

**§ Section 165-150 Old Valley Pike Corridor Overlay District**

A. Statement of Intent. It is the intent of this district to ensure that U.S. Route 11, the “Old Valley Pike,” continues to offer local residents and tourists a safe and beautiful route through rural countryside and historic towns, a scenic byway and an artery offering opportunities for tourism and economic development. To this end, these regulations are intended to:

Protect and promote the aesthetic and historic character of the Old Valley Pike as a scenic byway;

Promote and create attractive gateways to the County’s historic towns and villages;

Ensure safe and functional transportation systems;

Manage access from the Old Valley Pike to adjacent parcels for the safety and convenience of vehicular travelers, bicyclists and pedestrians;

Support quality economic development and tourism along the corridor.

To the extent practicable, this section shall be interpreted so as to be consistent with the “Old Valley Pike Overlay District Vision Statement” which expresses the Board’s legislative intent and was adopted on insert date of adoption, and which is available for review in the county planning office.

B. Application.

(1) The boundaries of the Old Valley Pike Corridor Overlay District are delineated on the Official Zoning Map. If the map is ambiguous in any way, the Zoning Administrator shall resolve such ambiguities using the Board of Supervisors’ intent as expressed below:

(a)The roadway corridor affected by this section includes all segments of U.S. Route 11 within the unincorporated areas of Shenandoah County.

(b)The area subject to regulation by this section includes all land within 540 feet of the centerline of:

{ 1 } The pavement area of U.S. 11, where the roadway is undivided, or;

{ 2 } The pavement area of the closest lanes, where the roadway is divided.

C. Permitted Uses

(1) Uses permitted by right: all uses permitted by right in the underlying zoning districts.

(2) Uses permitted by special permit: All uses authorized by special use permit in the underlying zoning districts.

D. General Provisions

(1) Approval of the following requires review under this article:

- (a) The construction, reconstruction, or alteration to any structure's exterior where substantial change in design or materials is proposed.
- (b) Zoning permits
- (c) Site plans
- (d) Subdivision plats
- (e) Zoning map amendments, where a development plan is proffered
- (f) Special use permit site plans

(2) Nonconforming uses:

Any use, activity, parcel or structure subject to the provisions of this section which does not conform to such provisions at the time of adoption of this section shall be considered nonconforming and subject to the regulations in Article IV, Nonconforming Uses, of this Chapter.

(3) Applicable design standards:

- (a) Section 165-150.E. provides regulations for development within the corridor overlay district.
- (b) This section establishes two sub-districts within the Old Valley Pike Corridor Overlay District: the Rural Landscape sub-district and the Town Gateway sub-district. The sub-districts within the Valley Pike Corridor Overlay District are delineated on the Official Zoning Map.

E. Design Standards

(1) Rural Landscape Subdistrict

(a) Agricultural Buildings: Any building or structure used for or related to agricultural production on an active working farm shall be exempt from the provisions of the overlay district.

(b) Single-family detached dwellings on existing lots of record: All new single-family detached dwellings, additions to existing single-family dwellings and accessory buildings, and all new accessory buildings constructed on existing lots of record after the adoption of the overlay district shall meet the following requirements:

{ 1 } All dwellings shall address Route 11 by facing the front facade of the

dwelling to Route 11 and including a major building entrance facing on Route 11. This front facade shall be architecturally compatible with structures found in the corridor and shall exhibit a high level of architectural detailing to include features that provide visual variety to wall surfaces, such as windows, doors, arcades, porches, pilasters, and/or awnings. The facade shall not be comprised of concrete block or brick having no finished surface treatment, concrete panels or poured-in-place concrete having no finished surface treatment, or sheet metal. The Old Valley Pike Corridor Overlay District Vision Statement shall be used in determining whether a structure is architecturally compatible and exhibits a high level of architectural detailing. Any single-family dwelling that is not visible from the Route 11 travel lanes or is screened using an opaque screen buffer as defined in Section 165-4 shall be exempt from these requirements.

