

ORANGE COUNTY
PLANNING COMMISSION

COMMUNITY DEVELOPMENT BLDG.
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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

MEETING NOTICE

TO: Orange County Planning Commission
Press
Other interested parties

FROM: Josh Frederick, Senior Planner &
Acting Director of Planning & Zoning

DATE: November 10th, 2014

SUBJECT: November 20th, 2014 regular meeting

The Orange County Planning Commission will meet on **Thursday, November 20th, 2014 at 7:00 p.m.** in the basement meeting room of the Gordon Building located at 112 W. Main Street in Orange. Please plan to attend.

On the agenda is a discussion for proposed Zoning Ordinance text amendments. There are no public hearings scheduled.

If you are unable to attend, or have any questions or concerns please contact our office at (540) 672-4347.

Cc: R. Bryan David, County Administrator
Thomas Lacheney, County Attorney
Board of Supervisors

Encl: Agenda packet for 11/20/14

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Regular Meeting
Gordon Building Meeting Room
112 W. Main St, Orange, VA, 22960
Thursday, November 20th, 2014
AGENDA

1. Call to order and determination of quorum
2. Approval of agenda
3. Approval of minutes:
 - A. September 4th, 2014 regular meeting
4. Worksession
5. Public comment
6. Old business:
 - A. Board of Supervisors report – Jim Crozier
 - B. Planning & Zoning report – Josh Frederick
 - C. Route 3 Steering Committee report – George Yancey/Nigel Goodwin
7. New business:
 - A. For discussion, input and scheduling of public hearings:
 - i. Text amendment – Zoning Ordinance definitions for *agritourism, bed and breakfast homestay, private cultural use, private recreational use, private institutional use, bed and breakfast inn, camp*, and an update to permitted uses.
 - ii. Text amendment – to permit digital signage for civic organizations within the R-2 zoning district.
8. Commissioner comments
9. Next meeting – December 4th, 2014
10. Adjourn

**Orange County Planning Commission
Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, September 4, 2014**

Present: Donald Brooks, George Yancey, Jason Capelle, Crystal Hale, Nigel Goodwin,

Absent: James Crozier, BOS Representative, Tom Lacheney, County Attorney

Staff Present: Gregg B. Zody, Director; Josh Frederick, Senior Planner, Janet Jones, Senior Administrative Assistant

All discussion and comment made during this meeting was captured via digital audio recording. The minutes as written below are intended to be a summary of this discussion and comment. Anyone desiring detailed information about comment or discussion made during the meeting is referred to the recording.

1. Call to Order

2. Determination of Quorum

Chairman Brooks called the meeting to order at 7:00 p.m. and stated a quorum was present to conduct business.

3. Approval of Agenda

Chairman Brooks asked if there were any additions to or deletions from the agenda. Chairman Brooks would like to add a Commissioners Work Session before the Public Comments Section tonight and for it to be in the agenda from now on.

A motion was made by Mr. Yancey, seconded by Mr. Goodwin that the agenda be approved as amended. Motion carried 5-0.

4. Approval of Minutes

There was some discussion about the minutes. Ms. Hale spoke of the minutes stating there was to be a public hearing about the penalties but it was not put on the agenda. After Mr. Zody explained why it was not put on the agenda, Chairman Brooks stated it was not the minutes that were wrong, they just didn't do what the minutes said. After further discussion of the minutes Chairman Brooks reminded the Commissioners that the written minutes were only to be highlights of the meeting, the actual official document is the recorded audio of the meeting. Mr. Capelle confirmed that it is the written version that goes on the website, but Chairman Brooks said it also states on the website that if anyone wants the full version they may contact the county. The written minutes will not hold up in a court of law, only the recorded audio will. Additional comments and suggestions were made by Mr. Goodwin and Mr. Capelle. Mr. Capelle made a motion to approve the minutes with the amendments, Mr. Yancey seconded. Motion carried 5-0.

A. Work Session

Chairman Brooks asked Mr. Zody to address the public hearing questions Ms. Hale had during his report. Chairman Brooks explained that he wanted to add the Work Session

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portion to the agenda because he would like to spearhead the conversations to be something of significance, such as Text Amendments, Site Plans or Bylaws for example, and would cause them to be more efficient as Commissioners. He would like there to be a more structured dialogue on a chosen specific topic to keep them all on track and be more productive. He said it will be limited to 20 minutes, even though it will probably end up being 30 minutes. Chairman Brooks also stated he wanted it done prior to the public comment portion so if they hear the Commissions discussion and can hear where they might be going then the public can make comments directly relating to that particular topic.

