ORANGE COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING 128 WEST MAIN STREET ORANGE, VIRGINIA 22960



(540) 672-4347 Fax: (540) 672-0164 orangecountyva.gov

Regular Meeting Gordon Building Meeting Room 112 W. Main Street, Orange, VA 22960 Thursday, October 3, 2013 AGENDA

7:00 p.m.

- 1. Call to Order
- 2. Determination of Quorum
- Approval of Agenda
- 4. Public Comment
- Old Business
 - A. Board of Supervisors Report Jim White
 - B. Planning and Zoning Report Gregg Zody
 - C. Joint efforts of the BOS, PC and EDA discussion

7:15 P.M. – PUBLIC HEARING

A PROPOSED AMENDMENT TO DIVISION 2 OF THE ORANGE COUNTY SUBDIVISION ORDINANCE:

Sec. 54-167. - Construction Standards.

The Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as "public street requirements") are hereby adopted by reference. Private Streets shall be constructed as follows:

- 1. Any road created to serve one (1) or two (2) lots may be privately constructed and maintained.
- 2. Any road created to serve three (3) or more between three and up to seven lots shall be privately constructed and maintained to meet the public, provided the following minimum street construction standards requirements as referenced are met:
 - 1) The minimum width of pavement shall be sixteen (16) feet and the minimum vertical clearance shall be fourteen (14) feet;
 - 2) The grade shall not exceed ten (10) percent;
 - 3) The road surface may be either paved or gravel. Gravel roads shall consist of a minimum of six (6) inches of compacted aggregate;
 - 4) The roadway shall provide adequate drainage so as not to promote standing water;
 - 5) All culverts shall be constructed to VDOT standards.
- 3. Any existing private road where property or properties are divided such that the road serves three (3) or more lots must be improved to meet the public private street requirements as referenced.
- 4. Any road created to serve three (3) or more lots within a family subdivision may be privately maintained but shall be constructed to meet the <u>public private</u> street requirements as referenced.

<u>PROPOSED AMENDMENTS TO ARTICLES 1 AND 4 OF THE ORANGE COUNTY ZONING</u> ORDINANCE:

ACCESSORY APARTMENTS

Sec. 70-1. Definitions. <u>Accessory Apartment</u> means an accessory residential use of less than 600 square feet or 25% of the floor area of the principal residential structure, whichever is less, contained within a private garage, an accessory structure (such as a cottage or carriage house), or within the principal residential structure. The accessory apartment shall be served by a water supply and sewage disposal system approved by the Virginia Department of Health. There shall be no more than one such apartment per lot of record.

Sec. 70-302. Permitted uses. (Agricultural district)

(10) Accessory Apartment

Sec. 70-332. Permitted uses. (Limited Residential district)

(6) <u>Accessory Apartment</u>

OFFICES/OFFICE BUILDINGS

Sec. 70-1. Definitions. <u>Office means an establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.</u>

Office Building means a structure containing multiple office uses.

Sec. 70-482. Permitted uses. (General Commercial)

(3) Office/Office Building.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(4) Offices/Office Building.

Sec. 70-542. Permitted Uses. (General Industrial)

(7) Office/Office Building.

VOCATIONAL TRAINING FACILITIES

Sec. 70-1. Definitions. <u>Vocational Training Facility</u> means a school providing education and/or training for a specific occupation, business, trade, or profession. Offices and classroom facilities are by right, where permitted. Other facilities are permitted with a Special Use permit. This classification excludes establishments providing training for a use that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be included in this definition. Privately operated and/or owned military-oriented training facilities or uses of a similar private military-style training (paramilitary) nature are not permitted in any zoning district.

Sec. 70-482. Permitted uses. (General Commercial)

(4) <u>Vocational Training Facility</u>.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(5) <u>Vocational Training Facility</u>.

Sec. 70-542. Permitted Uses. (General Industrial)

- (8) <u>Vocational Training Facility.</u>
- 6. New Business
- 7. Commissioner Comments
- 8. Next meeting
- 9. Adjourn

ORANGE COUNTY PLANNING COMMISSION

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347 FAX: (540) 672-0164 <u>orangecountyva.gov</u>

MEMORANDUM

TO: Planning Commission Members

FROM: Gregg Zody, Director

Planning and Zoning

SUBJECT: Public Hearing Items

DATE: September 25, 2013

Please find attached two sets of correspondence relating to the two sets of text amendments scheduled for public hearing on October 3, 2013.

