

<p style="text-align: center;">ACTIONS Board of Supervisors Meeting of March 2, 2016</p>		
		March 7, 2016
<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>	<u>VIDEO</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting was called to order at 1:03 p.m. by the Chair, Ms. Palmer. All BOS members were present. Also present were Larry Davis, Ella Jordan and Travis Morris. 		Link to video
4. Adoption of Final Agenda. <ul style="list-style-type: none"> By a vote of 6:0, ADOPTED the final agenda. 		
5. Brief Announcements by Board Members. <u>Ann Mallek:</u> <ul style="list-style-type: none"> Expressed condolences on the loss of Crozet resident, Carroll Conley. <u>Rick Randolph:</u> <ul style="list-style-type: none"> Announced that the Supreme Court declined to hear a challenge to the Chesapeake Bay Cleanup Plan. 		
6. From the Public: Matters Not Listed for Public Hearing on the Agenda. <ul style="list-style-type: none"> There were none. 		
7.2 FY 2016 Appropriations. <ul style="list-style-type: none"> ADOPTED resolution to approve appropriations #2016061, #2016062, #2016063, #2016064, #2016065, #2016066, #2016067 and #2016068 for local government and school division projects and programs. 	<u>Clerk:</u> Notify OMB, Finance and appropriate individuals. Forward copy of signed resolution to OMB and County Attorney's office. (Attachment 1)	
7.3 Acquisition of Conservation Easements (ACE) - Virginia Department of Agriculture and Consumer Services grant for easement acquisition. <ul style="list-style-type: none"> ADOPTED resolution authorizing the County Executive to execute the Agreement and the Pre-award Notification on behalf of the County, provided that they are first approved as to form and content by the County Attorney. 	<u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 2) <u>County Attorney's office:</u> Provide Clerk with copy of signed agreement.	
8. Rio Road/Route 29 Small Area Plan – Project Update. <ul style="list-style-type: none"> CONSENSUS to support and proceed as discussed. 	<u>Community Development:</u> Proceed as discussed.	
9. ZTA-2016-3 Farm Wineries, Breweries and Distilleries Events. <ul style="list-style-type: none"> ADOPTED, by a vote of 6:0, Resolution of Intent. APPOINTED Ann Mallek and Rick Randolph to serve as Board liaisons to participate in the community engagement process. 	<u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 3)	
10. Sustainable Materials Management Advisory Committee. <ul style="list-style-type: none"> DEFERRED until March 9, 2016 to allow staff to make some minor edits and a change to the Committee's name. 	<u>County Executive:</u> Proceed as requested.	
Recess. Board recessed at 3:23 p.m., and reconvened at 3:41 p.m.		
11. Board-to-Board, February 2016, <i>A monthly report from the Albemarle County School Board to the Albemarle County Board of Supervisors.</i> <ul style="list-style-type: none"> RECEIVED. 		

12.	Shenandoah National Park Annual Report, Jim Northup, Superintendent. • RECEIVED.	
13.	Proposal for The Center at Belvedere, Peter Thompson, Executive Director. • RECEIVED. • CONSENSUS to discuss as part of Strategic Plan.	<u>County Executive:</u> Proceed as directed.
14.	Route 29 Solutions Project Delivery Advisory Panel (PDAP) Monthly Update. • RECEIVED.	
15.	Closed Session. Personnel and Legal Matters. • At 5:01 p.m., the Board went into Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia under subsection (1): to consider appointments to boards, committees and commissions in which there are pending vacancies or requests for reappointments.	
16.	Certified Closed Meeting. • At 6:00 p.m., the Board reconvened into open meeting and certified the closed meeting.	
17.	Boards and Commissions: a. Vacancies and Appointments. • APPOINTED Mr. Devin Welch to the Acquisition of Conservation Easements Committee (ACE) with said term to expire August 1, 2018. • APPOINTED Ms. Christine Putnam to the Natural Heritage Committee with said term to expire September 30, 2017.	<u>Clerk:</u> Prepare appointment/reappointment letters, update Boards and Commissions book, webpage, and notify appropriate persons.
18.	From the Public: Matters Not Listed for Public Hearing on the Agenda. • <u>The following individuals spoke about B201502132. TWR Dominion Power Antenna Platform Co-Location:</u> • Brian Werner • Jeanine Werner • Garry Buttner • Marilyn Flynn • Linda Flynn • <u>Neil Williamson</u> , spoke on the success of the Virginia Wine Industry in Albemarle County.	
19.	Action Item: B201502132. TWR Dominion Power Antenna Platform Co-Location. • By a vote of 4:2 (Dill/Mallek), ADOPTED resolution to approve special exception.	<u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 4)
20.	Pb. Hrg.: ZTA201500014 Neighborhood Model Setbacks Clarifications. • By a vote of 6:0, ADOPTED Ordinance to approve ZTA-2015-00014.	<u>Clerk:</u> Forward copy of signed ordinance to Community Development and County Attorney's office. (Attachment 5)
21.	Pb. Hrg.: ZTA 201500015 Drive-through Windows. • By a vote of 6:0, ADOPTED Ordinance to approve ZTA-2015-00015.	<u>Clerk:</u> Forward copy of signed ordinance to Community Development and County Attorney's office. (Attachment 6)
22.	Action: Recruitment and Selection Process - County Attorney and Board Clerk. • APPROVED action plan as presented.	<u>County Executive/Human Resources:</u> Proceed as approved.

23.	<p>From the Board: Committee Reports and Matters Not Listed on the Agenda.</p> <p><u>Ann Mallek:</u></p> <ul style="list-style-type: none"> • Provided update on the Air BnB bill that is currently proposed in the General Assembly. <p><u>Rick Randolph:</u></p> <ul style="list-style-type: none"> • Gave report on the latest meeting of the Broadband Management Committee. 		
24.	<p>From the County Executive: Report on Matters Not Listed on the Agenda.</p> <p><u>Tom Foley:</u></p> <ul style="list-style-type: none"> • Mentioned that he will come back in April with revisions to the County Executive's monthly report. 		
25.	<p>Adjourn to March 3, 10:00 a.m., Lane Auditorium.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 8:28 p.m. 		

ewj/tom

Attachment 1 – Resolution to Approve Additional FY 16 Appropriations

Attachment 2 – Resolution – ACE

Attachment 3 – Resolution of Intent - ZTA-2016-3

Attachment 4 – Resolution to Approve Special Exception for B201502132TWR Dominion Power Antenna Platform Co-Location

Attachment 5 – Ordinance No. 16-18(1)

Attachment 6 – Ordinance No. 16-18(2)

**RESOLUTION TO APPROVE
ADDITIONAL FY 16 APPROPRIATIONS**

BE IT RESOLVED by the Albemarle County Board of Supervisors:

- 1) That Appropriations #2016061, #2016062, #2016063, #2016064, #2016065, #2016066, #2016067, and #2016068 are approved; and
- 2) That the appropriations referenced in Paragraph #1, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2016.