5. Public Comment

Chairman Brooks wanted to dispense with the public comment section and go right to the public hearing. He said they will return to the section if anyone wants to speak about anything other than the public hearing.

7:15 p.m. PUBLIC HEARINGS

Public Hearing #1

SUP14-05: Josh Frederick gave a brief presentation concerning the telecommunications tower being requested. He answered questions and concerns of Commissioners Goodwin and Capelle. The applicant, Drew Patterson, was present, Lori Schweller the attorney representing Verizon Wireless, as well as the property owner, Mr. Burluson. Ms. Schweller discussed the actual appearance of the tower and made a note that lighting would not be required. She stated the tower is intended to service the residents in the area of Tower Rd, London Ln. and Rte. 522. Ms. Schweller also mentioned there were no other structures in the area that they could co-locate on and that this site would provide co-location opportunities not only for the county but for 4-6 total providers. They fully accept the conditions set forth by the county, however would like to ask for a modification on one, that Verizon Wireless would agree on the county co-locating on the tower in accordance to Verizon's co-location policy. Ms. Schweller wanted to address a concern one of the neighboring citizen's had. She stated Ms. Parmalee was concerned about potential exposure to radio frequency emissions and property values. Ms. Schweller informed the commission that radio frequency emissions are regulated by the Federal Communications Commission. The FCC has adopted a set of standards for towers RF emissions and this type of tower emits radio waves that are a tiny fraction of the total permitted. It is very unlikely for anyone to suffer negative health effects from exposure. She stated the 1996 Communications Act reserves to the localities zoning powers over cell towers, it does preempt all issues related to health effects. In other words, it is not an issue the locality can take into consideration when making a zoning decision. Ms. Hale asked if they would consider putting lights on the tower for aircraft in the area. Ms. Schweller did not know the answer to that since the FCC does not require it.

Drew Patterson came forward and stated that indeed they have not ever been asked to light a tower since most people do not want it lit. He did say that if it was requested he would be happy to ask Verizon if they were willing to light it even though it is not a requirement. Jason Capelle does not feel that the Commission should be compelled to put Verizon's language into the Commissions conditions, Mr. Yancey agrees and thinks the County Attorney should look at it to see if he agrees that the language should be put in there. Mr. Capelle had some additional questions about the reps role in the whole process. After more discussion about the structure and co-locators, Chairman Brooks opened the floor to public comments.

Mr. Zody read a letter from Doris Parmally's daughter, Ms. Parmally stated she is very concerned about the tower being only 650 ft. away from her house and would like for it to be

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more like 1500 ft. Also, she does not want the entrance right across from them. Could they move it? Bobby Pace came forward to speak. He and his wife are neighbors to the site and have no problem with an unlighted cell tower. His concern is with the site plan. He believes there may be property lines missing or miss-drawn. He thinks it does not properly reflect the ownership of the properties involved. He believes he is an adjoining land owner and thinks he should have been notified.

No other speakers came forward and Chairman Brooks closed the public comments session.

Chairman Brooks requested staff to speak to the County Attorney to make sure he understands Mr. Pace's concerns. Mr. Zody assured Chairman Brooks that he would.

Mr. Capelle asked Mr. Patterson if he knew how far the FCC's allowable nearest distance is to a residence for towers. Mr. Patterson did not know the answer but he did say that in many localities, such as highly urban areas, the towers are right next to residences. Ms. Schweller stated she believes that when speaking of effective radiation you are talking inches and feet not hundreds of feet. She pointed out that the county ordinance provides that there must be a radius of 500' and they are at 650'. They are well within the FCC requirements.

Chairman Brooks calls for a motion. Ms. Hale motions for approval provided Mr. Pace's concerns are met or addressed as well as the conditions already set. Mr. Capelle seconded. Motion approved 5-0.

