

PUBLIC HEARING NOTICE

Planning Commission

Thursday, September 19, 2019, 7:00 p.m.

1800 Sandy Hook Rd., Board Meeting Room Suite 250, Goochland, VA
Meeting is Open to the Public

7:00 p.m. - Public Hearing

Countywide

Goochland County has rewritten its entire zoning ordinance to modernize, simplify, and clarify it. The zoning ordinance moves from Appendix A to Chapter 15 of the Goochland County Code; many Articles are relocated and all sections are renumbered. In describing the changes, references are made to the Article name in the new ordinance.

General Provisions: Added to purpose: protecting historic areas, implementing the comprehensive plan, reducing street congestion, facilitating adequate public facilities, and protecting water. Clarified severability clause inapplicable to Conditional Use Permits (CUPs) and rezoning proffers.

Administration/Enforcement: Added preapplication and application processes, including need for complete applications. Included referrals from Board of Supervisors (BoS) to Planning Commission (PC). Added authority for BoS to revoke CUPs, and for zoning administrator to do inspection warrants and vested rights letters. Identified proffer condition amendments. Removed requirement for written complaints and specified notice of violation contents and appeal periods. Changed penalties from \$250 to a maximum of \$1000, with increasing fines for not correcting violation; included court authority to abate. Clarified time calculation for applicant deferrals. Shortened building permit requirements by reference to USBC, and clarified need for certificates of zoning compliance for accessory and farm structures.

All zoning districts include a shortened statement of intent linked to the comprehensive plan. Charts are used for permitted and CUP uses, and bulk regulations. Removed primary and secondary road distinctions and use Major Thoroughfare Plan terms. Deleted Forestal Conservation – Open Space District, and Planned Office Park District. Floodplain and Dam Break Inundation Zone moved and clarified as similar to overlay district.

All residential districts: lot width excludes lakes and rivers; height is changed from one story to 15'. Deleted the term low density residential. Added state code uses family day home, assisted living and group home, temporary family health care structure. Made commercial vehicle parking, home occupation, and construction trailer into uses with standards. Added home occupation use standards. Revised name: single-wide and double-wide manufactured home now dwelling, manufactured homes; and two-family dwelling now accessory apartment, detached or attached.

Agricultural, General (A-1) and Agricultural, Limited (A-2): Added minimum lot size to statement of intent. New by-right uses: community garden, farm operation greenhouse/nursery – production, wetland mitigation bank, family day home, assisted living facility and group home, taxidermy shop, government building, park and ride facility, pick-your-own farm. New use with standards: accessory apartment. Rearranged and simplified

uses with standards: bed and breakfast, biosolids, public assembly, sand and gravel pit, quarry, mining operation, minor sawmill, hosted short-term rental, telecommunication tower, wind turbine, accessory public assembly uses at winery cidery brewery or distillery. Added and revised home occupation use standards. New CUPs: electronic message center, farm distribution hub, farm and feed store, livestock market, car wash, convenience store, gas station, retail, solar energy farm, gunsmith shop, home-based business, adult day care center, commercial recreation, overnight respite care, water and wastewater plant. Revised names: fruit and vegetable stand now farm stand; lodge, hunting club, radio-controlled model airplane club and private club now private club; campground and summer camp now campground, camp, day or boarding; youth home now children residential facility or therapeutic group home; processing plant for agricultural and forestry products now agricultural processing; other public assembly places now public assembly places; service station, public garage, repair shops now automobile or vehicle repair or service station with major repairs under cover;

Agricultural, Intensive (A-3): Added all A-1 uses. Same revised names as A-1. Deleted nutrient management plan requirements and replaced with state code requirements.

Residential, Rural (RR): New use with standards: accessory apartment. Moved residential chicken-keeping to use with standards. New CUPs: adult day care. Deleted shared access information and staff authority to waive open space requirements.

Rural Preservation (RP): Same uses as added to RR. Removed telephone booths.

Residential Limited (R1): Deleted prohibition on home occupation. Moved animal section. Decreased lot width from 200' to 150' with water or sewer. Made use with standards: residential chicken-keeping. Deleted nursery schools and private kindergarten since included in school uses.

Residential General (R3): Statement of intent recommends multi-family uses for village areas with public utilities. Same use changes as R1.

