

Article 8

Business (Restricted), B-1

Statement of Intent

This District is designed primarily to serve as a transition area between general commercial activities and residential land uses, and to provide areas for businesses and services which are dependent on local neighborhood patronage. Establishments requiring heavy trucking or characterized by other nuisance factors are prohibited.

8-1 USE REGULATIONS

In the Business District B-1, structures to be erected or land to be used shall be for the following uses:

8-1-1 Uses Permitted by Right (Revised 7/8/14)

- .01 Accessory uses or structures as defined.
- .02 Art galleries and museums
- .03 Art Studios
- .04 Astrology, Card Reading, Palm Reading and Fortune Telling Shops
- .05 Banks/Financial Institutions with or without drive-up windows,
- .06 Barber/Beauty Shops
- .07 Coffee Shops
- .08 Day Care and Child Care Facilities
- .09 Church, Convents, Monasteries, Rectories and Parish Houses
- .10 Craft and Artisan Trade
- .11 Employment Agencies
- .12 Farmer Market
- .13 Fingernail Salons
- .14 Loan Offices
- .15 Professional Offices
- .16 Public Facilities.
- .17 Public Utilities
- .18 Temporary Buildings for Construction Purposes (not to exceed duration of construction)
- .19 Tourist Information Center
- .20 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .21 Food Bank, Food Pantry, or similar uses (Revised 7/8/14)
- .22 Mobile Food Unit (Revised 10/14/14)
- .23 Health and Fitness Centers (Revised 7/8/25)
- .24 Rooftop and Ground Mounted Solar (Revised 7/22/2025)

8-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Clubs
- .02 Emergency Care Facilities
- .03 Indoor Recreational Facilities
- .04 Telecommunication antennas and towers
- .05 Water or Sewer Treatment Facilities (Revised 11/10/2020)
- .06 Solar Energy Generation Facilities (Revised 7/22/2025)
- .07 Power Generating Plants (Revised 11/10/2020)
- .08 Gas and Oil Facilities (Revised 11/10/2020)

8-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of Environmental Quality. The standard shall also apply to commercial developments with multiple uses that cumulatively exceed five thousand (5,000) gallons per day. Where a permitted use involves new construction and is located within 350 feet of an available sewer collection line of a central sewer facility, such use shall be subject to a mandatory connection to that system.

8-3 SETBACK REGULATIONS

There is no minimal lot size in a B-1 zone other than the area required to meet the standards for setbacks, sewage treatment, or other standards required by this ordinance.

8-3-1 Structures except signs shall be located twenty-five (25) feet or more from the edge of the right-of-way of any road with three (3) lanes or more, or fifteen (15) feet or more from the edge of the right-of-way of any road with two (2) lanes or less. This shall be known as the setback line.
(Revised 5/28/13)

8-3-2 Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provided that:

- a. Such booths shall be equipped for emergency service to the public without prior payment;
- b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
- c. Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

8-4 YARD REGULATIONS

8-4-1 The minimum side and rear yards adjoining or adjacent to a residential, agricultural, or conservation district shall be forty-five (45) feet.

8-4-2 Accessory structures and uses, including parking areas, shall be located twenty (20) or more feet from side and rear lot lines adjoining or adjacent to a residential district.

8-5 HEIGHT REGULATION

Buildings may be erected up to thirty-five (35) feet in height from grade, except that:

8-5-1 The height limit for buildings may be fifty (50) feet from grade provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet. (Revised 2/26/13)

8-5-2 Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

8-5-3 The Board of Supervisors may authorize, by special exception, issued in accordance with all applicable procedural requirements, to increase the building height regulations. (Revised 2/26/13)

8-6 **Reserved** (Revised 5/28/13)

8-7 GENERAL REGULATIONS

Screening, including an evergreen hedge, a uniformly painted solid fence, a masonry wall, or a combination thereof, of permitted uses may be required by the Administrator.

8-8 SIGN REGULATIONS

Signs shall conform to Article 14 of this ordinance.

8-9 SITE DEVELOPMENT PLAN REGULATIONS

New uses and changes in use in the B-1 District shall submit a site development plan prior to

application for a building permit according to Article 19 of this ordinance.