6. Chairman Brooks went back to the public comment section. No one came forward, Chairman Brooks closed public comments.

7. **Old Business**

A. **Board of Supervisors Report – Jim Crozier – absent**

B. **Planning and Zoning Report – Gregg Zody**

Mr. Zody spoke in Mr. Crozier's absence. Josh Frederick did a great job covering what Mr. Crozier was asking about with the ancillary equipment on the floor. As for the BOS report, they held a public hearing on the 26th to discuss the boards liaison and there is no action to adopt the ordinance and they would like to wait until January and have the discussion then, there was no action taken at the time. He spoke of the CIP (Capital Improvement Project) and fiscal policies. Chairman Brooks would like to request Laptops or wireless access for the Commissioners to cut down on all the paperwork. Mr. Zody said he would and he said he would inquire about iPad's as well. The larger Site Plans might still need to be printed out but as a whole it will cut down on the paper. The Commissioners agree it would be more efficient than paper but Mr. Capelle feels it would be better to just Priority Mail the packets instead of hand delivering to each Commissioner. Ms. Hale says she wishes the packets would get to them sooner than the day of. Mr. Zody explained that due to limited staff resources and timing of notifications the timing is very tight but assured the Commissioners staff does strive to get them out as soon as possible. Chairman Brooks stated it is about efficiency not about wasting tax payers' money which he feels in the long run without the waste of paper and ink it could save money.

Mr. Zody presented copies of the board's actions which Mr. Goodwin had requested as well as the monthly report. He said he tried to format it in a way which the commissioners were requesting. Mr. Zody hoped to address everyone's concerns. A discussion ensued, the main issue being efficiency, Commissioners would like to be emailed their copy of the meeting packets. Mr. Zody suggested staff email members a copy of board actions and the monthly report as well, all members were favorable to that.

C. Route 3 Steering Committee Report – George Yancey/Nigel Goodwin

Mr. Yancey briefed the Commission on the steering committee meeting held and work is continuing on sub areas. Covering Sub Areas 3, 4 and 5. Sub Area 4 being a higher intensity Commercial area for development than originally anticipated. Discussion ensued over which Areas will be built up next and how to maintain the integrity of the area.

D. Text Amendments:

Ms. Hale had a question under the Planning Commission activity for August 7th where it states Staff replaces penalties and then the September 4th agenda for public hearing. Mr. Zody explained that he wanted to communicate discrepancies to the Planning Commission members. He was trying to do his due diligence, knowing members should be informed. Chairman Brooks wanted to know who canceled it, Mr. Zody said it had never been advertised. Chairman Brooks said there was nothing that officially stopped the meeting other than staff deciding they weren't going to have it. He explained that if a public hearing was announced during a meeting needs to take place and that staff, the County Attorney or the County Administrator does not have the authority to cancel a PC meeting. Mr. Zody explained why he had cancelled. He felt that since the Board had not had a chance to look at it and he believed it would have been a waste of members' time for the public hearing at that time. Chairman Brooks reminded everyone there can be legal ramifications for saying that you are going to have a public hearing and then not having it. Such as the law suit brought on my Walmart and it all revolved around a public hearing being cancelled. He said he may understand why staff cancelled the meeting but it needs to be done in the proper way. Procedures must be followed. The by-laws allow for the Chairperson to cancel a meeting. Chairman Brooks believes staff should have contacted him and explained the situation and then he could have cancelled the meeting and it would have been fine.

Mr. Zody said that unless he sees some drastic discrepancies in the Subdivision or Zoning ordinance he is hesitant in bringing additional text amendments before the Commission. Chairman Brooks paraphrased what Mr. Goodwin had shared with him, just because the Board may choose to do or not do something, doesn't mean that the Commission shouldn't do their part in what they feel is right. What the Board's action or reaction is, it should not matter in what Commissioners' are wanting to do. He believes they should work through the text amendments. Mr. Capelle believes amendments shouldn't be made or written just to appease a couple of people, it shouldn't be about politics. Ms. Hale asked again about the penalties and Mr. Zody told her the Board will be discussing the issue at the next meeting. After additional discussion they determined that better communication is what is needed so everyone is made aware on the same page.

8. New Business

Chairman Brooks would like for the county to purchase a Real Estate type sign for the county's SUP's and Rezoning requests with a Real Estate type box at the site, just like when selling a house. He has seen them used by Spotsylvania and thinks that will be more efficient and would allow the public and or neighboring properties to see it and take an info sheet. It would also allow for repeated use of a sign instead of changing it every time. You would just need to change the information sheets in the box. Mr. Zody said he is familiar with that type of sign and will put together a mock up and present it to the Commissioners. There was additional discussion about the exact type and who will post it. All Commissioners agreed this is something that needs to be changed.