{2} All dwellings shall have a minimum setback of 60' from the property line fronting on Route 11, provided however that the dwelling may be constructed closer to the property line fronting on Route 11, as permitted in the underlying zoning district, as long as dwellings on the adjoining lots on both sides are located closer than 60' from property line fronting on Route 11. In this case, the dwelling may be located as close as the closest such dwelling to Route 11.

{3} All new residential accessory buildings constructed after the adoption of the overlay district shall be located to the rear of the primary residential structure on the property. No new residential accessory building shall be constructed taller than the primary residential structure on the property.

{4} All additions to existing single-family detached dwellings or additions to residential accessory buildings shall meet the requirements of Section 165-150.E(1)(b) unless it is determined by the Zoning Administrator that this Board's intent as expressed in Section 165-150(A) above cannot be implemented without the landowners incurring costs substantially greater than the public benefit gained by such implementation.

(c) Residential subdivisions, townhouse, and multifamily projects: All residential subdivisions (two or more new lots created), townhouse developments, and multifamily projects approved after the adoption of the overlay district shall meet the following requirements:

{1} A 100' buffer shall be created along the entire Route 11 frontage.

This buffer shall be maintained as green space and not used for parking lots, outdoor storage, buildings, or structures. It shall be the responsibility of the developer or subdivider to install an opaque screen buffer as defined in Section 165-4 within the 100' buffer in a location that screens the development from view of Route 11 and which does not impede sight distance for vehicles entering and leaving the site. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. The developer or subdivider shall make provisions for the maintenance of all screen buffers. In the event that any part of the buffer dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{2} Access to the site shall be limited to no more than one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, on-site service drives connecting to adjacent properties, or access from a secondary public street as opposed to the corridor highway. Provisions shall be made by the developer to provide access to surrounding properties via cross-easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets.

{3} All outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{4} Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch. All landscaping is to be maintained by the property owner. In the event that any part of the landscaping dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{5} One sign shall be allowed along Route 11 for each development and shall be a ground-mounted monument sign, no taller than six feet, no larger than 20 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission.

{6} Common service functions areas, including trash receptacles and dumpsters, shall be screened from view from all sides by a solid fence or wall or light screen buffer as defined in Section 165-4. In the event that any part of the buffer dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days by the property owner.

(d) Major commercial projects: All commercial projects with a total building floorplate of 5,000 square feet or more, approved after the adoption of the overlay district shall meet the following requirements:

{1} A 50' buffer shall be created along the entire Route 11 frontage . This buffer shall be maintained as green space and not used for parking lots, outdoor storage, buildings, or structures. It shall be the responsibility of the developer or subdivider to install an opaque screen buffer as defined in Section 165-4 within the 50' buffer in a location that screens the development from view of Route 11 and which does not impede sight distance for vehicles entering and leaving the site. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. All screen buffers are to be maintained by the property owner. In the event that any part of the buffer dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{2} Access to the site shall be limited to no more than one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, on-site service drives connecting to adjacent properties, or access from a secondary public street as opposed to the corridor highway. Provisions shall be made by the developer to provide access to surrounding properties via cross-

easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets.

{3} All outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{4} Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch. All landscaping is to be maintained by the property owner. In the event that any part of the landscaping dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{5} One sign shall be allowed along Route 11 for each development and shall be a free-standing or ground-mounted monument sign, no taller than ten feet, no larger than 40 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission. Wall signs may also be allowed as permitted in Article XIII of the Zoning Ordinance.

{6} Service functions and areas, including loading docks and doors, garage doors, trash receptacles and dumpsters, electrical and mechanical equipment, and HVAC units, shall be located to the rear of the building. These service functions shall be screened from view from all sides by a solid fence or wall or light screen buffer as defined in Section 165-4.

{7} All buildings shall have a minimum setback of 100' from the property line fronting on Route 11.