8-10 OFF-STREET PARKING

Off-street parking shall be provided as required by Article 16 of this ordinance.

8-11 Reserved (Revised 5/14/13)

Article 9

Business (General), B-2

Statement of Intent

This District covers those portions of the County intended for the conduct of business to which the public requires frequent and efficient access. Uses permitted in these zones are not characterized either by constant heavy traffic, heavy trucking or by any nuisance factors other than occasioned by incidental light and noise created by the congregation of people and passenger vehicles.

9-1 USE REGULATIONS

In the Business District B-2, structures to be erected or land to be used shall be for the following uses:

9-1-1 Uses Permitted by Right (Revised 5/12/09)

- .01 All business uses allowed by right in the B-1 district,
- .02 Caterers (on and off site)
- .03 Clubs
- .04 Funeral Home
- .05 Garden Centers & Nurseries.
- .06 General Stores,
- .07 Liquor Stores
- .08 Movie Theatres
- .09 Nursing Home and/or group homes
- .10 Pet Grooming
- .11 Pet Shops
- .12 Kennel, Small Commercial (Revised 9/25/18)
- .13 Pharmacies
- .14 Photography Studios/Film Developing
- .15 Recording Studios
- .16 Restaurants (with or without drive-thru)
- .17 Retail Shops
- .18 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .19 Health and Fitness Centers (Revised 7/8/25)

9-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Animal Shelters
- .02 Kennel, Large Commercial (Revised 9/25/18)
- .03 Car Washes
- .04 Flea Markets
- .05 Hotels/Motels,
- .06 Laundry Services
- .07 Mini-storage Units (Revised 5/22/18)
- .08 Veterinary Clinics
- .09 Any business use permitted in the Business B-1 Zoning District under Section 8-1-2 unless allowed by right under Section 9-1-1.

9-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of Environmental Quality. The standard shall also apply to commercial developments with multiple uses that cumulatively exceed five thousand (5,000) gallons per day. Where a permitted use involves new construction and is located within 350 feet of an available sewer collection line of a central sewer

facility, such use shall be subject to a mandatory connection to that system.

9-3 SETBACK REGULATIONS

There is no minimal lot size in a B-2 zone other than the area required to meet the standards for setbacks, sewage treatment, or other standards required by this ordinance.

9-3-1 Structures except signs shall be located twenty-five (25) feet or more from the edge of the right-of-way of any road with three (3) lanes or more, or fifteen (15) feet or more from the edge of the right-of-way of any road with two (2) lanes or less. This shall be known as the setback line. (Revised 5/28/13)

9-3-2 Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provided that:

- a. Such booths shall be equipped for emergency service to the public without prior payment;
- b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
- c. Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

9-4 YARD REGULATIONS

9-4-1 The minimum side and rear yard adjoining or adjacent to a residential, agricultural, or conservation district shall be fifty (50) feet.

9-4-2 Accessory uses including parking areas shall be located within twenty (20) or more feet from side and rear lot lines adjoining or adjacent to a residential district.

9-5 HEIGHT REGULATIONS

Buildings may be erected up to thirty-five (35) feet in height from grade, except that:

9-5-1 The height limit for buildings may be fifty (50) feet from grade provided that required front, side and rear yards shall be increased one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet. (Revised 2/26/13)

9-5-2 Reserved. (Revised 2/26/13)

9-5-3 Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

9-5-4 The Board of Supervisors may authorize, by special exception, issued in accordance with all applicable procedural requirements, to increase the building height regulations. (Revised 2/26/13)

9-6 **Reserved** (Revised 5/28/13)

9-7 GENERAL REGULATIONS

Screening, including an evergreen hedge, a uniformly painted solid fence, a masonry wall, or a combination thereof, of permitted uses may be required by the Administrator.

9-8 SIGN REGULATIONS

Signs shall conform to Article 14 of this ordinance.

9-9 SITE DEVELOPMENT PLAN REGULATIONS

New uses and changes in use in the B-2 District shall submit a site development plan prior to application for a building permit in accordance with Article 19 of this ordinance.

9-10 OFF-STREET PARKING

Off-street parking shall be provided as required by Article 16 of this ordinance.