9. Commissioner Comments

Mr. Goodwin mentioned the usual people had not been to the meetings in quite some time and wondered why. Mr. Capelle believes that is because the comp plan is over and Rte. 3 is not open for comment section yet. He thinks it will pick up again when the bigger topics surface. Ms. Hale wanted to thank Mrs. Jones and wish her well. Mr. Capelle would like the Commission to work on the By-Right division rules, as the economy picks up he thinks it is a mistake to put it off. He also wanted to thank Mrs. Jones for her work and dedication. Chairman Brooks presented Mrs. Jones with a Resolution of Appreciation and spoke of her service to the county. Mrs. Jones spoke of her tenure at the county and her appreciation of the resolution presented to her.

10. Next meeting – September 18, 2014

Staff stated there was no scheduled public hearing for the September 18, 2014 meeting.

11. Adjourn

A motion was made by Mr. Goodwin, seconded by Mr. Yancey that the meeting be adjourned. Motion carried 5-0. Meeting adjourned at 8:53 pm.

Donald Brooks, Chairman

Gregg B. Zody, Secretary

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MEMORANDUM

TO: Planning Commission
FROM: Josh Frederick, Senior Planner & Acting Director
DATE: November 13th, 2014
SUBJECT: October 2014 – Department of Planning & Zoning Activity / Information

The following is a list of activity/information for the Department of Planning & Zoning for the month of October, 2014:

ARC

No ARC meeting was held.

BZA

No BZA meeting was held. One administrative variance request was received and processed.

Code Enforcement

There were 2 complaints received related to either zoning or E&S. Follow-up inspections were also conducted on past/active complaints. Staff discovered unpermitted dumping of dirt occurring from the Murphy Express construction site and followed-up accordingly.

Current Planning Activity (2014)

New lots created in October: 3

New lots created in 2014 through October: 16 (*the number on last month's report was incorrect*)

New lots created in 2013 (year total): 32

Subdivision Plats Submitted

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD TOTAL
2014	4	2	3	7	3	8	7	3	5	5			47
2013	7	5	5	2	7	6	4	2	2	5	5	4	54

Subdivision Plats Approved

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD TOTAL
2014	1	3	3	4	5	7	5	5	1	7			41
2013	4	4	3	3	6	6	4	4	1	5	7	5	52

Zoning Permits Issued

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	TOTAL
2014	28	30	23	26	33	***37	28	28	24	29			
2013	25	20	20	31	38	34	25	20	27	21	14	6	281

Zoning Permits Issued (for construction of Single Family Dwellings)

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	TOTAL
2014	7	5	11	6	4	***14	9	10	8	10			
2013	17 *	3	4	10	6	12	8	5	**12	8	4	2	91

- * (Jan.) Total consist of 1 – 4 unit townhome building and 1 – 6 unit townhome building
- * and 7 Single family dwellings
- ** (Sept.) Total consist of 1 – 4 unit townhome building
- ** and 8 single family dwellings
- ***(June) Total consist of 1 – 6 unit townhome building and 8 single family dwellings

Certificates of Occupancy Issued for Dwellings (data provided by Building Dept.)

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	TOTAL
2014	11	6	2	11	8	11	9	10	9	9			
2013	7	6	9	4	5	6	6	9	9	14	6	11	92

Building Permits Issued (data provided by Building Dept.)

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	TOTAL
2014	61	44	55	82	79	95	67	61	80	77			
2013	53	68	45	87	98	69	81	74	71	98	67	41	852

Erosion and Sediment Control

Erosion & sediment control permits issued: 12

Erosion & sediment control project inspections conducted: 43

Project completed and Erosion & Sediment Control Bonds released: 1

Site Plans

Site plan received: **0**

Miscellaneous

Biosolids spread: **0**

Other Department Activity

The final draft of the Germanna Wilderness Area Plan has been prepared with great help from the Route 3 Steering Committee and the Administration department, and the county is getting ready for its presentation at the December 9th joint meeting of the BOS, EDA and PC at Locust Grove Middle School. An open house and public comment/question period will be held following this meeting and a gallery walk format will be used. The 30-day public comment period on the plan will begin on this day as well.

Staff have drafted language for new definitions and proposed a minor changes to permitted uses in the A, R-1, R-2, C-1 and C-2 zoning districts. These amendments are particularly for private cultural, recreational and institutional uses, as well as B&Bs, and are intended to more closely align the Zoning Ordinance with the 2013 Comprehensive Plan by better encouraging agritourism, general tourism and supporting businesses/industries.

