within a rural setting, by encouraging the clustering of dwelling units and the preservation of significant open spaces. The 220-North Rural Development Overlay District seeks to conserve the scenic and rural character of this section of the Route 220 corridor by preserving open spaces; limiting commercial development; prohibiting obtrusive signage; and encouraging innovative design for clustered residential developments. The requirements of this division are meant to work in conjunction with the requirements of the underlying zoning districts to guide the type and arrangement of uses, structures, buildings, roads, and signs in an efficient and coordinated manner.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.1. - Boundaries

The 220-North Rural Development Overlay District includes an area on each side of Virginia Route 220, generally from the southern corporate boundary of the Town of Boones Mill to the intersection of Route 220 and Brick Church Road. The official boundaries of the 220-North Rural Development Overlay District are shown on the official zoning map for Franklin County, and are further described as follows:

- (1) Beginning at a point along the centerline of the northbound travel lane of Route 220 at the intersection of Route 220 and Brick Church Road; thence southeast along the centerline of the northbound travel lane of Route 220 to the intersection of Route 220 and Link Street; thence northeast along the centerline of the Link Street right-of-way to the intersection of Link Street and Rolling Hill Drive; thence east along the centerline of the Rolling Hill Drive right-of-way to the intersection of Rolling Hill Drive and Hazelwood Lane; thence northeast along the centerline of the Hazelwood Lane right-of-way for a distance equal to one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220; thence northwest in a manner parallel to the centerline of the northbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220, following such course to the corporate boundary of the Town of Boones Mill; thence west along the corporate boundary of the Town of Boones Mill to a point located along the centerline of the northbound travel lane of Route 220; thence west along the corporate boundary of the Town of Boones Mill to a point



located along the centerline of the southbound travel lane of Route 220; thence west along the corporate boundary of the Town of Boones Mill for a distance equal to one-half ($\frac{1}{2}$) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, thence southeast in a manner parallel to the centerline of the southbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, following such course to the centerline of the Brick Church Road right-of-way; thence northeast along the centerline of the Brick Church Road right-of-way to the intersection of Brick Church Road and Route 220 at a point located along the centerline of the southbound travel lane of Route 220.

- (2) The boundaries of the 220-North Rural Development Overlay District may be amended to extend such boundaries to include any parcel of land, in part or in its entirety, that contains area within or immediately abutting the official boundaries of the 220-North Rural Development Overlay, as described above. Any such amendment of the overlay boundaries shall be consistent with the requirements of this chapter for amendment of the zoning ordinance, and, if approved by the board of supervisors, shall be reflected on the official zoning map for Franklin County.

(Res. No. 18-11-2009, 11-17-09; Res. No. 22-11-2011, 11-15-11)

Sec. 25-501.2. - Relationship to underlying zoning

The 220-North Rural Development Overlay District is intended to work in conjunction with the requirements of the underlying zoning district. Where specifically enumerated, the requirements of this division shall supercede the requirements of the zoning ordinance and the subdivision ordinance, **except properties zoned as Regional Enterprise Park (REP)**. In the absence of an enumerated requirement of this division, the requirements of the zoning ordinance and the subdivision ordinance shall prevail.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.3. - Change in underlying zoning classification.

Where any change to the underlying zoning classification is requested (also known as a zoning map amendment or rezoning), such request shall be accompanied by a conceptual plan of development conforming to the concept plan requirements of the RPD, Residential Planned Unit Development District. **This requirement shall not apply to properties currently zoned or changing to Regional Enterprise Park (REP) District.**

(Res. No. 18-11-2009, 11-17-09)



Secs. 25-501.4—25-501.7. - Reserved.

Editor's note— Res. No. 22-11-2011, adopted November 15, 2011, repealed §§ 25-501.4—25-501.7, which pertained to residential cluster developments; standards for residential lots within residential cluster developments; standards for required open space within residential cluster developments; ownership and management of required open space within residential cluster developments and derived from Res. No. 18-11-2009, 11-17-09. Users' attention is directed to section 25-189 for similar provisions.

Sec. 25-501.8. - Signs.

Free-standing signs within the 220-North Rural Development Overlay District shall comply with the following:

- (1) Off-premises signs shall be prohibited.
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs. The signage plan shall be incorporated into the required concept plan.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.9. - Access management.