(e) Minor Commercial/Institutional Developments: All commercial developments with a floorplate of less than 5,000 square feet and all institutional (church, schools, etc.) developments, approved after the adoption of the overlay district shall meet the following requirements:

{1} A 20' landscaped buffer shall be created along the entire Route 11 frontage. This buffer shall be maintained as green space and not used for parking lots, outdoor storage, buildings or structures. It shall be the responsibility of the developer to install street trees at a minimum of one per 30 linear feet of frontage along Route 11, with modifications made for driveways and other obstructions and shall be a tree chosen from the tree list in Section 5.1.4 of the Old Valley Pike Corridor Overlay District Vision Statement. All street trees shall have a minimum tree caliper of 1.75 inches at the time of planting. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. The landscape buffer is to be maintained by the property owner. In the event that any part of the buffer dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{2} Access to the site shall be limited to one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, on-site service drives connecting to adjacent properties, or access from a secondary public street as opposed to the corridor highway. Provisions shall be made by the developer to provide access to surrounding properties via cross-easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets.

{3} Outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{4} Off-street parking lots located in front of buildings shall not exceed one two-sided bay of parking between the building and Route 11. Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch.

Perimeter parking lot landscaping shall be provided for all parking lots and lots used for the display of vehicles for sale. Wherever a parking lot or lot used for the display of vehicles for sale fronts on a street, whether Route 11 or a side street, a minimum 5-foot planting strip shall be provided between the parking lot and the right-of-way. The parking lot shall be screened using an evergreen shrub of a type that will reach a height of 3 to 4 feet at maturity and planted in a manner to create a solid screen to hide the cars behind. This landscaping can be placed within the 20' buffer required in 165-150.E(1)(e){1}. In the event that any part of the screening dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days by the property owner.

{5} One sign shall be allowed along Route 11 for each development and shall be a ground-mounted monument sign, no taller than six feet, no larger than 40 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission. Wall signs may also be allowed as permitted in Article XIII of the Zoning Ordinance provided the sign is constructed in a fashion that is architecturally compatible with the structure on which is located on.

{6} Service functions and areas, including loading docks and doors, garage doors, trash receptacles and dumpsters, electrical and mechanical equipment, and HVAC units, shall be located to the rear of the building. These service functions shall be screened from view from all sides by a solid fence or wall or light screen buffer as defined in Section 165-4. Rooftop mechanical equipment shall be screened from Route 11 travel lanes using parapet walls or architectural screens.

{7} All primary structures shall address Route 11 by facing the front facade of the structure to the Route 11 and including a major building entrance facing on Route 11. This front facade shall be architecturally compatible with structures found in the corridor and shall exhibit a high level of architectural detailing to include features that provide visual variety to wall surfaces, such as windows, doors, arcades, porches, pilasters, and/or awnings. The facade shall not be comprised of concrete block or brick having no finished surface treatment, concrete panels or poured-in-place concrete having no finished surface treatment, or sheet metal. The Old Valley Pike Corridor Overlay District Vision Statement shall be used in determining whether a structure is architecturally compatible and exhibits a high level of architectural detailing. Any

structure that is not visible from the Route 11 travel lanes or is screened using an opaque screen buffer as defined in Section 165-4 shall be exempt from this requirement.

{8} All buildings shall have a minimum setback of 40' from the property line fronting on Route 11.

(f) Industrial Developments: All industrial developments approved after the adoption of the overlay district shall meet the following requirements:

{1} A 200' buffer shall be created along the entire Route 11 frontage. This buffer shall be maintained as green space and not used for parking lots, outdoor storage, buildings, or structures. It shall be the responsibility of the developer to install an opaque screen buffer as defined in Section 165-4 within the 200' buffer in a location that screens the development from view of Route 11 and which does not impede sight distance for vehicles entering and leaving the site. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. An opaque screen buffer as defined in Section 165-4 shall also be required along the other property lines of the development. All screen buffers are to be maintained by the property owner. In the event that any part of the buffer dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{2} Access to the site shall be limited to one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, on-site service drives connecting to adjacent properties. Provisions shall be made by the developer to provide access to surrounding properties via cross-easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets, if required by the Planning Commission.