Staff have also begun researching language for the E&S Ordinance in order to codify the exemptions to the 10,000 ft² land disturbance threshold, as permitted by state code. This will provide better transparency for the requirements.

The GIS project with Timmons Group that began the implementation of the county's 'in-house' GIS was concluded this month. Map updates are ongoing and data verification and improvement is a consistent work-in-progress. Timmons is currently developing a new version of the site based on HTML5 which will offer a better, more modern platform for the site, better usability and some expanded functionality.

The Board of Supervisors approved the applications for SUP 14-04 (Yates Kennel) and 14-05 (Verizon Wireless tower) at their October 28th regular meeting. There were no changes to the conditions as recommended by the Planning Commission for either application.

Cc: R. Bryan David, County Administrator
Thomas E. Lacheney, County Attorney
Tommy Miller, Economic Development Director
Board of Supervisors

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MEMORANDUM

TO: Orange County Planning Commission

FROM: Josh Frederick, Senior Planner &
Acting Director of Planning & Zoning

DATE: November 10th, 2014

RE: Zoning Ordinance definitions and permitted uses

At the Commission's 10/2/14 regular meeting, Staff introduced the attached definitions (with the exception of *bed and breakfast homestay* and the *revised bed and breakfast inn* definition) and solicited comments. The Commission instructed Staff to bring the matter before the Board of Supervisors during a worksession to seek input on a course of action. The Board subsequently considered the proposed language and initiated Planning Commission action on the definitions as well as updating the permitted uses in the Zoning Ordinance for said definitions.

To reiterate, in order to more clearly identify and define uses that are either present, being proposed and/or are consistent with the County's vision and 2013 Comprehensive Plan, Staff suggests the following:

- A new definition for agritourism (although this is not currently a permitted use in the Zoning Ordinance, it is clearly supported by the Comprehensive Plan)
- A new definition for private cultural use
- A new definition for private recreational use with sub-categories
- A new definition for private institutional use
- A new definition for bed and breakfast homestay
- A revised definition for bed and breakfast inn to distinguish between the less intensive homestay and to better define the use
- A revised definition for camp that more accurately reflects the nature of the use.

Staff also suggests an update to permitted uses in several of the zoning districts in order to better encourage small business development, to better support tourism activities and to provide better consistency throughout the ordinance.

New Definitions:

Agritourism means any activity carried out on a farm that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate, but does not include commercial competitions. The commercial hosting of weddings, corporate retreats, celebrations and other similar events within facilities dedicated for such uses is considered agritourism if the parcel on which they are hosted is of a bona fide agricultural use.

Bed and Breakfast Homestay means a building or buildings on one parcel, or portion of a building, where, for compensation, lodging is provided for 30 or fewer days in 3 or fewer guest rooms or suites. The property owner must reside in a building on the parcel and manage the homestay. Bed and breakfast homestays are considered accessory to the property's primary residential use, and shall have no dedicated commercial food service facilities.

Private Cultural Use means a property and/or facility that is used for the commercial practice and furthering of the arts and sciences, or continual display and promotion of items or events related to anthropological, historical or intellectual achievements. Private cultural uses include, but are not limited to, theaters, studios, artist retreats, libraries, museums, galleries, botanical/zoological gardens and the like.

Private Recreational Use means a property and/or facility used for commercial sports or amusement operations under the following categories:

Indoor: Such as bowling, skating, swimming, therapeutic activities, athletic courts and related facilities, paintball, shooting ranges and the like. This does not include facilities offering table games, billiards, having amusement rides or any use involving motorized vehicles.

Outdoor, non-vehicular: Such as golf driving ranges, miniature golf, batting cages, paintball, athletic courts and related facilities, pools, commercial competitions, and the like. This does not include fairgrounds, camps, amusement rides, shooting ranges, regular live entertainment or farm enterprises.

Outdoor, vehicular: Such as go-carts, race tracks and the like. This does not include motorized watercraft.

Private Institutional Use means a property and/or facility that is used for education, assisted living and group homes containing greater than 8 clients/occupants, family day homes serving greater than 5 children, and the like. This does not include vocational training facilities or places of worship and those uses customarily accessory to them.