Residential Neighborhood (RN): Added exception to open space requirements for 6 or fewer lots. Same use changes as R1.

Residential Office (RO): Revised 20% maximum building lot coverage to 50% impervious area coverage. Deleted lighting and ground cover sections. Clarified office parking wall and fence requirement only when adjacent to residential uses.

Residential Planned Unit Development (RPUD): Changed base density from 2 units per acre to 2.5 units per acre and deleted environmental incentives. Deleted duplicative submittal requirements. Open space requirements reduced from 30% to 25%, exclusive of perimeter buffer. Added requirement for sidewalk on 1 side of street except short cul-de-sacs. Deleted residential Floor Area Ratio (FAR) requirements. Deleted residential density not to exceed 6 units per acre. Same use changes as R1.

Residential Manufactured Home Park (RMH): Changed mobile home to manufactured home. Deleted prohibition of manufactured home within 500' of residence. Changed road requirements from 18' to 20' wide and support 75,000 pounds. Deleted electrical and plumbing standards because in USBC. Deleted specific parking requirements, and fires only in stoves or other equipment.

Changes to all commercial and industrial districts: Clarified additional landscaping needed if uses adjacent to residential or agricultural uses.

Mixed Planned Use Development (MPUD): Clarified CUP available to delete design standards, site development regulations, land use ratios, and common open space requirements.

Business Limited (B2) renamed Neighborhood Business (NB). Clarified that district intent is transition between residential and more intensive commercial.

Business General (B1): Categorized uses into general commercial office, food beverage, recreation entertainment, public institutional, light industrial, and utilities. New by-right uses: auction house, bicycle sales and repair shop, gas station, personal services, packing and mailing services, shopping center, studio and shops for artists, teachers and craftsman up to 3000 SF, brewpub, catering meal delivery, brewery, distillery, college or university, park and ride lot, government services, car wash, indoor recreational facility, and broadcasting studio. New CUP: electronic message center. Identified as having use standards: adult business, drive-thru business, temporary construction trailer, shopping center.

Industrial Limited (M1): New by-right uses: animal grooming, animal shelter, art studio, art school, art gallery, auction facility, automobile rental, automobile storage lot, brewery, cidery, distillery, winery, catering commercial kitchen, electric vehicle charging station, gas station, government maintenance or storage facility, music dance or martial arts studio or school, printing or similar reproduction facility, retail sales, taxi or limousine service. New CUP: electronic message center.

Industrial Limited (M2): New CUP: electronic message center.

Use Standards: Former uses with standards were moved to this Article. New uses with standards: farmers market, farm stand, childcare center, grocery/retail pick up, shopping center, automobile rental, automobile or vehicle storage lot, inoperable vehicle, sale of trucks trailers equipment and tools, small cell facility, and solar energy system. Uses with updated standards: home occupation, commercial vehicle parking, communication tower and antenna.

Plan of Development (POD): Added minor plan of development for minor site changes. Added standards for administrative waiver. POD requirements: added FAR calculation, loading spaces and submittal from 1" = 100' to 1" = 50'. Added cluster mailbox provision, if required. Required improvements: added road extension sign for stub roads, and clarified access easement requirements. Clarified difference between BoS waiver and administrative waiver. Added bonding for lighting, landscaping, and similar improvements. Added temporary administrative relief to allow limited permits without improvement completion.

Parking and Loading: Added parking requirements for agricultural/natural resource uses: abattoir slaughterhouse, farm and feed supply, farm equipment sales and service, farmers market, greenhouse nursery retail, meat poultry and fish processing. Added parking requirements for residential uses: accessory apartment, assisted living facility and group home, bed and breakfast, family health care structure, temporary housing operated by nonprofit, short term rental hosted and unhosted. Revised parking requirements for single and two family dwelling, and multifamily. Added parking requirements for commercial and office uses: adult business, adult daycare center, animal boarding and kennel, animal grooming, antique or gift shop, art studio, art school or art gallery, bakery, barber or beauty shop, bicycle sales and repair shop, day or boarding campground, car wash, commercial cemetery, private club, convenience store, dance music or martial arts school or studio, drive thru, drycleaner or laundromat, electric vehicle charging station, family day home, financial institution or bank, gas station, parking and mailing services, personal services, pharmacy or drugstore, computer or appliance repair services, recreation vehicle motor home or travel trailer sales, truck trailer equipment and tools sales, wind turbine, taxi and limousine service, taxidermy, travel plaza or truck stop, truck hauling operation. Amended