{3} Outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{4} Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch. All landscaping is to be maintained by the property owner. In the event that any part of the landscaping dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{5} One sign shall be allowed along Route 11 for each industrial development or park and shall be a free-standing or ground-mounted monument sign, no taller than ten feet, no larger than 40 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission. Wall signs may also be allowed as permitted in Article XIII of the Zoning Ordinance.

(2) Town Gateway Sub-district

(a) Agricultural Buildings: Any building or structure used for or related to agricultural production on an active working farm shall be exempt from the provisions of the overlay district.

(b) Single-family detached dwellings on existing lots of record. All new single-family detached dwellings constructed after the adoption of the overlay district on existing lots of record shall meet the following requirements:

{1} All dwellings shall address Route 11 by facing the front facade of the dwelling to the road and including a major building entrance facing on the road. This front facade shall be architecturally compatible with structures found in the corridor and shall exhibit a high level of architectural detailing to include features that provide visual variety to wall surfaces, such as windows, doors, arcades, porches, pilasters, and/or awnings. The facade shall not be comprised of concrete block or brick having no finished surface treatment, concrete panels or poured-in-place concrete having no finished surface treatment, or sheet metal. The Old Valley Pike Corridor Overlay District Vision Statement shall be used in determining whether a structure is architecturally compatible and exhibits a high level of architectural detailing. Any single-family dwelling that is not visible from the Route 11 travel lanes or is screened using an opaque

screen buffer as defined in Section 165-4 shall be exempt from this requirement.

{2} The setback for new dwellings is a minimum front setback of 15' and a maximum setback of 50' from the property line fronting on Route 11.

{3} All new residential accessory buildings constructed after the adoption of the overlay district shall be located to the rear of the primary residential structure on the property. No new residential accessory building shall be constructed taller than the primary residential structure on the property.

{4} All additions to existing single-family detached dwellings or additions to residential accessory buildings shall meet the requirements of Section 165-150.E(2)(b) unless it is determined by the Zoning Administrator that this Board's intent as expressed in Section 165-150(A) above cannot be implemented without the landowners incurring costs substantially greater than the public benefit gained by such implementation.

{5} The maximum building floorplate shall be 10,000 square feet.

(c) Residential subdivisions, townhouse, and multifamily projects. All residential subdivisions (two of more new lots created), townhouse developments, and multifamily projects approved after the adoption of the overlay district shall meet the following requirements:

{1} All structures shall address Route 11 by facing the front facade of the dwelling to the road and including a major building entrance facing on the road. This front facade shall be architecturally compatible with structures found in the corridor and shall exhibit a high level of architectural detailing to include features that provide visual variety to wall surfaces, such as windows, doors, arcades, porches, pilasters, and/or awnings. The facade shall not be comprised of concrete block or brick having no finished surface treatment, concrete panels or poured-in-place concrete having no finished surface treatment, or sheet metal. The Old Valley Pike Corridor Overlay District Vision Statement shall be used in determining whether a structure is architecturally compatible and exhibits a high level of architectural detailing. Any structure that is not visible from the Route 11 travel lanes or is screened using an opaque screen buffer as defined in Section 165-4 shall be exempt from this requirement.

{2} The setback for new dwellings is a minimum front setback of 15' and

a maximum setback of 50' from the property line fronting on Route 11.

{3} Access to the site shall be limited to no more than one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, on-site service drives connecting to adjacent properties, or access from a secondary public street as opposed to the corridor highway. Provisions shall be made by the developer to provide access to surrounding properties via cross-easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets.

{4} All outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{5} Off-street parking lots located in front of buildings shall not exceed one two-sided bay of parking between the building and Route 11. On-street parking spaces along the public road frontage of the lot shall be counted as spaces fulfilling the requirements of Section 165-86 and 165-87 of the Zoning Ordinance.

Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch.

Perimeter parking lot landscaping shall be provided for all parking lots. Parking lots shall be screened using an evergreen shrub of a type that will reach a height of 3 to 4 feet at maturity and planted in a manner to create a solid screen to hide the cars behind. All landscaping is to be maintained by the property owner. In the event that any part of the landscaping dies,

replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{6} A five foot sidewalk shall be provided by the developer along the entire Route 11 frontage in a location to connect with adjoining properties.

{7} One sign shall be allowed along Route 11 for each development and shall be a ground-mounted monument sign, no taller than six feet, no larger than 20 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission.

{8} Street trees shall be installed by the developer along the entire Route 11 frontage at a minimum of one per 30 linear feet of frontage with modifications made for driveways and other obstructions and shall be a tree chosen from the tree list in Section 5.1.4 of the Old Valley Pike Corridor Overlay District Vision Statement. All street trees shall have a minimum tree caliper of 1.75 inches at the time of planting. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. All street trees are to be maintained by the property owner. In the event that any of the street trees die, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{9} Service functions, including trash receptacles and dumpsters, mechanical equipment and HVAC units, shall be located to the rear of all buildings. These service functions shall be screened from view from all sides by a solid fence or wall or light screen buffer as defined in Section 165-4. Rooftop mechanical equipment shall be screened from Route 11 travel lanes using parapet walls or architectural screens.

{10} All new residential accessory buildings constructed after the adoption of the overlay district shall be located to the rear of the primary residential structure on the property. No new residential accessory building shall be constructed taller than the primary residential structure on the property.

{11} The maximum building floorplate shall be 10,000 square feet.

(d) Commercial and institutional: All commercial and institutional projects approved after the adoption of the overlay district shall meet the following

requirements:

{1} All structures shall address Route 11 by facing the front facade of the dwelling to the road and including a major building entrance facing on the road. This front facade shall be architecturally compatible with structures found in the corridor and shall exhibit a high level of architectural detailing to include features that provide visual variety to wall surfaces, such as windows, doors, arcades, porches, pilasters, and/or awnings. The facade shall not be comprised of concrete block or brick having no finished surface treatment, concrete panels or poured-in-place concrete having no finished surface treatment, or sheet metal. The Old Valley Pike Corridor Overlay District Vision Statement shall be used in determining whether a structure is architecturally compatible and exhibits a high level of architectural detailing. Any structure that is not visible from the Route 11 travel lanes or is screened using an opaque screen buffer as defined in Section 165-4 shall be exempt from this requirement.

{2} The setback for new structures is a minimum front setback of 10' and a maximum setback of 80' from the property line fronting on Route 11.

{3} Access to the site shall be limited to no more than one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, on-site service drives connecting to adjacent properties, or access from a secondary public street as opposed to the corridor highway. Provisions shall be made by the developer to provide access to surrounding properties via cross-easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets.

{4} All outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{5} Off-street parking lots located in front of buildings shall not exceed one two-sided bay or parking between the building and Route 11. On-

street parking and loading spaces along the public road frontage of the lot shall be counted as spaces fulfilling the requirements of Section 165-86 and 165-87 of the Zoning Ordinance.

Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch.

Perimeter parking lot landscaping shall be provided for all parking lots. Parking lots shall be screened using an evergreen shrub of a type that will reach a height of 3 to 4 feet at maturity and planted in a manner to create a solid screen to hide the cars behind. All landscaping is to be maintained by the property owner. In the event that any part of the landscaping dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{6} A five foot sidewalk shall be provided by the developer along the entire Route 11 frontage in a location to connect with adjoining properties.

{7} One sign shall be allowed along Route 11 for each development and shall be a ground-mounted monument sign, no taller than six feet, no larger than 20 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission. Wall signs may also be allowed as permitted in Article XIII of the Zoning Ordinance provided the sign is found to be architecturally compatible with the structure on which is located on.