The first memorandum (Public Hearing Attachment 1) is dated September 16, 2013 and it relates to proposed private road standards. This document was handed out at our last Planning Commission meeting. Also included in this attachment are the existing Road Maintenance Agreement template and the draft text amendment language.

With regards to the road standards, I checked with Chief Harkness (email attached) about the minimum width of fire trucks, and according to him, the maximum width of a fire truck is 8.5 feet – excluding the mirrors. This fact is important when we consider widths of private streets and what the minimum width should be when considering the public safety element.

The second set of correspondence (Public Hearing Attachment 2) contains memoranda from staff to the Board and Planning Commission members in 2012, conveying the Board's concerns about accessory apartments, definitions, etc, for your consideration as the Planning Commission deliberates the draft language. An additional attachment (next to last page) to this particular set of correspondence contains an email regarding Planning Commission Goodwin's comments as it relates to the draft language for definitions, etc. . The draft language is attached.

As always, please contact me if you have questions.

Attachments: 2 sets

CC: Julie Summs, County Administrator

Thomas Lacheney, County Attorney

File

PUBLIC HEARING ATTACHMENT 1

ORANGE COUNTY, VIRGINIA

BOARD OF **S**UPERVISORS

SHANNON C. ABBS, DISTRICT ONE JAMES K. WHITE, DISTRICT TWO S. TEEL GOODWIN, DISTRICT THREE GROVER C. WILSON, DISTRICT FOUR LEE H. FRAME, DISTRICT FIVE

JULIE G. SUMMS
COUNTY ADMINISTRATOR

PHONE: (540) 672-3313 FAX: (540) 672-1679



MAILING ADDRESS: PO Box 111 ORANGE, VA 22960

PHYSICAL ADDRESS: R. LINDSAY GORDON III BUILDING 112 WEST MAIN STREET P O BOX 111 ORANGE, VIRGINIA 22960

MEMORANDUM

TO: Orange County Planning Commission

FROM: Alyson A. Simpson, Chief Deputy Clerk

DATE: September 16, 2013

SUBJECT: Requested Action for Amendments to the Subdivision Ordinance for

Private Street Construction

At their September 10, 2013, Board of Supervisors Meeting, the Board initiated Planning Commission action to amend Section 54-167 of the Orange County Code of Ordinances regarding construction standards for private streets. Consideration from the Planning Commission is requested in order for the Board to conduct its public hearing regarding the amendments and take action on the matter.

Please see the attached motion regarding the Board's action, as well as a copy of the draft amendment ready for the Planning Commission's consideration and input. The Board of Supervisors asked the Planning Commission to specifically look at the width of the road, the 10% slope, and 50-foot right-of-way requirements, as well as consideration of the difference between regular subdivisions and family subdivisions.

Please direct all questions to staff. The Planning Commission's cooperation on this matter is greatly appreciated.

Attachments as noted.

cc: Board of Supervisors

Julie Summs, County Administrator Thomas Lacheney, County Attorney

Gregg Zody, Director of Planning and Zoning

P.O. BOX 111 ORANGE, VIRGINIA 22960

At a regular meeting of the Orange County Board of Supervisors held on September 10, 2013, the following action was taken:

130910 - 9B

RE: <u>SELECTED CHANGE TO THE SUBDIVISION ORDINANCE FOR ROAD STANDARDS</u>

Mr. Frame moved, seconded by Mr. White and carried, to initiate amendments to Section 54-167 of the Orange County Code of Ordinances regarding construction standards for private streets, and requests that the Planning Commission advertise for and hold a public hearing in order to receive comments and make a recommendation to the Board of Supervisors on the proposed amendments.

dministrator

Ayes: Abbs, White, Goodwin, Wilson, Frame. Nays: None.

MOTION APPROVED

cc:

Glenda Bradley, Finance Director Connie Clark, Accountant

Gregg Zody, Planning and Zoning Director Thomas Lacheney, County Attorney

File: Board Actions 2013

Attachment:

Proposed Amendments to Section 54-167

Proposed text amendment 54-167 (Construction Standards) 09052013 Proposed text changes <u>underlined</u> Proposed text removals in STRIKETHROUGH

DIVISION 2. – GENERAL STREET DESIGN STANDARDS

Sec. 54-167. – Construction standards.

The Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as "public street requirements") are hereby adopted by reference. Private Streets shall be constructed as follows:

- 1. Any road created to serve one or two lots may be privately constructed and maintained.
- 2. Any road created to serve three or more between three and up to seven lots shall be privately constructed and maintained to meet the public, provided the following minimum street construction standards requirements as referenced are met:
 - 1) The minimum width of pavement shall be sixteen (16) feet and the minimum vertical clearance shall be fourteen (14) feet:
 - 2) The grade shall not exceed ten (10) percent;
 - 3) The road surface may be either paved or gravel. Gravel roads shall consist of a minimum of six (6) inches of compacted aggregate:
 - 4) The roadway shall provide adequate drainage so as not to promote standing water:
 - 5) All culverts shall be constructed to VDOT standards;
- 3. Any existing private road where property or properties are divided such that the road serves three or more lots must be improved to meet the public private street requirements as referenced.
- 4. Any road created to serve three or more lots within a family subdivision may be privately maintained but shall be constructed to meet the <u>public private</u> street requirements as referenced.

Certificates regarding street construction shall appear on the face of the plat pursuant to section 54-94 (9, 10 or 11).

RECORDATION COVER SHEET

TYPE OF INSTRUMENT:		PRIVATE ROAD MAINTENANCE AGREEMENT
DATE OF INSTRUMENT:,	20	~
NAMES OF PARTIES:		
COUNTY WHERE PROPERTY LOCATED: ORANGE		
BRIEF DESCRIPTION OF PROPERTY:		
RETURN TO:		

THIS PRIVATE ROAD MAINTENANCE AGREEMENT (the "Agreement") is made				
this day of , 20 , by and between				
(hereinafter referred to as the "Grantor"), and				
(hereinafter collectively referred to as "Grantees"), and provides as follows:				
This Agreement is made with reference to the following facts:				
A. Grantor is the owner of certain real property, as shown on a plat				
entitled, dated, and				
prepared by, certified land surveyors (the "Subdivision				
Plat") which Subdivision Plat was recorded immediately preceding this instrument of record				
in the Clerk's Office of the Circuit Court of Orange County, Virginia (hereinafter referred to				
as "Land Records") and is incorporated by reference.				
B. Grantee(s) is/are the owner(s) of certain real property identified as				
Lot(s), as shown on the Subdivision Plat.				
C. The Property is situate in the Orange County, Virginia; Owner having				
acquired the Property by deed(s) recorded as Instrument Number(s)				
among the Land Records. [Optional provisions if necessary: and having				
acquired its portion of the Property by deed recorded in Deed Bookat Page				
; as adjusted by deed recorded in Deed Book at Page recorded				
among the Land Records.]				
D. Lotsshare a private access right-of-way for ingress and egress				
across the Property in the location shown on the Subdivision Plat. It is				

the desire and intent of the parties hereto to provide for the maintenance and repair of the aforesaid access Right-of-Way.

DECLARATION:

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1. The responsibility for the cost of construction, repair and maintenance of the access Right-of-Way serving ______ shall be shared equally among the Grantee(s) of said lots, their successors and assigns.
- 2. The travelway within the access Right-of-Way shall be constructed and maintained as a _______roadway sufficient for vehicular traffic, with maintenance to include, without limitation, grading, scraping, ditching, snow removal and spreading of new ______, as necessary, as determined in the reasonable discretion of the Grantee(s) of ______ their successors and assigns.
- 3. The travel-way within the access Right-of-Way is private, and its maintenance, including snow removal, is not a responsibility of the County of Orange, Virginia. The access Right-of-Way shall not be eligible for acceptance into the State secondary system for maintenance until such time as it is constructed and otherwise complies with all requirements of the Virginia Department of Transportation ("VDOT") for the addition of subdivision roads current at the time of such request. Any costs required to cause this road to become eligible for addition to the State system shall be provided from funds other than those administered by VDOT or the County of Orange, Virginia.