9-11 **Reserved** (Revised 5/14/13)

Article 10

Business Highway and High Intensity, B-3

Statement of Intent

This District covers those portions of the County intended for the conduct of businesses to which the local and transient public requires frequent efficient access. Uses permitted in this zone are characterized by constant heavy traffic and heavy trucking, with adequate infrastructure, created by wholesale/retail activities which service local and regional markets and where there may be heavy congregation of people and passenger vehicles.

10-1 USE REGULATIONS

In Business District B-3, structures to be erected or land to be used shall be for one or more of the following uses:

10-1-1 Uses Permitted by Right (Revised 5/12/09)

- .01 All business uses allowed by right in the B-1 and B-2 district,
- .02 Building Material Sales
- .03 Convenience Stores
- .04 Dance Halls
- .05 Equipment Sales and Repair Shops
- .06 Fireworks, temporary only
- .07 Hotels/Motels,
- .08 Mini-storage Units,
- .09 Modular building sales
- .10 Night Clubs
- .11 Parking Structure, open and non-accessory, for storage of private passenger autos only
- .12 Service Contractor
- .13 Equipment rental and leasing provided all equipment shall be screened by a wall, fence, or landscaping screen not less than six (6) feet in height
- .14 Vehicle Repair Garages,
- .15 Vehicle Sales, Service and Rental Business
- .16 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .17 Light Industrial, Research, Development and Related Manufacturing as provided in Article 10-12, that is less than 25,000 square feet (Revised 4/14/2020)
- .18 Health and Fitness Centers (Revised 7/8/25)

10-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Auction Galleries,
- .02 Fuel Distribution Center,
- .03 Highway Retail Service Centers/Truck Stops,
- .04 Hospitals
- .05 Outdoor Recreation Facilities,
- .06 Portable Sanitation, sale/rental and storage
- .07 Bus, Truck and Taxi Terminals,
- .08 Heavy equipment and heavy vehicle parking and storage yard
- .09 Any business use permitted in the Business B-1 or B-2 Zoning District under Section 8-1-2 or 9-1-2 unless allowed by right under Section 10-1-1.
- .10 Light Industrial, Research, Development and Related Manufacturing as provided in Article 10-12 that exceeds 25,000 square feet (Revised 4/14/2020)

10-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be

served by a central sewer facility as approved by the Health Department and Department of Environmental Quality. The standard shall also apply to commercial developments with multiple uses that cumulatively exceed five thousand (5,000) gallons per day. Where a permitted use involves new construction and is located within 350 feet of an available sewer collection line of a central sewer facility, such use shall be subject to a mandatory connection to that system.

10-3 SETBACK REGULATIONS

There is no minimal lot size in a B-3 zone other than the area required to meet the standards for setbacks, sewage treatment, or other standards required by this ordinance.

10-3-1 Structures except signs shall be located twenty-five (25) feet or more from the edge of the right-of-way of any road with three (3) lanes or more, or fifteen (15) feet or more from the edge of the right-of-way of any road with two (2) lanes or less. This shall be known as the setback line. (Revised 5/28/13)

10-3-2 Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provided that:

- a. Such booths shall be equipped for emergency service to the public without prior payment;
- b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
- c. Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

10-4 YARD REGULATIONS

10-4-1 The minimum side and rear yards adjoining or adjacent to a residential, agricultural, or conservation district shall be fifty (50) feet.

10-4-2 Accessory uses, including parking areas, shall be located twenty (20) or more feet from side and rear lot lines adjoining or adjacent to a residential, agricultural, or conservation district.

10-5 HEIGHT REGULATIONS

Buildings may be erected up to thirty-five (35) feet in height from grade, except that:

10-5-1 The height limit for buildings may be fifty (50) feet from grade provided that required front, side and rear yards shall be increased one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet. (Revised 2/26/13)

10-5-2 Cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

10-5-3 No accessory structure which is within ten (10) feet of any lot line shall be more than one (1) story high; accessory structures shall be less than the main structures in height, except as herein provided. (Revised 8/23/11)

10-5-4 The Board of Supervisors may authorize, by special exception, issued in accordance with all applicable procedural requirements, to increase the building height regulations. (Revised 2/26/13)

10-6 Reserved (Revised 5/28/13)

10-7 GENERAL REGULATIONS

Screening, including an evergreen hedge, a uniformly painted solid fence, a masonry wall, or a combination thereof, of permitted uses may be required by the Administrator.