parking requirements for commercial and office uses: self-storage or mini warehouse facility, shopping center, veterinary services, animal hospital, animal boarding, or animal shelter. Added parking requirements for food and beverage uses: bar and nightclub, brewpub, drive-in restaurant or drive thru use, brewery or distillery, winery, cidery, vendor or produce stand. Revised parking requirements for sit-down restaurant use. Added parking requirements for recreation uses: soccer or baseball athletic field, public golf course, gun rifle or skeet shooting range indoor or outdoor, gunsmith shop, outdoor theater. Revised parking requirements for recreation uses: country golf or private club, indoor theater. Added parking requirements for public/institutional uses: animal shelter, broadcasting studio, government building, government maintenance or storage facility, park and ride facility, playground, park, public recreational facility, children residential facility (therapeutic group home). Revised parking requirements for public/institutional uses: fire and rescue station, hospital, nursing home, assisted living facility, school, worship uses. Added parking requirements for industrial uses: airport, asphalt or concrete mixing plant, automobile storage lot, cabinetmaking furniture or upholstery shop, commercial kitchen catering, composting facility, contractor equipment storage yard or plant, contractor equipment rental, data center, debris landfill, game preserve, laboratory, lumber building fencing supplies and equipment, material recovery facility, metal product assembly or cutting and fabrication, outdoor storage, petroleum storage, planned development park, plumbing and electrical supply, printing or similar reproduction facility, sand and gravel pit, quarry, mining operation, truck terminal, wildlife preserve, conservation area, woodland preserve, arboretum. Revised parking requirements for industrial uses: light manufacturing, heavy manufacturing, wholesale business or warehouse. Added parking requirements for utilities uses: public utility generating station, transmission substation, transmission line, telecommunication or radio tower.

Streets, Highways, and Access Management: Added access management here instead of subdivision ordinance. Deleted duplicative definitions. Changed planning department or county engineer to POD administrator. Deleted ineffective graphics and those already in Major Thoroughfare Plan. Deleted duplicate flag lot standards. Added turn lane requirements for commercial and industrial developments and major subdivisions, and BoS authority to waive turn lane requirements.

Landscape: Moved landscaping requirements here from each district. Purpose to preserve and enhance aesthetics and property values, mitigate noise, glare, storm water runoff and other negative effects, and provide shade and wildlife habitats. Landscape plan required if disturbance of 10,000 SF or greater. Detailed requirements for landscape plans. Specified 10' landscaped strip on roadways and access easements with 2 trees per linear foot instead of 1 per 1,000 SF and continuous row of evergreen shrubs 18" or taller. Added perimeter parking lot landscaping in 6' strip with 2 trees per linear foot, 1 minimum 2" caliper and 1 minimum 6' tall. Interior parking lot landscaping at least 10% of parking lot area, with 1 shade tree per island and no more than 18 spaces without parking island. Consolidated screening requirements for vehicle storage lots, building and landscaping supplies and equipment, inoperative vehicles, and commercial vehicles in residential area. Consolidated Residential Office district landscape requirements. Added landscape credits for existing trees and shrubs.

Outdoor Lighting: Specified exemption for light fixtures installed before 11/6/13. Added shielded lights shining on flags.

Signs: Added traffic safety and aesthetics to purpose. Deleted all references to sign content and categories based on sign purpose or content, including: business, directional,