{8} Street trees shall be installed by the developer along the entire Route 11 frontage at a minimum of one per 30 linear feet of frontage with modifications made for driveways and other obstructions and shall be a tree chosen from the tree list in Section 5.1.4 of the Old Valley Pike Corridor Overlay District Vision Statement. All street trees shall have a minimum tree caliper of 1.75 inches at the time of planting. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. The street trees are to be

maintained by the property owner. In the event that any of the trees die, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{9} Service functions, including trash receptacles and dumpsters, mechanical equipment, and HVAC units, shall be located to the rear of the building. These service functions shall be screened from view from all sides by a solid fence or wall or light screen buffer as defined in Section 165-4. Rooftop mechanical equipment shall be screened from Route 11 travel lanes using parapet walls or architectural screens.

{10} All new accessory buildings constructed after the adoption of the overlay district shall be located to the rear of the primary structure on the property. No new accessory building shall be constructed taller than the primary structure on the property.

{11} The maximum building floorplate shall be 20,000 square feet.

(e) Industrial Developments. All industrial developments approved after the adoption of the overlay district shall meet the following requirements:

{1} A 40' buffer shall be created along the entire Route 11 frontage. This buffer shall be maintained as green space and not used for parking lots, outdoor storage, buildings or structures. It shall be the responsibility of the developer to install an opaque screen buffer as defined in Section 165-4 within the 40' buffer in a location that screens the development from view of Route 11 and which does not impede sight distance for vehicles entering and leaving the site. Existing vegetation may be used in lieu of new planting where it is determined by the Planning Commission to be sufficient. An opaque screen buffer as defined in Section 165-4 shall also be installed along the other property lines of the development. All screen buffers are to be maintained by the property owner. In the event that any part of the buffer dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{2} Access to the site shall be limited to one access point on Route 11 unless it is determined by the Virginia Department of Transportation that other access points are necessary. This requirement shall not prevent the installation of a separate entrance-only and exit-only access system, that may or may not be adjoined, where it is determined this method is the safest means of providing ingress and egress on the property. In addition, access to the site may be allowed through shared entrance, interparcel connection and travelways, and on-site service drives connecting to

adjacent properties. Provisions shall be made by the developer to provide access to surrounding properties via cross-easement agreements, shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties if adjoining properties are also being developed for industrial uses.

{3} Outdoor lighting shall be directed toward the object to be illuminated and shall not cause glare for motorists traveling Route 11. Light fixtures shall be shielded to minimize light leakage off site. Parking lot fixtures and building-based light fixtures shall be fully shielded fixtures.

{4} Parking lot landscaping shall be provided for all parking lots of 15 or more spaces. At least five percent of the total parking area shall be landscaped in the form of landscaped planting islands located every 10 or fewer spaces. The islands shall be at least 400 square feet in size and planted with a tree (minimum caliper of 1.75 inches) from the tree list in Section 4.3.9 of the Old Valley Pike Corridor Overlay District Vision Statement as well as with shrubs and/or a vegetated ground cover or mulch. All landscaping is to be maintained by the property owner. In the event that any part of the landscaping dies, replacements shall be planted within 60 days if weather permits but in no event later than 120 days.

{5} A five foot sidewalk shall be provided by the developer in the 40' buffer area along the entire Route 11 frontage in a location to connect with adjoining properties.

{6} One sign shall be allowed along Route 11 for each industrial complex or park and shall be a ground-mounted monument sign, no taller than six feet, no larger than 20 square feet, and if illuminated, the lights shall be concealed spotlights. This sign shall be constructed of, or having a border constructed of wood, brick or stone masonry, or other materials approved by the Planning Commission.

{7} The maximum building floorplate shall be 20,000 square feet. Exceptions to this requirement may be permitted through the issuance of a special use permit.