10-8 SIGN REGULATIONS

Signs shall conform to Article 14 of this ordinance.

10-9 SITE DEVELOPMENT PLAN REGULATIONS

New uses and changes in use in the B-3 District shall submit a site development plan prior to

application for a building permit in accordance with Article 19 of this ordinance.

10-10 OFF-STREET PARKING

Off-street parking shall be provided as required by Article 16 of this Ordinance.

10-11 INTERIOR CIRCULATION AISLES

Interior circulation aisles shall have a minimum width of twenty (20) feet. Adequate control devices such as signing, pavement markings and physical barriers may be required under the provisions of Article 19 for a site development plan. When feasible, internal aisles and traffic patterns may be planned to provide off-highway access to adjoining compatible commercial uses and properties, and designed to connect with such internal aisles as may be existing or anticipated on these adjacent properties.

10-12 Light Industrial, Research, Development, and Related Manufacturing (By-Right with Performance Standards) (Revised 4/14/2020)

Minimum Performance Standards

- All outdoor storage shall be screened
- All uses shall be conducted entirely within enclosed structures
- The maximum by right unit sizes shall be 25,000 square feet. A special use permit is required for unit sizes that exceeds 25,000 square feet
- Loading bays:

All loading bays shall be located so that they are not visible from road right-of-way. All loading bays shall be screened from view by the building, landscaping, walls or decorative fencing.

Except during the process of loading or unloading, trucks and trailers shall not be parked outside the building, unless parked in screened areas not visible from adjacent road right-of-ways or properties.

The Zoning Administrator may waive any and all of the loading bay location and screening requirements when a site is bordered by two or more road rights-of-ways. In no case shall a loading bay be visible from an arterial or collector road, as identified by the Greene County Comprehensive Policy Plan.

- Deliveries to such uses located adjacent to residential areas shall not occur after 11:00 p.m. or before 6:00 a.m.
- Site lighting shall be provided by fixtures that are compatible in style and illumination levels with the architecture of the principal building on the site and are not greater than twenty-five (25') in height. All fixtures shall be full cut off and meet the dark sky approved standards.
- Such uses shall be designed to minimize the noise impact of trucks, forklifts, and other heavy equipment on adjacent or nearby residential properties and to prevent such noise from being audible on adjacent or nearby residential properties at any greater level than typical for residential areas.
- Façade: The building shall have exposed exterior walls (above finished grade) of brick, natural stone, glass, stucco, exposed aggregated concrete or equivalent permeant architecturally finished material. Metal and/or aluminum may be incorporated for window and decorative treatments only.
- If within 350' of infrastructure, the facilities shall utilize public water and sewer facilities as provided by RSA.

Article 10A

Technology/Flex Research and Development, TRFD District (Revised 2/25/2025)

Statement of Intent

The Technology/Flex Research and Development, TFRD District, is established to promote and support innovation, entrepreneurship, and advanced industries in Greene County. This district is designed to accommodate a mix of technology-driven, research-oriented, and light manufacturing uses that align with the county's vision for economic development and high-quality job creation within a campus-like setting. The district encourages development that integrates flexibility in use to foster growth in sectors such as information technology, national security, biotechnology, advanced manufacturing, and related fields. Uses permitted in the TFRD District are intended to generate minimal impacts of noise, smoke, gas, odor, dust and lighting while providing opportunities for collaboration, innovation, and workforce development. To be considered for TFRD zoning, parcels must be located within the designated growth area of the Greene County Comprehensive Plan Land Use Map.