- 4. Notwithstanding the foregoing, if either party hereto or their contractors, subcontractors, agents or invitees (the "Damaging Party") shall damage the subject access Right-of-Way area or cause the subject access Right-of-Way area to be in a state of disrepair (excluding ordinary wear and tear and damage due to unknown causes), then the Damaging Party shall be solely responsible for repair and restoration of the Driveway and shall bear all the cost and expense of such repair.
- 5. The parties hereto hereby agree to make full and prompt payment of their equal share of expenses incurred pursuant to this Agreement. An event of default shall occur if any owner of Lots fails to provide punctual payment as due under the terms of this Agreement, and such failure to pay continues for five (5) days after written notice from any party, or their successor to this Agreement, of the outstanding amount due. Any outstanding amount due in the event of default shall bear interest from the date of delinquency at a rate of twelve percent (12%) per annum.
- 6. Each party hereby agrees to grant to the other and to the County of Orange, Virginia, VDOT, or other appropriate authorities, as applicable, ingress/egress easements to emergency vehicles and County of Orange, Virginia vehicles, as well as such easements for the installation and maintenance of utilities, supply and transmission lines, slope easements, temporary construction easements, stormwater management easements, sediment and erosion control easements, or other easements that are reasonably required in connection with the construction or maintenance of the access Right-of-Way.
- 7. This Agreement, and any amendments hereto, shall be recorded among the Land Records, and shall constitute a covenant running with the land, and the terms hereof shall not be amended or modified, except by written agreement.

8. If any provision of this Agreement, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of the provisions hereof, or the application thereof to other persons or circumstances, shall not be affected thereby, and each provision hereof shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties have executed this instrument as of the date first set forth above.

[SIGNATURES ON FOLLOWING PAGES]

FOR USE BY A CORPORATE ENTITY

Corporate Name:
By:
Title:
COMMONWEALTH OF VIRGINIA COUNTY OF, to wit:
I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that as of, whose name is signed to the foregoing instrument, appeared before me and personally asknowledged the same in the indicated the same indicated the same in the indicated the same indicated the same in the indicated the same
instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.
GIVEN under my hand and seal this day of, 20
My commission expires:
Notary Public

FOR USE BY INDIVIDUALS

			(SEAL)
			(SEAL)
COMMONWEALTH OF VIRGINIA			
COUNTY OF	, to wit:		
I, the undersigned Notary Public, in	and for the	e jurisdiction at	foresaid, do hereby
certify that	, who:	se name is sign	ed to the foregoing
instrument, appeared before me and persor aforesaid.	ally acknow	vieagea the san	ne in my jurisdiction
GIVEN under my hand and seal this		day of	, 20
My commission expires:			
Not	ary Public		· · · · · · · · · · · · · · · · · · ·
COMMONWEALTH OF VIRGINIA			
COUNTY OF	, to wit:		
I, the undersigned Notary Public, in certify that	whose	name is signe	ed to the foregoing
instrument, appeared before me and person	ally acknow	ledged the sam	ne in my jurisdiction
aforesaid.			
GIVEN under my hand and seal this		day of	, 20 //
My commission expires:			
•	ary Public		

Gregg Zody

From:

John Harkness

Sent:

Wednesday, September 25, 2013 11:23 AM

To: Subject: Gregg Zody RE: Fire Trucks

Greg,

The max width of a fire truck is 8.5 feet excluding the mirrors.

John

From: Gregg Zody

Sent: Wednesday, September 25, 2013 9:18 AM

To: John Harkness **Subject:** Fire Trucks

Good morning, John.

What is the average width of a fire truck? About 10'?

Thanks,

Gregg

Gregg Zody, AICP County of Orange Director of Planning and Zoning 128 West Main Street Orange, Virginia 22960 540.672.4347 (Office) 540.672.0164 (Fax) Proposed text amendment 54-167 (Construction Standards) 09052013 Proposed text changes <u>underlined</u> Proposed text removals in <u>STRIKETHROUGH</u>

DIVISION 2. – GENERAL STREET DESIGN STANDARDS

Sec. 54-167. – Construction standards.

The Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as "public street requirements") are hereby adopted by reference. Private Streets shall be constructed as follows:

- 1. Any road created to serve one or two lots may be privately constructed and maintained.
- 2. Any road created to serve three or more between three and up to seven lots shall be privately constructed and maintained to meet the public, provided the following minimum street construction standards requirements as referenced are met:
 - 1) The minimum width of pavement shall be sixteen (16) feet and the minimum vertical clearance shall be fourteen (14) feet;
 - 2) The grade shall not exceed ten (10) percent;
 - 3) The road surface may be either paved or gravel. Gravel roads shall consist of a minimum of six (6) inches of compacted aggregate;
 - 4) The roadway shall provide adequate drainage so as not to promote standing water;
 - 5) All culverts shall be constructed to VDOT standards.
- 3. Any existing private road where property or properties are divided such that the road serves three or more lots must be improved to meet the <u>public private</u> street requirements as referenced.
- 4. Any road created to serve three or more lots within a family subdivision may be privately maintained but shall be constructed to meet the <u>public private</u> street requirements as referenced.

