

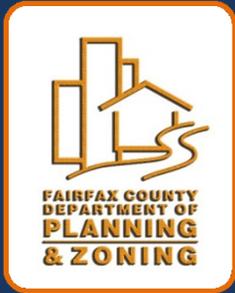


Zoning Ordinance Amendment Work Program Update

Prepared by Zoning Administration Division
Department of Planning and Zoning

Proposed Amendments for Discussion

- ❑ Farm Wineries, Breweries and Distilleries in the R-C District
- ❑ Food and Beverage Production and Processing Establishments (Craft Beverage Production Establishment)
- ❑ Riding and Boarding Stables
- ❑ Commercial Vehicles



Farm Wineries/Breweries/Distilleries in the Residential Conservation (R-C) District

The Code of Virginia

- ❑ Effective July 1, 2016, no new farm winery/ brewery/distillery is permitted on a farm that is zoned R-C.
- ❑ Existing establishments may expand with Special Exception approval by the Board.
- ❑ Any proposed establishment for which an ABC Board license was requested may be built subject to Special Exception approval.

Proposed Definitions

FARM WINERY: An establishment located on a farm with a producing vineyard, orchard or similar growing area and with facilities for fermenting and bottling wine and/or cider on the premises, and as specifically regulated and licensed by the provisions of the Virginia Alcoholic Beverage Control Board. For the purpose of this definition, a farm shall be deemed an area of contiguous land containing not less than twenty (20) acres under common ownership wherein such land is used for AGRICULTURE. Such establishment may include the hosting of public or private events or festivals for up to 200 guests, invitees or participants. Events or festivals for more than 200 guests, invitees or participants shall be limited to one (1) per calendar month and shall not exceed two (2) days in duration, unless a special exception is approved by the Board.

(Definitions of Limited Brewery/Limited Distillery are similar, but address different products grown for the specific beverage.)

Propose to allow following activities w/out Special Exception approval:

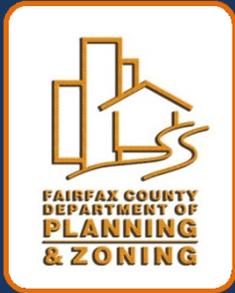
1. Adding land to farm winery/brewery/distillery
2. Expanding planted areas for crops used in production
3. Installing landscaping on facility property
4. Building or expansion of < 256 sq ft (with setbacks)
5. At-grade patios that do not require a grading permit
6. New or replacement production/processing equipment
7. Repair and maintenance of buildings
8. Placement of movable outdoor furniture, etc.
9. Hosting events/festivals in accordance with definition
10. Construction/enlargement of a dwelling on the property

Proposed Special Exception Standards

- ❑ Category 6 SE fee of \$8,180.
- ❑ SE required for hosting events in excess of size limits and/or frequency specified in definition. Conditions could include, but are not limited to the type, number, area of site, adequacy of water/sewer, days, hours, lighting, sound and parking.
- ❑ Board approval subject to finding that expansion is in harmony with comp. plan and has no deleterious effect on adjacent properties/area roadways.
- ❑ Buildings, loading areas shall be 50 feet from lot line and 100 feet from adjacent dwellings.
- ❑ Inspection through Certified (Third Party) Inspections Program required upon completion of expansion.

Outreach and Input

- Staff has solicited input from the two winery operators on farms in the R-C district, as well as groups associated with the R-C zoned geographic area. Staff anticipates that we will continue to work with the stakeholders throughout the process of consideration of this amendment.



Craft Beverage Production Establishment

Craft Beverage Production

Current ZO Provisions

- ❑ Regulated as food and beverage manufacturing
 - ❑ By-right in I-5 and I-6; Special Exception use in I-4
- ❑ Accessory tasting room may be permitted
- ❑ Retail sales up to 10% of GFA permitted