The following standards for access management shall apply within the 220-North Rural Development Overlay District:

- (1) All new roads or streets within the 220-North Rural Development Overlay District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

(Res. No. 18-11-2009, 11-17-09; Res. No. 20-12-2009, 12-15-09)

Sec. 25-501.10. - Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the 220-North Rural Development Overlay District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.



- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

(Res. No. 18-11-2009, 11-17-09; Res. No. 20-12-2009, 12-15-09)

ARTICLE IV. - SPECIAL PROVISIONS

DIVISION 6. - 220-NORTH MIXED USE OVERLAY DISTRICT

Sec. 25-502. - Purpose.

The 220-North Mixed Use Overlay District is intended to promote a mixture of residential, office, and commercial uses in an integrated and interconnected manner that allows for creative land use planning; provides safe and efficient pedestrian and vehicular access; preserves open space and scenic views; and presents an attractive transportation corridor along Route 220. The requirements of this division are meant to work in conjunction with the requirements of the underlying zoning districts to guide the type and arrangement of uses, structures, buildings, roads, parking areas, signs, and landscaping in an efficient and coordinated manner.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.1. - Boundaries.

The 220-North Mixed Use Overlay District includes an area on each side of Virginia Route 220, extending generally from the northern corporate boundary of the Town of Rocky Mount to the intersection of Route 220 and Brick Church Road. The official boundaries of the 220-North Mixed Use Overlay District are shown on the official zoning map for Franklin County, and are further described as follows:

- (1) Beginning at a point along the northeast edge of the Route 220 right-of-way directly opposite the intersection of Route 220 and Brick Church Road; thence southeast along the edge of the Route 220 right-of-way to the westernmost corner of the parcel identified by Franklin County Real Estate records as tax map number 36, parcel number 188.01; thence northeast along the westernmost edge of such parcel to the northernmost corner of such parcel; thence southeast along the northernmost edge of such parcel to the centerline of Rolling Hill Drive; thence south, southeast, and northeast along the centerline of Rolling Hill Drive to the intersection of Rolling Hill Drive and Hazelwood Lane; thence northeast along the centerline of Hazelwood Lane for a distance equal to one-



half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220; thence southeast and south in a manner parallel to the centerline of the northbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220, following such course to the corporate boundary of the Town of Rocky Mount; thence west along the corporate boundary of the Town of Rocky Mount to a point located along the centerline of the northbound travel lane of Route 220; thence west along the corporate boundary of the Town of Rocky Mount to a point located along the centerline of the southbound travel lane of Route 220; thence west along the corporate boundary of the Town of Rocky Mount for a distance equal to one-half ($\frac{1}{2}$) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220; thence north and northwest in a manner parallel to the centerline of the southbound travel lane of Route 220 at a distance of one-half ($\frac{1}{2}$) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, following such course to the centerline of Brick Church Road; thence northeast along the centerline of Brick Church Road to the intersection of Brick Church Road and Route 220 at a point located along the centerline of the southbound travel lane of Route 220; thence northeast to the point of origin along the northeast edge of the Route 220 right-of-way directly opposite the intersection of Route 220 and Brick Church Road.

- (2) The boundaries of the 220-North Mixed Use Overlay District may be amended to extend such boundaries to include any parcel of land, in part or in its entirety, that contains area within or immediately abutting the official boundaries of the 220-North Mixed Use Overlay, as described above. Any such amendment of the overlay boundaries shall be consistent with the requirements of this chapter for amendment of the zoning ordinance, and, if approved by the board of supervisors, shall be reflected on the official zoning map for Franklin County.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.2. - Relationship to underlying zoning.

The 220-North Mixed Use Overlay District is intended to work in conjunction with the requirements of the underlying zoning district. Where specifically enumerated, the requirements of this division shall supersede the requirements of the zoning ordinance and the subdivision ordinance, **except properties zoned as Regional Enterprise Park (REP) District**. In the absence of an enumerated requirement of this division, the requirements of the zoning ordinance and the subdivision ordinance shall prevail.

(Res. No. 12-10-2009, 12-15-09)



Sec. 25-502.3. - Change in underlying zoning classification.

Where any change to the underlying zoning classification is requested (also known as a zoning map amendment or rezoning), such request shall be accompanied by a conceptual plan of development conforming to the concept plan requirements of the PCD, Planned Commercial Development District. **This requirement shall not apply to properties currently zoned or changing to Regional Enterprise Park (REP) District.**

(Res. No. 12-10-2009, 12-15-09)

Secs. 25-502.4—25-502.7. - Reserved.