10A-1 USE REGULATIONS

Within the TFRD District, structures to be erected or land to be used shall be for the following uses:

10A-1-1 USES PERMITTED BY RIGHT

1. Accessory uses and structures clearly subordinate and incidental to the permitted principal uses and structures.
2. Accessory uses, including cafeterias, daycare facilities, retail and health and fitness centers for serving employees and guests within the district.
3. Advanced manufacturing and assembly operations.
4. Co-working spaces or incubators supporting startups and entrepreneurial ventures.
5. Mobile Food Unit
6. Office spaces supporting technology, design, and engineering services.
7. Pilot production facilities for testing new manufacturing technologies or products.
8. Public Facilities
9. Public Utilities.
10. Research and development facilities, including labs for technology, biomedicine, national security and engineering.
11. Temporary Events Zoning Permit as defined by 16-19
12. Training and educational facilities focused on technology and industrial skills development.

10A-1-2 USES PERMITTED BY SPECIAL USE PERMIT

1. Conference and event centers related to technological innovation.

2. Warehousing.

10A-2 AVAILABILITY OF PUBLIC SERVICES

1. **Minimum Lot Size:** 5 acres
2. **Maximum Lot Coverage:** 75%, including all impervious surfaces.
3. **Minimum Open Space:** 25% of the lot area shall remain landscaped or undeveloped to promote environmental sustainability.

10A-2-1 Relation to major transportation facilities. TFRD districts shall be so located with respect to major street and highways or other transportation facilities as to provide direct access to such districts. Access to major highways will be governed by the policies and recommendations of the county land use plan, the subdivision ordinance, and the Virginia Department of Transportation.

10A-2-2 Relation to utilities and public facilities. TFRD districts shall be so located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utility systems and installations that neither extension nor enlargement of such systems will be required in manner, form, character, location, degree, scale or timing resulting in higher net public cost or earlier incursion of public cost than would development in a form generally permitted in the area. However, if developers will:

1. Provide private utilities, facilities or services approved by the public agencies which would normally provide such items substituting on an equivalent basis, and assure their satisfactory continuing operation and maintenance permanently or until equivalent public utilities, facilities or services are available, or
2. Make provisions acceptable to the county for offsetting any added net public cost or early commitment of public funds necessitated by such development, the location of the TRFD district may be approved. In any computation of added net public cost, the difference in anticipated public installation, operation and maintenance cost, the difference in anticipated public revenue shall be given due consideration, among other pertinent factors. Cost for making such determinations, as may be required above, shall be paid by applicants. The determination shall be made by the county or by experts acceptable to the county.

10A-3 SETBACK REGULATIONS

10A-3-1 Structures except signs shall be located twenty-five (50) feet or more from the edge of the right-of-way of any road. This shall be known as the setback line.

10A-4 YARD REGULATIONS

10A-4-1 The minimum side and rear yards adjoining or adjacent to a residential, agricultural, or conservation district shall be fifty (50) feet.

10A-4-2 Accessory structures and uses, including parking areas, shall be located twenty (20) or more feet from side and rear lot lines adjoining or adjacent to a residential district.

10A-5 HEIGHT REGULATIONS

Buildings may be erected up to forty-five (45) feet in height from grade, except that:

10A-5-1 Belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

10A-5-2 The Board of Supervisors may authorize, by special exception, issued in accordance with all applicable procedural requirements, to increase the building height regulations

10A-6 MINIMUM PERFORMANCE STANDARDS

To generate minimal impacts of noise, smoke, gas, odor, dust and lighting while providing opportunities for collaboration, innovation, and workforce development, the following standards shall be required:

