

**- CODE OF THE COUNTY
Chapter 25 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 13. REGIONAL ENTERPRISE PARK DISTRICT (REP)**

DIVISION 13. REGIONAL ENTERPRISE PARK DISTRICT (REP)

Sec. 25-410. Purpose.

- (a) This district is created to provide locations of at least two hundred (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.

(Ord. No. 06-08-2016, 8-16-16)

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.

Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).

Solar Generation Facility, Small, (see section 25-148).

Temporary construction facilities, subject to the requirements of section 25-129.

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.

(Ord. No. 06-08-2016, 8-16-16; Ord. No. 09-10-2017, 10-18-17; Ord. No. 16-12-2019, 1-8-20; Ord. No. 20-07-2022, 7-21-22)

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.

Truck terminal.

Miscellaneous use types:

Solar Generation Facility, Large, (see section 25-147).

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.

(Ord. No. 06-08-2016, 8-16-16; Ord. No. 20-07-2022 , 7-21-22)

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 two hundred (200) contiguous acres.

(Ord. No. 06-08-2016, 8-16-16)

Sec. 25-414. Maximum height of buildings.

- (a) The maximum height of buildings in this district shall be seventy (70) 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.

(Ord. No. 06-08-2016, 8-16-16; Ord. No. 17-12-2019 , 1-8-20)

Cross reference(s)—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.

(Ord. No. 06-08-2016, 8-16-16)

Sec. 25-416. Maximum floor area.

Not regulated.

(Ord. No. 06-08-2016, 8-16-16)

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

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

(Ord. No. 06-08-2016, 8-16-16)

Sec. 25-418. Minimum loading space.

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

(Ord. No. 06-08-2016, 8-16-16)

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.

(Ord. No. 06-08-2016, 8-16-16)

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.

(Ord. No. 06-08-2016, 8-16-16)

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.

(Ord. No. 06-08-2016, 8-16-16)

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.

(Ord. No. 06-08-2016, 8-16-16)

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.

(Ord. No. 06-08-2016, 8-16-16)

Secs. 25-424—25-470. Reserved.