**RESOLUTION TO APPROVE THE FY16 AGREEMENT
BETWEEN THE COUNTY OF ALBEMARLE AND
THE COMMONWEALTH OF VIRGINIA
DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES**

WHEREAS, the Board finds it is in the best interest of the County to enter into an Agreement with the Commonwealth of Virginia Department of Agriculture and Consumer Services as a condition of receiving a FY 16 grant award for the preservation of working farms and forest lands through the ACE Program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Albemarle County, Virginia hereby approves the FY 16 Agreement between the County of Albemarle and the Commonwealth of Virginia Department of Agriculture and Consumer Services, as well as the Pre-Award Notification, and authorizes the County Executive to execute the FY 16 Agreement and the Pre-Award Notification, on behalf of the County after approval as to form and content by the County Attorney.

RESOLUTION OF INTENT

WHEREAS, the Albemarle County Zoning Ordinance authorizes farm wineries, farm breweries, and farm distilleries (hereinafter, "FWBDs") to hold various events and activities related to the FWBD and, in doing so, the regulations strike a balance between fostering the economic success of these agricultural enterprises and minimizing any impacts on other properties within their neighborhoods; and

WHEREAS, although State law promotes FWBDs as agricultural enterprises that are permitted as agricultural uses, the State's alcoholic beverage control laws require little or no agriculture on-site in order to obtain an alcoholic beverage control license for such an enterprise; and

WHEREAS, concerns have been expressed about the individual and cumulative impacts resulting from the activities and events at FWBDs, and about FWBD licensees who may use the privileges of their license in order to engage in activities and events at the licensed site even though there may be little or no agriculture on the site where the activities and events are held; and

WHEREAS, conducting such activities and events on lands designated Rural Area in the Comprehensive Plan and on lands zoned Rural Areas where there is little or no connection to agriculture is contrary to the policies in the Rural Area chapter of the Comprehensive Plan and the purposes of the Rural Areas zoning district; and

WHEREAS, it may be desirable to consider amending the zoning regulations to strengthen the relationship between activities and events at FWBDs and their agricultural nature, clarify how and to what extent activities and events are usual and customary at FWBDs, and minimize the possible adverse impacts on other properties resulting from such activities and events, all in a manner consistent with State law.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to amend Albemarle County Code §§ 18-3.1, 18-5.1.25, 18-5.1.57, 18-5.1.59, and any other appropriate sections of the Albemarle County Zoning Ordinance to achieve the purposes described herein; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the zoning text amendment proposed by this resolution of intent, and make its recommendation to the Board of Supervisors, at the earliest possible date.

**RESOLUTION TO APPROVE SPECIAL EXCEPTION FOR
B201502132TWR DOMINION POWER ANTENNA PLATFORM CO-LOCATION**

WHEREAS, Marilyn P. Flynn is the owner of Tax Map and Parcel Number 07600-00-00-046C0 (the "Property") and Dominion Power is the owner of the existing electrical tower (the "tower") located thereon; and

WHEREAS, Cellco Partnership/Verizon Wireless filed an application for a building permit to add an antenna to the tower to be mounted on a 10 foot wide platform at a new top height of 120 feet, along with ground equipment in an approximately 400 square foot lease area, which application is identified as Building Permit 2015-2132 TWR Dominion Power Antenna Platform Co-location ("BP 2015-2132"); and

WHEREAS, Albemarle County Code § 18-5.1.40(b)(2)(c) requires that antennas be mounted so that in no case shall the farthest point of the back of the antenna be more than eighteen (18) inches from the facility, which may be modified by special exception; and

WHEREAS, BP 2015-2132 included a request for a special exception to allow the 10 foot wide platform and the antennas mounted thereon, which would project beyond the maximum antenna offset of eighteen (18) inches from the tower structure; and

WHEREAS, on February 2, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of the special exception as requested.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Transmittal to the Board, the Planning Commission staff report prepared in conjunction with the application, all of the factors relevant to the special exception in County Code §§ 18-5.1.40(b)(2)(c) and 18-33.9, and the information provided at the Board of Supervisors meeting, the Albemarle County Board of Supervisors hereby approves the special exception to authorize the modification of County Code § 18-5.1.40(b)(2)(c) to increase the maximum projection distance of the antenna to permit the 10 foot wide platform and the antennas mounted thereon, subject to the conditions attached hereto.

**B201502132TWR Dominion Power Antenna Platform
Co-location Special Exception Conditions**

1. The platform, the antennas, and all equipment shall be installed as depicted on the site plan referred to as "Verizon Wireless, Site Name: Seminole Square", prepared by Trent T. Snarr, P.E., last revised January 12, 2016.
2. The platform shall not exceed ten (10) feet in width.
3. No antenna shall project more than six and one-half (6.5) feet from the center pole to the face of the antenna.

ORDINANCE NO. 16-18(1)

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE I, GENERAL PROVISIONS, AND ARTICLE II, BASIC REGULATIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Article I, General Provisions, and Article II, Basic Regulations, are hereby amended and reordained as follows:

By Amending:

- Sec. 3.1 Definitions
 Sec. 4.19 Setbacks and setbacks in residential districts
 Sec. 4.20 Setbacks and setbacks in conventional commercial and industrial districts

Chapter 18. Zoning**Article I. General Provisions****Sec. 3.1 Definitions**

Infill: As used in section 4.19, when forty percent (40%) or more, in the aggregate, of the residentially zoned lots fronting on a street are developed within five hundred (500) feet in both directions of the subject lot having less than one hundred twenty (120) feet of frontage on the same street at the time that it is developed, and development of the subject lot begins more than five (5) years after the date: (i) the final subdivision plat that created the lot was recorded in the clerk's office of the circuit court of the county; or (ii) the final site plan depicting the development of the lot was approved by the county. (Added 6-3-15)

Article II. Basic Regulations**Sec. 4.19 Setbacks and setbacks in residential districts**

The following shall apply within the R-1, R-2, R-4, R-6, R-10, R-15, PRD, and PUD districts:

Infill: Setbacks	
Front-Minimum	Closest setback of an existing structure within 500 feet in each direction along street fronted
Front-Maximum	None
Garage-Minimum	Front loading garage: 18 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way Side loading garage: Closest setback of an existing structure within 500 feet in each direction along street fronted
Garage-Maximum	None
Side-Minimum	10 feet, unless the building shares a common wall; provided that in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, Rural Areas, or the Monticello Historic district, any dwelling unit that exceeds 35 feet in height shall be set back 10 feet plus one foot for each foot the dwelling unit exceeds 35 feet in height
Side-Maximum	None
Rear-Minimum	20 feet
Rear- Maximum	None
Infill: Setbacks	
Infill: Setbacks	

Front	Floors above 40 feet or the third story, whichever is less, shall be stepped back a minimum of 15 feet
Side and Rear	
Non-Infill: Setbacks	None
Front-Minimum	5 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way
Front-Maximum	In the R-1 and R-2 districts: None In the R-4, R-6, R-10, and R-15 districts: 25 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; none, on any lot, including a corner lot, abutting a principal arterial highway
Garage-Minimum	Front loading garage: 18 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way Side loading garage: 5 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way
Garage-Maximum	None
Side-Minimum	None; see Non-Infill Building Separation
Side-Maximum	None
Rear-Minimum	20 feet
Rear- Maximum	None
Non-Infill: Building Separation	
Minimum	10 feet, unless the building shares a common wall; provided that in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, rural areas, or the Monticello Historic district, any building that exceeds 35 feet in height shall be separated from any other building by 10 feet plus one foot for each foot the building exceeds 35 feet in height
Side-Maximum	None
Non-Infill: Stepbacks	
Front	Floors above 40 feet or the third story, whichever is less, shall be stepped back a minimum of 15 feet
Side and Rear	None

1. Whether a site is an infill or non-infill development, and the minimum and maximum setback, shall be determined by the zoning administrator as an official determination provided to the owner.
2. Any minimum setback and any minimum building separation for a side yard, may be reduced by special exception.
3. The maximum front setback for a non-infill development shall be increased to the depth necessary to avoid existing utilities, significant existing vegetation steep slopes, perennial and intermittent streams, stream buffers, public spaces and public plazas shown as such on an approved site plan or subdivision plat, to satisfy a condition

of a certificate of appropriateness, and in circumstances where there are multiple dwellings on the same lot and prevailing development patterns.

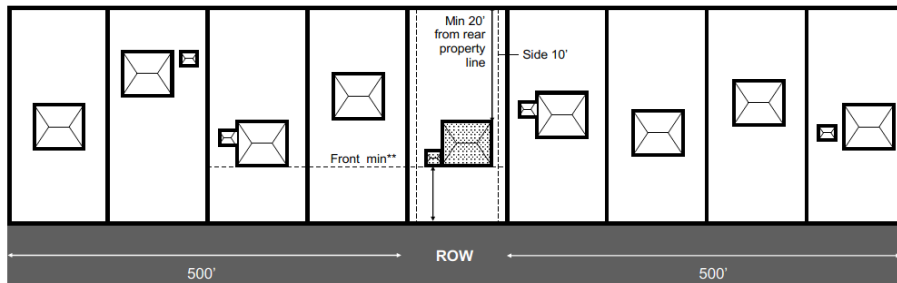
4. The maximum front setback for a non-infill development may be increased by special exception to accommodate low impact design, unique parking or circulation plans, or a unique target market design.
5. The minimum 15 foot stepback may be reduced by special exception.
6. Notwithstanding section 4.6.3, the front setbacks in the districts subject to this section shall be measured from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way.
7. On any site subject to proffered conditions accepted in conjunction with a zoning map amendment establishing minimum or maximum setbacks or stepbacks, the proffered setbacks or stepbacks shall apply.

Figures

Figures 1 through 4 are for illustration purposes only. If there is a conflict or inconsistency between a regulation in section 4.19 to which a Figure pertains and the Figure itself, the regulation is controlling. In addition, Figures 1 through 4 merely illustrate specific requirements and do not show all applicable requirements of the applicable district regulations.

Figure 1

Conventional Residential Districts, Infill* Example

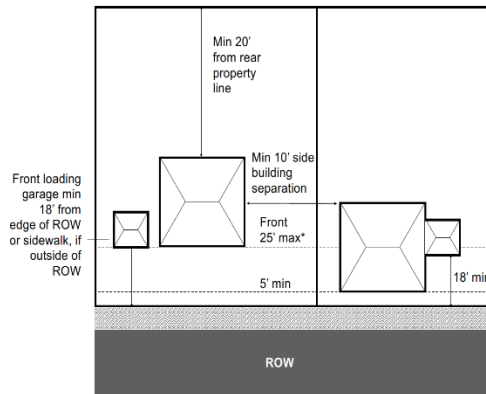


* Infill $\geq 40\%$ of residentially zoned frontage developed within 500' of subject lot (frontage $\leq 120'$)

** Front loading garage min 18' from edge of ROW or sidewalk, if outside of ROW

Figure 2

Conventional Residential Districts (except R-1 and R-2), Non-infill



* No maximum front setback in R1 & R2 districts & along principal arterials

Figure 3

**Conventional Residential Districts
Front Stepback (side view)**

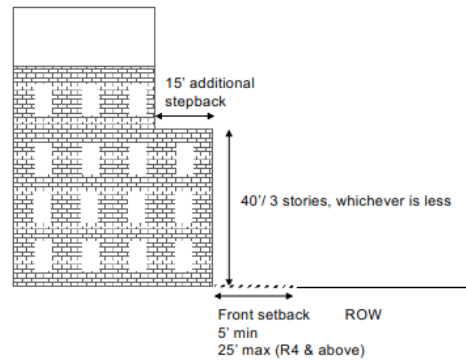
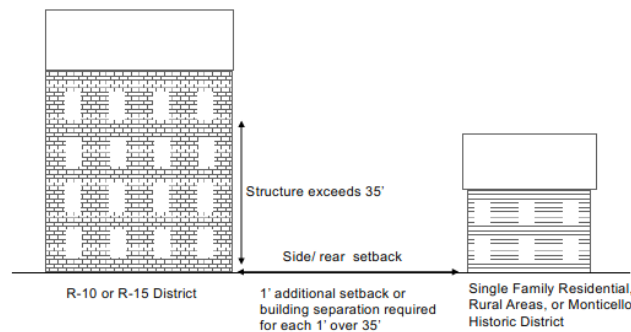