Proposed Approach

- ❑ Create Craft Beverage Production Establishment:
 - ❑ *A facility, licensed in accordance with Title 4.1 of the Code of Virginia, as amended, in which beer, cider, mead, wine, distilled spirits, or other similar beverages are brewed, fermented, or distilled in quantities not to exceed 15,000 barrels of beer, 36,000 gallons of distilled spirits, or 5,000 gallons of wine, cider, or mead annually. Establishments exceeding the production quantities stated in this definition shall be deemed a food and beverage manufacturing, production and processing establishment.*
- ❑ Permitted by-right in certain Commercial, Industrial, and Planned Districts, subject to use limitations
- ❑ Add food and beverage manufacturing by-right in I-4

Regulation in Industrial Districts

- ❑ Craft beverage production establishment by-right in I-3 through I-6
- ❑ Use limitations:
 - ❑ Accessory tasting room permitted; limited food preparation
 - ❑ Parking: manufacturing/eating establishment
 - ❑ Retail sales up to 10% GFA
 - ❑ Outdoor storage in enclosed structure
- ❑ Food and beverage manufacturing (larger quantities) by-right in I-4, I-5, and I-6

Regulation in C & P Districts

- ❑ By-right in C-5 through C-9 and PDC, PRC, PRM, and PTC when shown on approved development plan
- ❑ Use limitations:
 - ❑ Production limited to 10,000 barrels and 5,000 gallons
 - ❑ Production accessory to tasting room; limited food preparation
 - ❑ Parked at eating establishment rate
 - ❑ Retail sales up to 10% of GFA
 - ❑ Outdoor storage in enclosed structure



Riding and Boarding Stables

Proposed Riding and Board Stables Zoning Ordinance Amendment

- ❑ Modify the Riding/Boarding Stable definition to increase the number of horses that can be boarded by-right from 3 to 5.
- ❑ Allows for the teaching of riding lessons as a home occupation, subject to limitations.

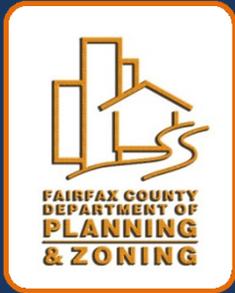


Proposed Riding and Board Stables Zoning Ordinance Amendment

- ❑ On lots between 2 to 5 acres, no more than 1 student at any one time and up to 4 students in any one day
- ❑ On lots 5 or more acres, a maximum of 4 students at any one time and up to 8 students in any one day

Proposed Riding and Board Stables Zoning Ordinance Amendment

- ❑ Home Occupation use limitations would address:
 - ❑ Hours of operation
 - ❑ Nonresident employees
 - ❑ Use of on-site horses only for riding lessons
 - ❑ Outdoor Lighting
 - ❑ Conservation Plan



Commercial Vehicles in Residential Districts Zoning Ordinance Amendment

Existing Provisions

- ❑ Commercial Vehicle Definition:
 - ❑ Any vehicle licensed “for hire”, having a carrying capacity of $\frac{3}{4}$ ton or more, or displaying advertising lettering
 - ❑ Recreational vehicles, school buses and farm equipment, among other vehicles, are excluded from the definition

Existing Provisions

❑ Permitted Accessory Uses

- ❑ One commercial vehicle is permitted per dwelling unit in any residential district.
- ❑ Certain commercial vehicles are specifically prohibited, such as, dump trucks, food trucks and construction equipment

Proposed Amendment

- ❑ Revises the commercial vehicle definition to:
 - ❑ Include any vehicle which exhibits indicators that the vehicle is designed or used for commercial purposes or which is licensed as a “for hire” vehicle.
 - ❑ Excludes passenger vehicles that are used primarily for non-commercial purposes.

Proposed Amendment

- ❑ Broadens the list of prohibited commercial vehicles on residential lots to include:
 - ❑ Vehicles greater than 21' in length, 8' in height, or 8.5' in width (consistent with Chap. 82 of the Co. Code).
 - ❑ Vehicles carrying commercial freight in plain view.
 - ❑ Trailers used for transporting equipment associated with a commercial use.
 - ❑ All tow trucks regardless of size.

Commercial Vehicles



Not Commercial Vehicles



Currently Prohibited Commercial Vehicles



Commercial Vehicles Proposed to be Prohibited



Exceeds height and length restrictions



Carrying commercial freight in plain view



Large and small wreckers



Trailers used for transporting equipment associated with a commercial use