Editor's note— Res. No. 22-11-2011, adopted November 15, 2011, repealed §§ 25-502.4—25-502.7, which pertained to residential cluster developments; standards for residential lots within residential cluster developments; standards for required open space within residential cluster developments; ownership and management of required open space within residential cluster developments and derived from Res. No. 12-10-2009, 12-15-09. Users' attention is directed to section 25-189 for similar provisions.

Sec. 25-502.8. - Required landscape yards.

With the exception of single-family residential development, all development within the 220-North Mixed Use Overlay District shall comply with the following landscape yard requirements:

- (1) A minimum landscape yard of fifty (50) feet shall be required adjacent to Route 220, with an exception being made for lots averaging two hundred and fifty (250) feet or less in depth at the time of the adoption of this chapter [December 15, 2009]. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (2) A minimum landscape yard of twenty-five (25) feet shall be required adjacent to all other roads. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (3) Structures, buildings, parking areas, outdoor storage, and outdoor display are prohibited in the required landscape yard. Nothing herein shall preclude the location of driveways within the required landscape yard.
- (4) Signs shall be permitted within the required landscape yard. Where the landscape yard is required to be fifty (50) feet, signs shall be set back a minimum of twenty-five (25) feet from the edge of the right-of-way. Where the landscape yard is required to be twenty-five (25) feet, signs shall be set back a minimum of fifteen (15) feet from the edge of the right-of-way.

(Res. No. 12-10-2009, 12-15-09)



Sec. 25-502.9. - Required landscaping.

With the exception of single-family residential development, all development within the 220-North Mixed Use Overlay District shall comply with the following requirements for landscaping:

- (1) Parking lots shall be developed with the following perimeter landscaping:
 - a. At least one (1) large deciduous tree for each fifty (50) lineal feet.
 - b. At least one (1) small deciduous tree for each fifty (50) lineal feet.
 - c. At least one (1) medium shrub for each ten (10) lineal feet.
- (2) Parking lots shall be developed with the following interior landscaping:
 - a. At least one (1) landscape island for each one-hundred (100) lineal feet.
 - b. At least one (1) large deciduous tree for each required landscape island.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.10. - Signs.

Free-standing signs within the 220-North Mixed-Use Overlay District shall comply with the following:

- (1) Off-premises signs shall be prohibited.
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs. The signage plan shall be incorporated into the required concept plan.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.11. - Development within the special flood hazard area.

Development within any area of the 220-North Mixed-Use Overlay District that is designated as a Special Flood Hazard Area, as shown on the adopted Flood Insurance Rate Map (FIRM) for Franklin County, shall comply with the following:

- (1) A special use permit shall be required for the establishment or expansion of any use or structure located within the special flood hazard area.
- (2) Where a special use permit is required for development within the special flood hazard area, the special use permit application shall contain a concept plan showing the boundaries of the special flood hazard area and the location of any existing and/or proposed structures, buildings, roads, parking areas, or other physical improvements.



(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.12. - Access management.

The following standards for access management shall apply within the 220-North Mixed Use Overlay District:

- (1) All new roads or streets within the 220-North Mixed Use Overlay District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

(Res. No. 19-12-2009, 12-15-09)

Sec. 25-502.13. - Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the 220-North Mixed Use Overlay District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

(Res. No. 19-12-2009, 12-15-09)

Secs. 25-503—25-610. - Reserved.



SUGGESTED MOTIONS:

(1) (RECOMMEND) I make a motion to recommend the proposed ordinance amendments to zoning definitions, 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, and the newly created Regional Enterprise Park (REP) District as a new zoning classification for public necessity, convenience, general welfare, or good zoning practice.

(2) (DENY) I find that the proposed ordinance amendments to zoning definitions, 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, and the newly created Regional Enterprise Park (REP) District as a new zoning classification do not serve the public necessity, convenience, general welfare, or good zoning practice. Therefore, I move to deny the recommendation of the proposed ordinance amendments and new zoning classification district.

(3) (DELAY ACTION) I find that the required proposed ordinance amendments to zoning definitions, 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, and the newly created Regional Enterprise Park (REP) District as a new zoning classification do not serve the public necessity, convenience, general welfare, or good zoning practice. are incomplete. Therefore, I move to delay action until further information is submitted.