Figure 4

**Conventional Residential Districts (R-10 or R-15 only)
Abutting Single Family Residential, Rural Areas, or
Monticello Historic Districts, Side & Rear Setback**



State law reference – Va. Code § 15.2-2280

(Ord. 15-18(4), 6-3-15)

Sec. 4.20 Setbacks and stepbacks in conventional commercial and industrial districts

Setbacks and stepbacks shall be provided as follows:

- a. *Conventional commercial districts.* The following shall apply within the C-1, CO, and HC districts:

Setbacks	
Front-Minimum	10 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; for off-street parking or loading spaces, 10 feet from any public street right-of-way
Front-Maximum	30 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way, provided that this maximum setback shall not apply to any structure existing on June 3, 2015 and to any structure depicted on an approved final site plan that is valid on June 3, 2015 as having a front setback greater than 30 feet; none, on any lot, including a corner lot, abutting a principal arterial highway
Side and Rear-Minimum	If the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 50 feet from the district boundary; and (ii) no off-street parking or loading space shall be located closer than 20 feet to the district boundary.

Side and Rear- Maximum	If the abutting lot is zoned commercial or industrial, any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.
Stepbacks	None
Front	
Side and Rear	Floors above 40 feet or the third story, whichever is less, shall be stepped back a minimum of 15 feet
	None

1. The maximum front setback shall be increased to the depth necessary to avoid existing utilities, significant existing vegetation, steep slopes, perennial and intermittent streams, stream buffers, public spaces and public plazas shown as such on an approved site plan or subdivision plat, to satisfy a condition of a certificate of appropriateness, and in circumstances where there are multiple buildings on the same lot and prevailing development patterns.
2. The maximum front setback may be increased by special exception to accommodate low impact design, unique parking or circulation plans, or a unique target market design.
3. Any minimum setback may be reduced by special exception.
4. The minimum 15 foot stepback may be reduced by special exception.
5. Notwithstanding section 4.6.3, the front setbacks in the districts subject to this subsection shall be measured from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way.
6. On any site subject to proffered conditions accepted in conjunction with a zoning map amendment establishing minimum or maximum setbacks or stepbacks, the proffered setbacks or stepbacks shall apply.

b. *Conventional industrial districts.* The following shall apply within the LI and HI districts:

Setbacks	
Front-Minimum	10 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; for off-street parking or loading spaces, 10 feet from any public street right-of-way
Front-Maximum	None
Side and Rear- Minimum	In the LI district, if the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 50 feet from the district boundary; and (ii) no portion of any off-street parking space shall be located closer than 30 feet from the district boundary. In the HI district, if the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 100 feet from the district boundary; and (ii) no portion of any off-street parking space shall be located closer than 30 feet from the district boundary.
Side and Rear- Maximum	If the abutting lot is zoned commercial or industrial, any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.
Stepbacks	None
Front	

Side and Rear	Floors above 40 feet or the third story, whichever is less, shall be stepped back a minimum of 15 feet
	None

1. Any maximum front setback may be increased by special exception.
2. Any minimum setback may be reduced by special exception.
3. The minimum 15 foot stepback may be reduced by special exception.
4. Notwithstanding section 4.6.3, the front setbacks in the districts subject to this subsection shall be measured from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way.
5. On any site subject to proffered conditions accepted in conjunction with a zoning map amendment establishing minimum or maximum setbacks or stepbacks, the proffered setbacks or stepbacks shall apply.

Figures

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Figure 1

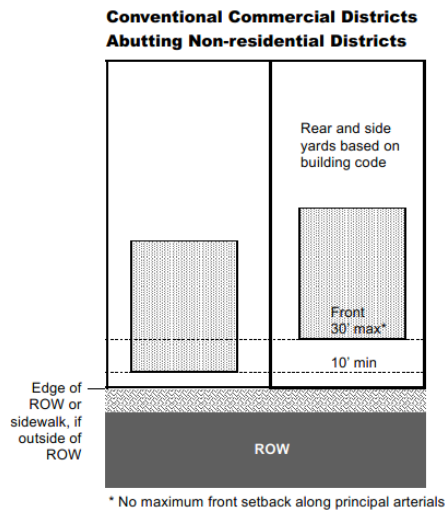
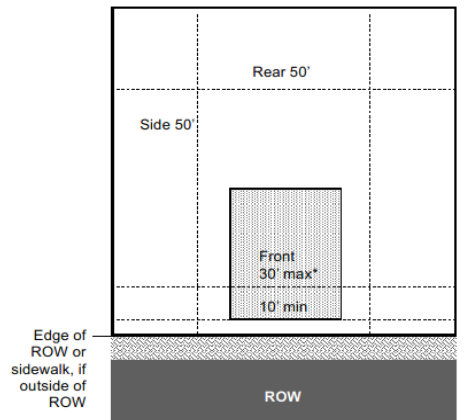


