Staff Notes
Possible Amendments to Chapter 29, Zoning and Subdivision

Signs (PRIORITY)

- Sign area and height in B-2 and B-3
- Political or campaign signs
- Electronic message boards
    - Reduced lighting/ intensity after business hours
- Murals as public art
    - Commercial signage must stick to maximum percentages of wall area.
    - However, public art installations might not contain commercial/ advertising content but definition of painted sign includes "mural sign". There is no definition for "mural sign", leaving it open to ZA's interpretation.

Fee Schedule (PRIORITY)

- Must be established by resolution of Town Council. See Section 29-15.a
- The Town does not charge for various development-related services, inspections, and activities that require staff time and resources.

Moton Museum Gateway Overlay District (PRIORITY)

- Recodify Section 29-23 as Section 29-24 (currently reserved) Floodplain Overlay District
    - Rename Subsection 29-24.a as "Administration"
- With blank Section 29-23, codify general Overlay District descriptions.
- Add Section 29-25 (currently reserved) named "Moton Museum Gateway Overlay District"
- September Council decision
- August Planning Commission recommendation
- June/ July Craft ordinance language, conduct public outreach

Planned Unit Development/ Urban Mixed-Use/ Traditional Neighborhood Design

- design standards and approval process
- Woodstock and South Boston have transferable and applicable provisions for small town vs. suburban settings

Site plan review and approval

- Planning Commission review and approval required? Section 29-14.e.4.e
- Review and approval requires ZA to place a site plan on a Planning Commission agenda.
- Agreed for major site plans. Consider providing for administrative minor site plans for smaller projects.
- Set a breakpoint based on percentage increase, stormwater, E&S, land disturbance.

CAD requirement for as-built site plans

- For commercial, multifamily, and residential subdivisions.
- Any situation where a new line has been installed.

Community and Design Standards

- Multi-family and townhouse design requirements
    - Increase quality of development with more specific requirements since these are by-right uses in R-3. No opportunity for proffers or conditions since there's no higher level of scrutiny without rezoning or CUP
    - Different from PUD/UMU/TND
- Fences
    - provide more specific dimensional requirements
    - height in certain yards, certain zoning districts
- Lighting standards
    - Non-existent
- Sidewalks
    - Increased residential density should be pedestrian-friendly and not force new residents to conflict with vehicular traffic.
    - This is the reason why we now require wider ROW widths (50' to 60').
    - Require sidewalk in public ROW for multi-family/ townhouse. Require on-site, off-street pedestrian access.
    - Pedestrian facilities for new SF subdivisions
- Underground the overhead utilities with all new development
- Planned Unit Development/ Urban Mixed-Use design standards and approval process

Standards for Specific Uses

- Accessory Dwellings
    - General concerns regarding turnover/ conversion of SFDs into rental units. This cannot be helped.
    - Check if it is possible to prohibit corporate ownership, require homeowner residency.
    - City of Alexandria model
    - Ventures into the issue of co-living. Can a property owner rent out individual rooms?
- Home Occupations
    - Are we allowing retail uses out of the home with customer visitation?
    - To allow customer visitation negatively impacts neighborhoods.
    - Exceptions could be made for online resellers that ship.
- Solar Facilities (PRIORITY)
    - No solar ordinance currently. Receiving inquiries.
    - Solar panels are now considered impervious area and subject to E&S.
    - See Prince Edward County, Appendix B, Article VII (8 sections)
    - See Charlotte County staff reports
    - See other surrounding counties (Halifax- 3 sections)
- Food Truck (Restaurant, mobile)
    - Days of the week and times are awkward.
    - 7am-9pm Sunday to Thursday, but later start and end times 9am-11pm Friday and Saturday.
    - Staff understands later end times on weekends, but later start time?

Setbacks (PRIORITY)

- Review and revise chart and associated definitions for *setback, yard, frontage, lot width*.
- Standardize the way they are measured and stated in ordinance
- Frontage vs. lot width
- See also definition of "Lot, width of"

Height Exceptions (PRIORITY)

- There are currently no exceptions listed for height (granaries, cupolas, flagpoles, steeples, etc.).
- Flagpoles are not currently listed anywhere in the ordinance.
- Establish a maximum height for flagpoles at 25' to 30'.
- Consider also the exemption for flags from getting a sign permit. Section 29-31.c.7
- Ashland has a good, workable exceptions provision. (LINK)

Use Matrix and Definitions

- Add Solar Facilities, Utility Scale (PRIORITY)
- Revise definition of commercial indoor recreation/ amusement to *exclude* skills-based gambling machines/ games for money, tokens, or prizes? Prohibit these in Farmville?
- Cannabis related uses
    - Cultivation
    - Small and large-scale processing prohibited because of lack of industrial/ manufacturing district
    - APA article
- Clarify Townhouses
    - for sale vs. rent
    - proper townhouses are usually on individual lots

Subdivision Processes

- Preliminary Plats
    - Subject the plat to PC/Council action instead of waiting for final plat to get their input?
- Final Plats
    - Make administrative.
    - Once it has received preliminary plat approval, then it is up to the Staff to ensure that the design set forth in the preliminary is followed with regards to layout, number of lots, easements, buffers, other requirements and conditions, etc.
    - Could still require Council President's signature on recordation plat.
- Minor Subdivisions
    - Increase number of lots with administrative approval from 2 to 3 or 4?
    - Include lot line vacations (different from plat vacation) and boundary line adjustments
- Section 29-64- Change "chapter" to "article".
    - This is probably a vestige from a standalone subdivision ordinance.
    - We do not want to provide conflicting or multiple sections that allow the zoning administrator to grant variances or waive provisions of the ordinance.