1. All outdoor storage shall be screened
2. All uses shall be conducted entirely within enclosed structures
3. Loading bays:
 - All loading bays shall be located so that they are not visible from road right-of-way.
 - All loading bays shall be screened from view by the building, landscaping, walls or decorative fencing.
 - Except during the process of loading or unloading, trucks and trailers shall not be parked outside the building, unless parked in screened areas not visible from adjacent from adjacent road right-of-ways or properties.
 - The Zoning Administrator may waive any and all of the loading bay location and screening requirements when a site is bordered by two or more road rights-of-ways. In no case shall a loading bay be visible from an arterial or collector road, as identified by the Greene County Comprehensive Policy Plan.
4. Deliveries arriving or leaving such uses located adjacent to residential areas shall not occur after 11:00 p.m. or before 6:00 a.m.
5. As required by Article 19 of the Greene County Zoning Ordinance, site lighting shall be provided by fixtures that are compatible in style and illumination levels with the architecture of the principal building on the site and are not greater than twenty-five (25') in height. All fixtures shall be full cut off and meet the dark sky approved standards.
6. Such uses shall be designed to minimize the noise impact of trucks, forklifts, and other heavy equipment on adjacent or nearby residential properties and to prevent such noise from being audible on adjacent or nearby residential properties at any greater level than typical for residential areas.
7. Facades visible from an arterial or collector road, as identified by Greene County Comprehensive Plan Policy: The building shall have exposed exterior walls (above finished grade) of brick, natural stone, glass, stucco, exposed aggregated concrete or equivalent permeant architecturally finished material. Metal and/or aluminum may be incorporated for window and decorative treatments only.
8. The facilities shall utilize public water and sewer facilities.
9. On-site solar panels accessory to the primary use are allowed if they are flush mounted and integrated into the building design or if they meet the equipment screening of equipment requirements as listed below.
10. Screening of Equipment:

- Rooftop accessory equipment shall be screened by a visually solid fence, screen wall or panel, parapet wall, penthouse or other visually solid screen constructed of materials compatible with those used in the exterior construction of the principal building.
- Ground level accessory equipment shall be screened by landscaping and/or a visually solid fence, screen wall or other visually solid screen constructed of materials compatible with those used in the exterior construction of the principal building

10A-7 SIGN REGULATIONS

All signage within the TFRD District shall conform to Article 14 of the Greene County Zoning Ordinance. Signage must also emphasize design consistency and complement the district's aesthetics.

10A-8 TRANSPORTATION AND CONNECTIVITY

1. Developments must provide adequate access for vehicles, pedestrians, and cyclists, connecting with existing transportation infrastructure.

1. Parking must meet the requirements listed in Article 16-8. Minimum Off-Street Parking. Shared parking and transit solutions that reduce land use and environmental impacts may be considered by the Zoning Administrator for reduced parking requirements.

Alternatives to Minimum Parking Requirements:

1. Off-Site Parking on Private Property: Off street parking may be located on a separate lot from the use served according to the following rules. The Zoning Administrator may grant an exception for the proposed parking, provided the conditions contained in 1a through 1e of this article are met.
 - a. Special Location Plan: A special location plan must be submitted with the application for off-site parking. The location plan must include a map indicating the proposed location of the off-site parking, the location of the use or uses served by the parking, and the distance and proposed walking route between the parking and the use(s) served. The map must be drawn to scale and include property boundaries, including boundaries of any intervening properties. In addition, documentation must be submitted providing evidence deemed necessary to comply with the requirements herein.
 - b. Location of Off-Site Parking:
 - .1 Any proposed off-site parking space must be located within six hundred feet (600') from an entrance to the use served.
 - c. Approval Criteria: In assessing a special location plan for off-site parking, the Zoning Administrator will consider the desirability of the proposed off-street parking and stacking spaces location; pedestrian and vehicular traffic safety; any detrimental effects on adjacent property; the appearance of the streetscape as a consequence of the off-street parking; and, in the case of nonrequired parking, the need for additional off street parking.
 - d. Covenant for Off-Site Parking: A written agreement between the property owners must be submitted with the application for off-site parking. The agreement must assure the retention of the parking and stacking spaces, aisles and drives and be binding upon their successors and assigns. The agreement must provide that it cannot be released, and its terms and conditions cannot be modified in any manner whatsoever, without prior written

consent and approval from the Zoning Administrator. The written agreement must be reviewed and approved by the County Attorney.

2. Minor Modification for Parking Reduction: The Zoning Administrator may approve a minor modification to reduce the total number of parking spaces required by up to fifty percent (50%) if it meets the following standards:

- a. A parking demand analysis must be submitted that provides evidence that the amount of parking proposed will be sufficient to meet the parking demand, which depending on the complexity of the site, may require an engineered study, as determined by staff.

10A-9 ADDITIONAL PROVISIONS

1. **Flexibility of Use:** The district encourages adaptive reuse of spaces and buildings to meet evolving technology needs
2. **Collaboration with Education:** Facilities are encouraged to partner with local schools and colleges to foster workforce development.