Figure 2

**Conventional Commercial Districts
Abutting Residential or Rural Areas Districts**



* No maximum front setback along principal arterials

Figure 3

**Conventional Industrial Districts
Abutting Non-residential Districts**

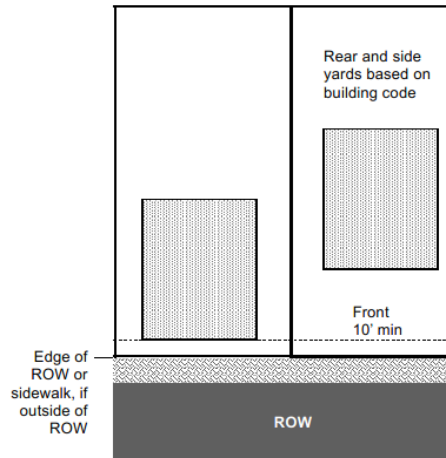


Figure 4

**Conventional Industrial Districts
Abutting Residential or Rural Areas Districts**

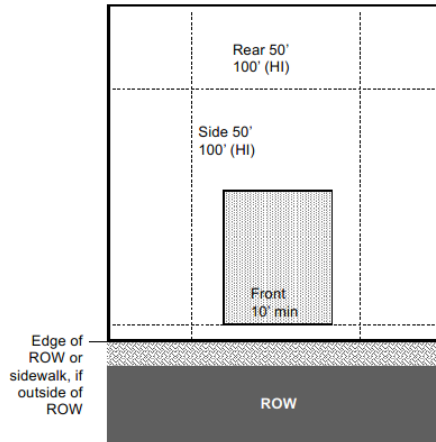


Figure 5

**Conventional Commercial Districts,
Front Stepback (side view)**

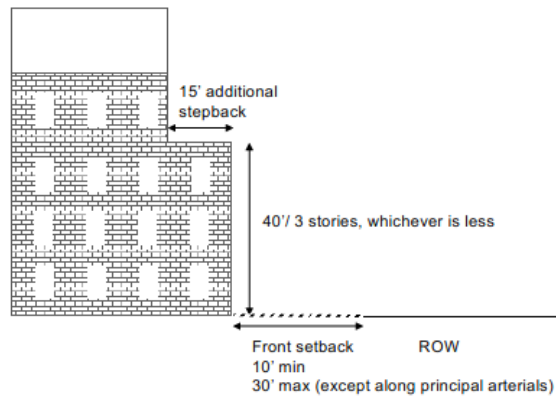
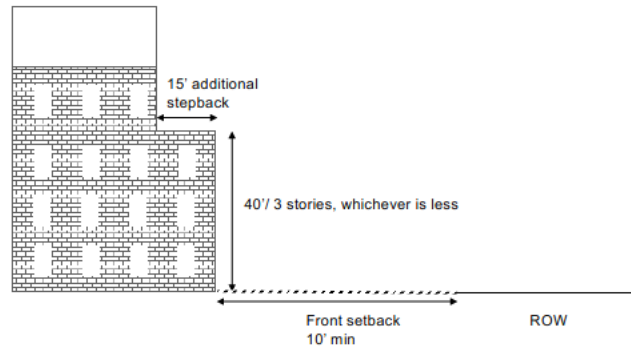


Figure 6

**Conventional Industrial Districts,
Front Stepback (side view)**



State law reference – Va. Code § 15.2-2280

(Ord. 15-18(4), 6-3-15)

ORDINANCE NO. 16-18(2)

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE II, BASIC REGULATIONS, AND ARTICLE III, DISTRICT REGULATIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Article II, Basic Regulations, and Article III, District Regulations, are hereby amended and reordained as follows:

By Amending:

Sec. 4.12.6	Minimum number of required parking spaces for scheduled uses
Sec. 20A.6	Permitted uses
Sec. 20B.2	Permitted uses
Sec. 22.2. 1	By right
Sec. 22.2.2	By special use permit
Sec. 23.2.1	By right
Sec. 23.2.2	By special use permit
Sec. 24.2.1	By right
Sec. 24.2.2	By special use permit
Sec. 25.2.1	By right
Sec. 25.2.2	By special use permit

By Adding:

Sec. 5.1.60	Drive-through windows
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Chapter 18. Zoning**Article II. Basic Regulations****Sec. 4.12.6 Minimum number of required parking spaces for scheduled uses**

Except when alternative parking is approved as provided in section 4.12.8, the following schedule shall apply to determine the number of required off-street parking spaces to be provided in a particular situation. If a particular use is not scheduled, then section 4.12.7 shall apply.

...

Automated teller machines (ATMs): Two (2) spaces per each outdoor walk-up type. (Added 2-5-03)

...

Financial institution: One (1) space per one hundred fifty (150) square feet of gross floor area. This requirement may be reduced by twenty-five (25) square feet per drive-in aisle. (Amended 2-5-03)

...

Restaurant: Thirteen (13) spaces per one thousand (1,000) square feet of gross floor area including areas for accessory dancing. (Added 2-5-03)

Sec. 5.1.60 Drive-through windows

Each drive-through window shall be subject to the following:

- a. If the building is adjacent to a public street, any drive-through windows shall be located on the side or rear of the building, away from the public street.
- b. No drive-through lane shall be located between a building and a public street unless separated from the right of way by a landscaped area that complies with section 32.7.9.5(b), (c), (d), and (e) and is at least ten (10) feet in depth extending the length of the drive-through lane.

- c. No portion of a drive-through lane shall be located within fifty (50) feet of a residential district, the rural areas district, the Monticello Historic district, or any part of a planned development district allowing residential uses.
- d. If any portion of a drive-through lane that is located between fifty (50) and one hundred (100) feet of a residential district, the rural areas district, the Monticello Historic district, or any part of a planned development allowing residential uses, the drive-through window shall be open for business no earlier than 7:00 a.m. and shall be closed no later than 10:00 p.m., daily.
- e. Each drive-through lane shall be separated from any pedestrian travelway, except where a pedestrian travelway crosses the drive-through lane as provided in subsection (f), and any vehicular travel areas, by a planting strip at least five (5) feet in width.
- f. If a pedestrian travelway crosses a drive-through lane, the owner shall provide either a five (5) foot wide raised pedestrian travelway or a five (5) foot wide pedestrian travelway containing a change in texture and visual markings.
- g. Each drive-through lane shall be at least eleven (11) feet wide.
- h. No drive-through lane shall enter directly from or exit directly to any public street.
- i. Each entrance to a drive-through lane shall be more than fifty (50) feet from any intersection with a public or private street or travelway without parking.
- j. Each drive-through lane shall be a minimum of one hundred (100) feet in length measured from the center of the first window or service point. This length may be reduced if a study is submitted and approved by the director of community development or his designee demonstrating that a shorter length will be sufficient for a particular use.
- k. Each drive-through lane shall extend at least twenty (20) feet beyond the drive-through window.
- l. If a drive-through lane is located adjacent to an internal travelway, the direction of travel in the drive-through lane and the travelway shall be the same unless they are separated from one another by a landscaped area that complies with section 32.7.9.5(b), (c), (d), and (e) and is at least ten (10) feet in depth extending the length of the drive-through lane.

Article III. District Regulations

Section 20A Neighborhood Model District – NMD

Sec. 20A.6 Permitted uses

The following uses shall be permitted in an NMD, subject to the regulations in this section and section 8, the approved application plan and code of development, and the accepted proffers:

- a. *By right uses.* The following uses are permitted by right if the use is expressly identified as a by right use in the code of development or if the use is permitted in a determination by the zoning administrator pursuant to subsection 8.5.5.2(c)(1):
 - 1. Each use allowed by right or by special use permit in any other zoning district, except for those uses allowed only by special use permit delineated in subsections 20A.6(b)(2) and (b)(3); provided that the use is identified in the approved code of development.
 - 2. Water, sewer, energy and communications distribution facilities.
 - 3. Accessory uses and buildings including storage buildings.
 - 4. Home occupation, Class A, where the district includes residential uses.
 - 5. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).