farm, home occupation, identification, noncommercial, political campaign, political non-campaign, real estate, real estate lead-in, special event, street banner, and yard sale signs. Revised sign and construction sign definitions. Deleted definition and references to changeable copy sign. Added definitions for feather sign, flashing sign, minor sign, off-premise sign, raised sign, sign face, electronic message center. Deleted references to commercial or non-commercial signs. Prohibit signs that move, emit smoke scent or sound, carried signs, off-premise signs, and signs on public property without permission. Added time frames for sign permit decisions. Permit electronic message center as CUP in agricultural, commercial and industrial districts with general, display, and brightness control use standards. Permit gas stations 16 SF light emitting diode (LED) signs. Added temporary sign regulations limited to 25 SF, display for only a 30-day period each year other than residential, and requiring sign permit other than residential. Added standards for measurement of sign area and height, including graphics. Allow height measurements from road grade instead of ground when ground lower than road. Consolidated requirements to maintain and remove signs and required signs be maintained to USBC standards. Created tables for district standards for number, type, sign area, setback and sign height. Added height limits for all sign types in each district. Deleted by-right use for signs showing time, date, temperature or weather. Changed from 15' to 10' sign setback in A and R districts. Added signs for subdivision entrances, construction signs, raised signs in commercial districts.

Entrance Corridor and Village Center Overlay District: Shortened and clarified purpose. Reformatted for consistency with standards similarly outlined. Clarified that overlay and landscape requirements are additional to district requirements. Exempted signs from Certificate of Approval (COA) requirements unless new development and clarified that new development signs need COA. Allowed administrative review of COAs except for waiver. Deleted duplicative statement that businesses sharing building also share ground mounted sign. Deleted two buffer standards from River Road Corridor Overlay District. Changed landscape standards from SF to linear feet requirements in all overlay districts.

Floodplain District and Dam Break Inundation Zones: No substantive changes, moved sections and clarified that requirements are additional to zoning district requirements.

Nonconforming Lots, Structures, and Uses: Added state law requirement to allow repair, rebuilding, or replacement of structures damaged by natural disaster, accidental fire, or other acts of God. Revised multiple sections to clarify nonconforming use can occur whenever zoning ordinance amended.

Board of Zoning Appeals (BZA): Deleted organizational information and procedures because they are in BZA bylaws. Included state law requirement that secretary notify court before members' terms end. Included application requirements for variances and appeals. Included state law presumption that zoning administrator determinations are correct. Included state law variance definition. Added time for appeal of BZA decision.

Definitions: Added accessory apartment, adjacent, agricultural processing, amusement and recreational services, animal grooming, animal hospital, animal shelter, archery range, athletic field, auction facility, automobile, automobile sales, bar, billiards, bingo hall, bowling alley, brewpub, broadcasting studio, buffer, cabinet making shop, campground, carwash, cemetery, cidery, club or lodge, college, commercial recreation, conference center, condominium, conservation area, convenience center, convention hall, country club, cul de sac, dance hall, distribution center, drug stores, manufactured home dwelling, four-family dwelling, easement, family day home, temporary family health care

structure, farm equipment sales, feed supply store, forestry, funeral home, furniture store, gas station, miniature golf course, greenhouse nursery retail, group home, gunsmith shop, home-based business, horse boarding, laundromat, library, limousine service, machinery sales, mining operation, motor vehicle, museum, nightclub, office, park and ride facility, park, personal services, pick-your-own, pharmacy, playground, quarry, recreational facility, overnight respite care, restaurant, outdoor retail sales, retail sales, private road, school, private school, shopping center, skateboarding park, skating rink, solar energy farm, studio, swimming pool, tavern, taxidermist, tennis court, theater, drive-in theater, truck hauling business, university, upholstery shop, veterinary hospital, warehouse. Deleted definitions for boardinghouse, general store, maternity hospital. Revised definitions: child care center and family day home to remove hours of operation; dwelling unit to add kitchen definition; floodplain to remove the references to FEMA and insurance rate maps or flood insurance studies; home occupation to remove references to specific types of occupations; junkyard to remove requirement that it be near state highway and reference to automobile graveyard; land sales office to remove maximum square feet, and updated Code reference.

Rules of Measurement: Added new Article to consolidate and explain methods for measurements for lot types, yards, lot widths, setbacks, building projections, heights, floor area ratios (FAR), open space, sight distance triangles, and tree calipers; included descriptive graphics. Added ability to project building elements into setback. Clarified attached and detached structures.

**Anyone may attend to express opinions on the above.
Full text of the above information is available in the Planning Office,
1800 Sandy Hook Road, Suite 280
Goochland, VA 23063
Monday through Friday, 8:30 a.m. – 5:00 p.m.**



**Meeting accommodations including
interpreters are provided upon request.
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