Amended Existing Definitions (new language in blue)

Bed and breakfast inn means a building **or buildings on one parcel**, or portion of a building, where, for compensation, lodging **and meals are is** provided for 30 or fewer days in **between 4 and 12** ~~or fewer~~ guest rooms or suites. **A manager, which may be the property owner, must reside within the building or one of the buildings on the parcel. Bed and breakfast inns may only have food service facilities for guests and/or in connection to the use (i.e. catering for on-site events).**

Camp means an area containing not less than ten acres, owned and/or operated privately for profit or by a charitable, religious or civic organization, where patrons are provided seasonal/temporary lodging in permanent structures and where instruction in outdoor activities, crafts, sports, religious retreat activities, and similar pursuits is furnished.

Use Changes (new in blue; changes in strikethrough):

Sec. 70-302. - Permitted uses. (A)

In the agricultural district, land may be used for the following uses, and any accessory use that is customarily incidental to such uses, including home occupations:

- 1) Agriculture.
- 2) Agritourism.
- 3) Bed and breakfast homestay.
- 4) Bed and breakfast inn on a parcel containing 5 or more acres.
- 5) Single-family dwelling.
- 6) Two-family dwelling.
- 7) Manufactured home.
- 8) Place of worship.
- 9) Cemetery or graveyard.
- 10) Sign subject to sections 70-308 and 70-696
- 11) Farm enterprise, farm stand, wayside stand.
- 12) Farmer's market of up to 4,000 square feet gross floor area.
- 13) Private, indoor recreational use.
- 14) Private cultural use of up to 4,000 square feet gross floor area.
- 15) Temporary uses, with a zoning permit pursuant to sections 70-309 and 70-122, limited to the following:
 - a. Temporary or seasonal sales.
 - b. Special events.
- 16) Accessory Apartment
- 17) Commercial Kitchen or Smokehouse

Sec. 70-303. - Uses permitted by special use permit.

In the agricultural district the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Agricultural equipment sales or service, or both.
- 2) Airport.
- 3) Bed and breakfast inn on a parcel containing fewer than 5 acres.
- 4) Boarding kennel or commercial breeding kennel.
- 5) Camp, campground or recreational vehicle park.
- 6) Carnival, circus, fairground or similar temporary activity.
- 7) Elder care center, child day care center, or nursery school.
- 8) Livestock auction or farmer's market of greater than 4,000 square feet gross floor area.

- 9) Manufactured home park.
- 10) Mine or quarry.
- 11) Office ~~of less than~~ not exceeding 4,000 square feet gross floor area, including professional or contracting office.
- 12) Private cultural ~~use not exceeding 4,000 square feet gross floor area, recreational or institutional use.~~
- 13) ~~Private outdoor recreational use.~~
- 14) ~~Private institutional use.~~
- 15) Public garage.
- 16) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- 17) Retail store ~~of less than~~ not exceeding 4,000 square feet gross floor area, including, ~~farmer's market,~~ a farm stand greater than 1,000 square feet gross floor area, flea market, or retail nursery.
- 18) Sanitary landfill.
- 19) Veterinary service, including animal hospital.
- 20) Cluster housing development (see also article VI).
- 21) ~~Bicycling, horseback riding, carriage rides, and other similar transient recreational uses which involve overnight night stays on private property.~~
- 22) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage

Sec. 70-332. - Permitted uses. **(R-1)**

In the limited residential district, land may be used for the following uses, and any customarily incidental accessory use, including home occupations:

- 1) Single-family dwelling.
- 2) ~~Two-family dwelling.~~
- 3) ~~Bed and breakfast homestay.~~
- 4) ~~Bed and breakfast inn on a parcel containing 5 or more acres.~~
- 5) Agriculture, except keeping of any animals other than those customarily kept as household pets.
- 6) ~~Agritourism.~~
- 7) Place of worship.
- 8) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- 9) Sign subject to sections 70-338 and 70-696 et seq.
- 10) Accessory Apartment.
- 11) Farm stand, wayside stand.

Sec. 70-333. - Uses permitted by special use permit.