6. Public uses (reference 5.1.12).
 7. Tourist lodgings, where the district includes residential uses.
 8. Group homes, where the district includes residential uses.
 9. Tier I and Tier II personal wireless service facilities (reference 5.1.40).
 10. Farmers' markets (reference 5.1.47).
 11. Family day homes (reference 5.1.56). (Added 9-11-13)
 12. Drive-through windows (reference 5.1.60).
- b. *By special use permit.* The following uses are permitted by special use permit if the use is expressly identified as use permitted by special use permit in the code of development:
1. Each use allowed by right or by special use permit in any other zoning district.
 2. (Repealed 3-2-16)
 3. Outdoor storage, display and/or sales serving or associated with a by right permitted use, if any portion of the use would be visible from a travelway.

(Ord. 03-18(2), 3-19-03; Ord 04-18(2), 10-13-04; Ord. 09-18(9), 10-14-09; Ord. 10-18(4), 5-5-10; Ord. 13-18(2), 4-3-13; Ord. 13-18(5), 9-11-13)

Section 20B Downtown Crozet District – DCD

Sec. 20B.2 Permitted uses

The following uses shall be permitted in the DCD, subject to the regulations in this section:

A. *By right uses; retail and service.* The following retail and service uses are permitted by right:

1. Antique, gift, jewelry, notion and craft shops.
2. Automobile, truck repair shops excluding body shops.
3. Barber, beauty shops.
4. Clothing, apparel and shoe shops.
5. Commercial recreation establishments including, but not limited to, amusement centers, bowling alleys, pool halls and dance halls.
6. Convalescent homes (reference 5.1.13).
7. Convenience stores.
8. Department stores.
9. Drug stores, pharmacies.
10. Factory outlet stores, clothing and fabric.
11. Farmers' markets (reference 5.1.47). (Amended 5-5-10)
12. Feed and seed stores (reference 5.1.22).
13. Financial institutions.

14. Fire extinguisher and security products sales and service.
15. Florists.
16. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
17. Funeral homes.
18. Furniture and home appliances sales and service.
19. Hardware stores.
20. Health spas.
21. Hotels, motels and inns.
22. Indoor athletic facilities.
23. (Repealed 12-11-13)
24. Laundries, dry cleaners.
25. Musical instrument sales and repair.
26. New automotive parts sales.
27. Newspaper publishing.
28. Newsstands, magazines, pipe and tobacco shops.
29. Nursing homes (reference 5.1.13).
30. Office and business machines sales and service.
31. Optical goods sales and service.
32. Photographic goods sales and service.
33. (Repealed 12-11-13)
34. Restaurants.
35. Retail nurseries and greenhouses.
36. Service stations.
37. Sporting goods sales.
38. Tailors and seamstresses.
39. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
40. Tier I and Tier II personal wireless service facilities (reference 5.1.40).
41. Tourist lodging.
42. Visual and audio appliances.
43. Laboratories/Research and Development/Experimental Testing.

44. Drive-through windows (reference 5.1.60).
- B. *By right uses; office.* The following office uses are permitted by right:
1. Offices.
 2. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
- C. *By right uses; public and civic.* The following public and civic uses are permitted by right:
1. Churches.
 2. Clubs, lodges (reference 5.1.02).
 3. Conference centers, outdoor auditoriums, public art or kiosks.
 4. Cultural arts centers.
 5. Day care centers (reference 5.1.06).
 6. Water, sewer, energy and communications distribution facilities.
 7. Fire, ambulance and rescue squad stations (reference 5.1.09).
 8. Libraries.
 9. Outdoor performance areas.
 10. Parking structures and stand alone parking structures (reference 4.12 and 5.1.41).
 11. Private schools.
 12. Public uses (reference 5.1.12).
 13. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
 14. Theaters, live and movie, including multi-screen movie theaters.
- D. *By right uses; residential.* The following residential uses are permitted by right, provided that the first floor of the building in which the residential use exists is designed for and occupied only by a use permitted by subsections 20B.2(A), (B), (C) or (E):
1. Apartments, either as a single-family dwelling or as a multiple-family dwelling.
 2. Attached single-family dwellings such as townhouses.
 3. Boarding houses.
 4. Condominiums.
 5. Group homes (reference 5.1.07).
 6. Tourist lodging within detached single-family dwellings existing on June 4, 2008.
 7. Dwellings occupied by the owner or employees of a permitted commercial use, and their families (reference 5.1.21).
 8. Family day homes (reference 5.1.56). (Added 9-11-13)

- E. *By special use permit; non-residential uses.* The following non-residential uses are permitted by special use permit:
1. (Repealed 12-11-13)
 2. (Repealed 12-11-13)
 3. (Repealed 12-11-13)
 4. Car washes.
 5. (Repealed 12-11-13)
 6. (Repealed 12-11-13)
 7. (Repealed 3-2-16)
 8. Energy and communications transmission facilities (reference 5.1.12).
 9. Hospitals.
 10. (Repealed 12-11-13)
 11. (Repealed 12-11-13)
 12. Preparation of printing plates including typesetting, etching and engraving.
 13. Stand-alone parking (reference 4.12).
 14. (Repealed 12-11-13)
 15. Tier III personal wireless service facilities (reference 5.1.40).
 16. Towing and storage of motor vehicles (reference 5.1.32).
 17. Veterinary offices and animal hospitals.
 18. Storage/Warehousing/Distribution/Transportation.
 19. Manufacturing/Processing/Assembly/Fabrication and Recycling.
- F. *By special use permit; residential uses.* The following residential uses are permitted by special use permit without the restriction on first floor uses required by subsection 20B.2(D), provided that there is no other use permitted by subsections 20B.2(A), (B) or (E) on the same lot:
1. Apartments, either as a single-family dwelling or as a multiple-family dwelling.
 2. Attached single-family dwellings such as townhouses.
 3. Boarding houses.
 4. Condominiums.
 5. Detached single-family dwellings.
 6. Group homes (reference 5.1.07)
 7. Tourist lodging within detached single-family dwellings existing on June 4, 2008.
 8. Dwellings occupied by the owner or employees of a permitted commercial use, and their families. (reference 5.1.21)

9. Family day homes (reference 5.1.56).

- G. *Accessory uses and structures.* Accessory uses and structures are permitted, including but not limited to: (i) home occupations, Class A and Class B (reference 5.2) for primary residential uses; (ii) storage buildings for primary residential and non-residential uses; (iii) outdoor performance areas for primary cultural arts center uses; and (iv) prototype manufacturing for research and development uses.