Certificates regarding street construction shall appear on the face of the plat pursuant to section 54-94 (9, 10 or 11).

PUBLIC HEARING ATTACHMENT 2

ORANGE COUNTY PLANNING COMMISSION

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347 FAX: (540) 672-0164 orangecountyva.gov

<u>MEMORANDUM</u>

TO: Orange County Board of Supervisors

THROUGH: Julie G. Summs, County Administrator

FROM: Gregg Zody, Director of Planning and Zoning 62

DATE: November 1, 2012

RE: Selected Changes to the Zoning Ordinance

Please find attached selected draft text amendments to the Zoning Ordinance as directed by the Board of Supervisors at their regularly scheduled meeting on August 28, 2012.

As I mentioned at that particular meeting and subsequent meetings, one of the four accepted amendments involved amending the Subdivision Ordinance to address private drive and road standards for subdivisions. At this time, I am continuing to research how other localities in the Commonwealth address private roads which are intended to remain private, as VDOT does not have private road standards (per my July 13, 2012 Board Memorandum), only the entrances onto public rights-of-way.

The attached draft language addresses three Zoning Ordinance amendments which include definitions and recommended zoning districts for the following proposed permitted uses: 1) Accessory Apartments; 2) Office; and 3) Vocational Training Facilities.

CC: Tom Lacheney, County Attorney

File

ACCESSORY GARAGE APARTMENT

Sec. 70-1. Definitions. Accessory Apartment, An accessory residential use of less than 600 square feet or 25% of the floor area of the principal residential structure, whichever is less, contained within a private garage, an accessory structure (such as a cottage or carriage house), or within a principal residential structure. The accessory apartment use shall be served by a water supply and individual sewage disposal system. There shall be no more than one such apartment per lot of record.

Sec. 70-302. Permitted uses. (Agricultural district)

(10) Accessory Apartment

Sec. 70-332. Permitted uses. (Limited Residential district)

(6) Accessory Apartment

OFFICE

Sec. 70-1. Definitions. Office. An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.

Sec. 70-482. Permitted uses. (General Commercial)

(3) Office/Office Building.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(4) Offices/Office Building

Sec. 70-542. Permitted Uses. (General Industrial)

(7) Office/Office Building.

VOCATIONAL TRAINING FACILITY

Sec. 70-1. Definitions. <u>Vocational Training Facility</u>. A school providing education and/or training for a specific occupation, business, trade, or profession. Offices and classroom facilities are by right. Other facilities are permitted with a Special Use permit. This classification excludes establishments providing training for a use that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be included in this definition.

Sec. 70-482. Permitted uses. (General Commercial)

(4) Vocational Training Facility.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(5) Vocational Training Facility.

Sec. 70-542. Permitted Uses. (General Industrial)

(8) Vocational Training Facility.

ORANGE COUNTY PLANNING COMMISSION

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347 FAX: (540) 672-0164 <u>orangecountyva.gov</u>

MEMORANDUM

TO: Planning Commission Members

FROM: Gregg Zody, Director

Planning and Zoning

SUBJECT: General Suggestions by the Board of Supervisors Regarding Text Amendments

DATE: December 6, 2012

At the November 14, 2012 Board of Supervisors meeting held at Lake of the Woods, staff presented the attached proposed text amendments for the Board to consider and initiate action to amend the zoning ordinance.

The Board members provided several comments they wanted Planning Commission members to consider during the course of deliberations of the proposed text amendments. The following issues are categorized by each proposed use or definition:

1. Accessory Garage Apartment definition:

- It was suggested that language be incorporated stating that if the current septic and well systems were sufficient to serve both the principal structure and the apartment, then the standard should not be applicable;
- Reconsider the current definition of "Accessory".