F. Administration

(1) Review of development proposals:

- (a) No zoning permit or building permit shall be issued, or site plan shall be approved, until such zoning or building permit or site plan is determined to be in compliance with, or not subject to, this article. Such determination shall be made by:

1. The Planning Commission for all development proposals for:
  - a. Commercial and business uses
  - b. Industrial uses
  - c. Townhouse and apartment uses
  - d. All other non-residential uses, except agricultural uses
  - e. All uses requiring a site plan
2. The Zoning Administrator for all development proposals for:
  - a. Agricultural uses directly related to agricultural production (not including farm markets, farm equipment sales, and other commercial operations)
  - b. Single-family detached houses, additions to single family dwellings, and accessory structures.
- (b) The Planning Commission shall review all subdivision plats, proffered development plans, and special use permit site plans for consistency with this section so that the design of such plans and plats does not preclude compliance with the regulations of this section.
- (2) Actions on Development Proposals:
  - (a) The Planning Commission shall confer with the applicant and shall approve or disapprove the application within the time frame for action specified in the Zoning Ordinance for the type of application being considered:
    1. The application may be approved together with such modifications deemed necessary to insure compliance with this section.
    2. If a decision of denial is made, the applicant shall be provided in writing any and all reasons for denial.
  - (b) The Zoning Administrator shall confer with the applicant and shall approve or disapprove the application within 30 days of submission of a complete application.
    1. The application may be approved together with such modifications deemed necessary to insure compliance with this section.
    2. If a decision of denial is made, the applicant shall be provided in writing any and all reasons for denial.
- (3) Expiration: Development proposal approvals issued by the Planning Commission or the Zoning Administrator based on the reviews required in this section shall expire:
  - (a) After five (5) years for all site plans; and after six (6) months for all zoning permits and building permits, if the approved work has not commenced.
- (4) Appeals
 

The Board of Supervisors shall have the right to review all decisions of the Planning Commission made in the administration of this section, which, in its discretion, it shall deem necessary to the proper administration hereof. Any person aggrieved by any decision of the Planning Commission in the administration of this section may demand a review of the application by the Board of Supervisors. Such demand shall be made by filing a request therefor in

writing with the clerk of the Board of Supervisors within thirty (30) calendar days of the date of the Planning Commission's decision. The Board of Supervisors may affirm, reverse or modify, in whole or in part, the decision of the Planning Commission. In considering an appeal, the Board of Supervisors shall give due consideration to the recommendations of the Planning Commission together with such other evidence as it deems necessary for a proper review of the application. Appeals of the Board of Supervisors' decision may be made directly to the Circuit Court of Shenandoah County within 30 days of the Board's decision.

- (5) Additional submission requirements for development proposals within the Old Valley Pike Corridor Overlay District:
- (a) Zoning permits:
    - 1. General location of site entrance and driveway
    - 2. Identification of building front facade and location of front entrance to the building
    - 3. Location of doors and garage doors
    - 4. Building floorplate dimensions and total area in square feet
    - 5. Building height
    - 6. Exterior building cladding materials
  
  - (b) Site plans
    - 1. Existing site conditions including: topography as specified in Section 165-98, woodlands, existing trees that are outside wooded areas and are at least 6" in caliper (measured at 4.5 feet above the ground) or more and in good health, tree rows, stone walls, streams, rivers, and other water bodies
    - 2. Proposed site grading
    - 3. Building floorplate dimensions and total area in square feet
    - 4. Location of all service functions: dumpsters and mechanical / electrical / telecommunications units, utilities
    - 5. Proposed pedestrian and bicycle facilities
    - 6. Lighting plan
    - 7. Landscaping plan
    - 8. Location of loading docks and doors and garage doors
    - 9. Sign illustration including type of materials, height, size, location, and specifications on lighting
    - 10. Architectural rendering of proposed structures including building materials, roof pitch, and color schemes
  
  - (c) Subdivision plats
    - 1. Tree and landscaping plan, showing tree locations and species.
    - 2. Proposed pedestrian and bicycle facilities

**Add to Section 165-4**

**FLOORPLATE** — The horizontal land area occupied by a building at finished grade including projections and overhangs.