In the limited residential district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Elder care center, child day care center, or nursery school.
- 2) [Bed and breakfast inn on a parcel containing fewer than 5 acres.](#)
- 3) Keeping of animals other than those customarily kept as household pets.
- 4) Office ~~of less than~~ [not exceeding](#) 4,000 square feet gross floor area, including professional or contracting office.
- 5) Private cultural, ~~recreational~~ or institutional use.
- 6) Farmer's Market

Sec. 70-362. - Permitted uses. (R-2)

In the general residential district, land may be used for the following uses, and any customarily incidental accessory use, including home occupations:

- 1) Single-family dwelling.
- 2) [Bed and breakfast homestay](#)
- 3) Place of worship.
- 4) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- 5) Signs subject to sections 70-368 and 70-696 et seq.

Sec. 70-363. - Uses permitted by special use permit.

In the general residential district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Elder care center, day care center, or nursery school.
- 2) Keeping of animals other than those customarily kept as household pets.
- 3) Office ~~of less than~~ [not exceeding](#) 4,000 square feet gross floor area, including professional or contracting office.
- 4) Private cultural [use not exceeding 4,000 square feet gross floor area.](#) ~~recreational or institutional use.~~
- 5) [Private institutional use.](#)

Sec. 70-452. - Permitted uses. (C-1)

In the limited commercial district, land may be used for the following uses and any customarily incidental accessory use, provided that no merchandise, materials, tractor-trailers, or equipment are stored outdoors:

- 1) Office not exceeding 4,000 square feet of gross floor area.
- 2) Place of worship.
- 3) Public use such as school, park, library, fire or rescue station, public utility or maintenance facility.
- 4) Retail store not exceeding 4,000 square feet of gross floor area.

- 5) Signs in accordance with sections 70-456 and 70-696 et seq.
- 6) Up to four dwelling units attached to an office or a retail store.
- 7) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
 - a. Temporary or seasonal sales.
 - b. Special events.
- 8) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage
- 9) Private cultural use.
- 10) Private indoor recreational use.

Sec. 70-453. - Uses permitted by special use permit.

In the limited commercial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Any commercial use compatible with residential surroundings, that is not permitted in any other district.
- 2) Bed and breakfast inn.
- 3) Private ~~cultural~~, outdoor recreational ~~or institutional~~ use.

Sec. 70-482. - Permitted uses. (C-2)

In the general commercial district, land may be used for the following uses and any accessory use:

- 1) Automobile sales, service, storage or rental.
- 2) Commercial assembly plant, such as a printing or framing shop.
- 3) Office / Office building.
- 4) Place of worship.
- 5) Private cultural, ~~recreational or institutional~~ use.
- 6) Private indoor or non-vehicular outdoor recreational use
- 7) Public use such as school, park, library, fire or rescue station, public utility, or maintenance facility.
- 8) Restaurant.
- 9) Retail store.
- 10) Signs in accordance with sections 70-486 and 70-696 et seq.
- 11) Up to four dwelling units attached to any permitted commercial use.
- 12) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
 - a. Temporary or seasonal sales.
 - b. Special events.
- 13) Vocational Training Facility
- 14) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage

In the general commercial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Carnival, circus, noncommercial fairground or similar temporary activity.
- 2) Limited manufacturing and processing.
- 3) Manufactured home sales and service.
- 4) Theater, video game parlor, or other recreational use.
- 5) Wholesale distribution or warehouse.
- 6) Adult-oriented business.
- 7) [Private outdoor vehicular recreational use.](#)
- 8) Any commercial use which is not expressly permitted in any district.

Cc: R. Bryan David, County Administrator
Tom Lacheney, County Attorney
Board of Supervisors
File

ORANGE COUNTY
DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT BLDG.
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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MEMORANDUM

TO: Orange County Planning Commission

FROM: Josh Frederick, Senior Planner &
Acting Director of Planning & Zoning

DATE: November 13th, 2014

RE: Signage for existing civic organizations in the R-2 zoning district

It has been brought to Staff's attention that the Zoning Ordinance does not accommodate existing civic organizations located within the General Residential (R-2) zoning district that wish to modify their existing signs to incorporate a digital element. The following language has been suggested to Staff for inclusion in the Zoning Ordinance in order to accommodate such a use:

Sec. 70-368. - Signs. **(R-2)**

[...]

(e) Signs with a digital display area of up to sixteen (16) square feet per side or less are allowed when used by a civic organization to replace an existing sign that is lit by conventional methods, provided the sign display is static with no changes more frequent than every 60 seconds, and that the replacement sign has no greater footprint, and contains no more square footage, than the sign that is being replaced.

Cc: R. Bryan David, County Administrator
Tom Lacheney, County Attorney
Board of Supervisors
File