2. Vocation Training Facility definition:

- Provide greater specificity of the types of occupational training allowed;
- There were concerns expressed about the possibility of a potentially undesirable
 use, such as a tactical training facility. Staff recommends that instead of listing
 all permitted types of occupational training, the Planning Commission
 specifically exclude those uses deemed undesirable, e.g. Tactical Training
 Facilities.

Attachments: Copy of Board Action, November 14, 2012

Proposed Text Amendments

CC: Julie G. Summs, County Administrator Thomas E. Lacheney, County Attorney

P.O. BOX 111 ORANGE, VIRGINIA 22960

At a regular meeting of the Orange County Board of Supervisors held on November 14, 2012, the following action was taken:

121114 - 7C

RE: SELECTED CHANGES TO SUBDIVISION AND ZONING ORDINANCES: INITIATE PLANNING COMMISSION ACTION

Mr. Frame moved, seconded by Mrs. Abbs and carried, to initiate Planning Commission action on selected changes to the Subdivision and Zoning Ordinances in the sections listed below, and to provide a narrative on Board comments to the Planning Commission on a summary of the proposed amendments and intended purposes:

- Accessory Garage Apartment:
- Office: and
- Vocational Training Facility.

Ayes: Abbs, White, Goodwin, Wilson, Frame. Nays: None.

MOTION APPROVED

Julie G./Summs County Administrator

cc:

Glenda Bradley, Finance Director Connie Clark, Accountant Gregg Zody, Planning and Zoning Director Janet Jones, Senior Administrative Assistant Thomas Lacheney, County Attorney

File: Board Actions 2012

Gregg Zody

From:

nigelgoodwin@comcast.net

Sent:

Wednesday, September 25, 2013 6:55 AM

To:

Gregg Zody

Cc: Subject: Donald Brooks (External)
Text Amendments

Gregg,

As discussed at the last P.C. meeting, I list below my concerns about the proposed definition of Vocational Training Facility.

1st sentence is good. The two sentences starting "Offices and classrooms..." are not properly part of this definition; if needed at all they would be more suited to the description of "uses" in each zone. The next sentence ("This classification...") seems to restrict any vocational training facility to trades which are permitted in the zone in question e.g. training for winemaking or animal care could not be located in a commercial zone. The final sentence concerning military-oriented training is covered by Sec. 70-277. **Unauthorised uses prohibited**.

Accordingly my view is that the wording should be limited to the first and fifth sentences, the second through fourth and final sentences should be deleted. The definition would then read:-

Vocational Training Facility. A school providing education and/or training for a specific occupation, business, trade or profession. Incidental instructional services in conjunction with another primary use shall not be included in this definition.

I hope this is helpful.

Nigel

ACCESSORY APARTMENT

Sec. 70-1. Definitions. Accessory Apartment. An accessory residential use of less than 600 square feet or 25% of the floor area of the principal residential structure, whichever is less, contained within a private garage, an accessory structure (such as a cottage or carriage house), or within the principal residential structure. The accessory apartment shall be served by a water supply and sewage disposal system approved by the Virginia Department of Health. There shall be no more than one such apartment per lot of record.

Sec. 70-302. Permitted uses. (Agricultural district)

(10) Accessory Apartment

Sec. 70-332. Permitted uses. (Limited Residential district)

(6) Accessory Apartment

OFFICE

Sec. 70-1. Definitions. <u>Office. An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.</u>

Office Building. A structure containing multiple office uses.

Sec. 70-482. Permitted uses. (General Commercial)

(3) Office/Office Building.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(4) Offices/Office Building.

Sec. 70-542. Permitted Uses. (General Industrial)

(7) Office/Office Building.

VOCATIONAL TRAINING FACILITY

Sec. 70-1. Definitions. <u>Vocational Training Facility</u>. A school providing education and/or training for a specific occupation, business, trade, or profession. Offices and classroom facilities are by right, where permitted. Other facilities are permitted with a Special Use permit. This classification excludes establishments providing training for a use that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be included in this definition. Privately operated and/or owned military-oriented training facilities or uses of a similar private military-style training (paramilitary) nature are not permitted in any zoning district.

Sec. 70-482. Permitted uses. (General Commercial)

(4) Vocational Training Facility.

Sec. 70-512. Permitted Uses. (Limited Industrial)

(5) Vocational Training Facility.

Sec. 70-542. Permitted Uses. (General Industrial)

(8) Vocational Training Facility.