(Ord. 08-18(3), 6-11-08; Ord. 10-18(4), 5-5-10; Ord. 13-18(2), 4-3-13; Ord. 13-18(5), 9-11-13; Ord. 13-18(8), 12-11-13)

Section 22 Commercial District – C-1

Sec. 22.2.1 By right

The following uses shall be permitted in any C-1 district, subject to the applicable requirements of this chapter. The zoning administrator, after consultation with the director of planning and other appropriate officials, may permit as a use by right, a use not specifically permitted; provided that such use shall be similar to uses permitted by right in general character and more specifically, similar in terms of locational requirements, operational characteristics, visual impact and traffic generation. Appeals from the zoning administrator's decision shall be as generally provided in section 34.

a. The following retail sales and service establishments:

1. Antique, gift, jewelry, notion and craft shops.
2. Clothing, apparel and shoe shops.
3. Department store.
4. Drug store, pharmacy.
5. Florist.
6. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
7. Furniture and home appliances (sales and service).
8. Hardware store.
9. Musical instruments.
10. Newsstands, magazines, pipe and tobacco shops.
11. Optical goods.
12. Photographic goods.
13. Visual and audio appliances.
14. Sporting goods.
15. Retail nurseries and greenhouses.
16. Farmers' markets (reference 5.1.47).
17. Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.

18. Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
 19. Drive-through windows (reference 5.1.60).
- b. The following services and public establishments:
1. Administrative, professional offices.
 2. Barber, beauty shops.
 3. Churches, cemeteries.
 4. Clubs, lodges (reference 5.1.02).
 5. Financial institutions.
 6. Fire and rescue squad stations (reference 5.1.09).
 7. Funeral homes.
 8. Health spas.
 9. Indoor theaters.
 10. Laundries, dry cleaners.
 11. Laundromat (provided that an attendant shall be on duty at all hours during operation).
 12. Libraries, museums.
 13. Nurseries, day care centers (reference 5.1.06).
 14. Eating establishments.
 15. Tailor, seamstress.
 16. Automobile service stations (reference 5.1.20).
 17. Water, sewer, energy and communications distribution facilities.
 18. Public uses (reference 5.1.12).
 19. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
 20. Dwellings (reference 5.1.21).
 21. (Repealed 4-3-13)
 22. Automobile, truck repair shop excluding body shop.
 23. Temporary nonresidential mobile homes (reference 5.8).
 24. Indoor athletic facilities.
 25. (Repealed 5-5-10)
 26. Stormwater management facilities shown on an approved final site plan or subdivision plat.

27. Tier I and Tier II personal wireless service facilities (reference 5.1.40).

(§ 20-22.2.1, 12-10-80; 6-3-81; 3-5-86; 9-9-92; 5-2-93; 9-14-93; 10-11-95; Ord. 02-18(6), 10-9-02; Ord. 04-18(2), 10-13-04; Ord. 10-18(4), 5-5-10; Ord. 13-18(2), 4-3-13)

Sec. 22.2.2 By special use permit

The following uses shall be permitted only by special use permit approved by the board of supervisors:

1. Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.
2. Energy and communications transmission facilities.
3. Hospitals.
4. Fast food restaurant.
5. Veterinary office and hospital (reference 5.1.11).
6. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.
7. Hotels, motels and inns.
8. Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan.
9. Stand alone parking and parking structures (reference 4.12, 5.1.41).
10. (Repealed 3-2-16)
11. Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.
12. Body shop.
13. Animal shelter (reference 5.1.11).
14. Tier III personal wireless service facilities (reference 5.1.40).
15. Storage/Warehousing/Distribution/Transportation

(§ 20-22.2.2, 12-10-80; 1-1-83; 6-1-83; 11-7-84; 6-14-89; 9-9-92; 6-16-99; Ord. 03-18(1), 2-5-03; Ord. 04-18(2), 10-13-04; Ord. 13-18(2), 4-3-13)

Section 23 Commercial Office -- CO

Sec. 23.2.1 By right

The following uses shall be permitted in the CO district, subject to the applicable requirements of this chapter:

1. Administrative and business offices.
2. Professional offices, including medical, dental and optical.
3. Financial institutions.
4. Churches, cemeteries.
5. Libraries, museums.

6. Accessory uses and structures incidental to the principal uses provided herein. The aggregate of all accessory uses shall not occupy more than twenty (20) percent of the floor area of the buildings on the site. The following accessory uses shall be permitted:
 - Eating establishments;
 - Newsstands;
 - Establishments for the sale of office supplies and service of office equipment;
 - Data processing services;
 - Central reproduction and mailing services and the like;
 - Ethical pharmacies, laboratories and establishments for the production, fitting and/or sale of optical or prosthetic appliances on sites containing medical, dental or optical offices;
 - (Repealed 3-17-82)
 - Sale/service of goods associated with the principal use such as, but not limited to: musical instruments, musical scores, text books, artist's supplies and dancing shoes and apparel;
 - Barber shops;
 - Beauty shops.
7. Water, sewer, energy and communications distribution facilities.
8. Public uses (reference 5.1.12).
9. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
10. Dwellings (reference 5.1.21).
11. Temporary nonresidential mobile homes (reference 5.8).
12. Day care, child care or nursery facility (reference 5.1.6).
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
14. Tier I and Tier II personal wireless service facilities (reference 5.1.40).
15. Farmers' markets (reference 5.1.47).
16. Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
17. Drive-through windows (reference 5.1.60).

(§ 20-23.2.1, 12-10-80; 3-17-82; 3-5-86; 12-3-86; 11-1-89; 9-9-92; 5-12-93; Ord. 01-18(6), 10-9-01 ; Ord. 04-18(2), 10-13-04; Ord. 09-18(6), 8-5-09; Ord. 10-18(4), 5-5-10; Ord. 13-18(2), 4-3-13)

Sec. 23.2.2 By special use permit

The following uses shall be permitted only by special use permit approved by the board of supervisors:

1. Hospitals.
2. Funeral homes.

3. Energy and communications transmission facilities.
4. Stand alone parking and parking structures (reference 4.12, 5.1.41).
5. (Repealed 3-2-16)
6. School of special instruction.
7. Clubs, lodges (reference 5.1.2).
8. Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.
9. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential R-15, in compliance with regulations set forth therein.
10. Hotels, motels and inns (reference 9.0).
11. Supporting commercial uses (reference 9.0).
12. Research and development activities including experimental testing.
13. Laboratories, medical or pharmaceutical.
14. Indoor athletic facilities.
15. Tier III personal wireless service facilities (reference 5.1.40).
16. Storage/Warehousing/Distribution/Transportation.
17. Manufacturing/Processing/Assembly/Fabrication/Recycling.

(§ 20-23.2.2, 12-10-80; 11-7-84; 1-1-87; 6-14-89; 6-19-91; 6-10-92; 9-15-93; Ord. 03-18(1), 2-5-03; Ord. 04-18(2), 10-13-04; Ord. 13-18(2), 4-3-13)

Section 24 Highway Commercial – HC

Sec. 24.2.1 By right

The following uses shall be permitted in any HC district, subject to the applicable requirements of this chapter. The zoning administrator, after consultation with the director of planning and other appropriate officials, may permit, as a use by right, a use not specifically permitted; provided that such use shall be similar to uses permitted by right in general character, and more specifically, similar in terms of locational requirements, operational characteristics, visual impact and traffic generation. Appeals from the zoning administrator's decision shall be as generally provided in section 34.

1. Automobile laundries.
2. Automobile, truck repair shops.
3. Automobile service stations (reference 5.1.20).
4. Building materials sales.
5. Churches, cemeteries.
6. Clubs, lodges (reference 5.1.02).
7. Convenience stores.

8. Educational, technical and trade schools.
9. Factory outlet sales - clothing and fabric.
10. Feed and seed stores (reference 5.1.22).
11. Financial institutions.
12. Fire extinguisher and security products, sales and service.
13. Fire and rescue squad stations (reference 5.1.09).
14. Funeral homes.
15. Furniture stores.
16. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
17. Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.
18. Hardware.
19. (Repealed 6-3-81)
20. Hotels, motels and inns.
21. Light warehousing.
22. Machinery and equipment sales, service and rental.
23. Mobile home and trailer sales and service.
24. Modular building sales.
25. Motor vehicle sales, service and rental.
26. New automotive parts sales.
27. Newspaper publishing.
28. Administrative, business and professional offices.
29. Office and business machines sales and service.
30. Eating establishment; fast food restaurants.
31. Retail nurseries and greenhouses.
32. Sale of major recreational equipment and vehicles.
33. Wayside stands - vegetables and agricultural produce (reference 5.1.19).
34. Wholesale distribution.
35. Water, sewer, energy and communications distribution facilities.
36. Public uses (reference 5.1.12).
37. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).

38. Indoor theaters.
39. Heating oil sales and distribution (reference 5.1.20).
40. Temporary nonresidential mobile homes (reference 5.8).
41. Uses permitted by right pursuant to subsection 22.2.1 of section 22.1, commercial, C-1.
42. Indoor athletic facilities.
43. Farmers' market (reference 5.1.47).
44. Stormwater management facilities shown on an approved final site plan or subdivision plat.
45. Tier I and Tier II personal wireless service facilities (reference 5.1.40).
46. Storage yards.
47. Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
48. Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
49. Storage/Warehousing/Distribution/Transportation; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
50. Drive-through windows (reference 5.1.60).

(§ 20-24.2.1, 12-10-80; 6-3-81; 3-5-86; 11-1-89; 6-19-91; 9-9-92; 5-12-93; 9-15-93; 10-11-95; § 18-24.2.1, Ord. 98-A(1), 8-5-98; Ord.02-18(6), 10-9-02; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08; Ord. 10-18(4), 5-5-10; Ord. 13-18(2), 4-3-13)

Sec. 24.2.2 By special use permit

The following uses shall be permitted by special use permit in the HC district:

1. Commercial recreation establishment including but not limited to amusement centers, bowling alleys, pool halls and dance halls.
2. Septic tank sales and related service.
3. Livestock sales.
4. Veterinary office and hospital (reference 5.1.11).
5. Drive-in theaters (reference 5.1.08).
6. Energy and communications transmission facilities (reference 5.1.12).
7. Hospitals, nursing homes, convalescent homes (reference 5.1.13).
8. Auction houses.
9. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.

10. Commercial kennels - indoor only (reference 5.1.11).
11. Stand alone parking and parking structures (reference 4.12, 5.1.41).
12. (Repealed 3-2-16)
13. Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.
14. Warehouse facilities not permitted under section 24.2.1 (reference 9.0).
15. Animal shelter (reference 5.1.11).
16. Tier III personal wireless service facilities (reference 5.1.40).
17. Body shops.

(§ 20-24.2.2, 12-10-80; 1-1-83; 11-7-84; 6-14-89; 6-19-91; 9-9-92; § 18-24.2.2, Ord. 98-A(1), 8-5-98; Ord. 99-18(4), 6-16-99; Ord. 03-18(1), 2-5-03; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08; Ord. 11-18(2), 1-12-11; Ord. 13-18(2), 4-3-13)

Section 25 Planned Development – Shopping Center – PD-SC

Sec. 25.2.1 By right

The following uses shall be permitted by right in the PD-SC district:

1. Uses permitted by right in the C-1, CO and HC districts, except for storage yards. Outdoor storage, sales or display shall be permitted only when enclosed by appropriate visual screening.
2. Energy and communications transmission facilities.
3. Public uses (reference 5.1.12).
4. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
5. Drive-through windows (reference 5.1.60).

§ 20-25.2.1, 12-10-80; 11-1-89; 5-12-93; § 18-25.2.1, Ord. 98-A(1), 8-5-98; § 18-25.2.1, Ord. 98-A(1), 8-5-98; Ord. 08-18(6), 11-12-08; Ord. 13-18(2), 4-1-13)

Sec. 25.2.2 By special use permit

The following uses shall be permitted by special use permit in the PD-SC district:

1. Commercial recreational establishment included but not limited to amusement centers, bowling alleys, pool halls and dance halls. (Amended 1-1-83)
2. Energy and communications transmission facilities (reference 5.1.12).
3. Parking structures located wholly or partly above grade.
4. (Repealed 3-2-16)
5. Veterinary office and hospital (reference 5.1.11).
6. Tier III personal wireless service facilities (reference 5.1.40).
7. Storage yards.

(§ 20-25.2.2, 12-10-80; 1-1-83; 11-7-84; 11-15-89; 9-9-92; § 18-25.2.2, Ord. 98-A(1), 8-5-98; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08; Ord. 13-18(2), 4-1-13)