

CAMPBELL COUNTY CODE OF 1988

CHAPTER 22

ZONING

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ARTICLE I. GENERAL PROVISIONS.

Sec. 22-1. Preamble.

This chapter is intended to improve the public health, safety, convenience and welfare of the citizens of Campbell County and to plan for the future development of areas within the County to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

The purpose of this zoning ordinance is to promote the general health, safety and welfare of the public and for the accomplishment of the above stated objectives. To these ends, this ordinance has been designed to give reasonable consideration to each of the following purposes, where applicable:

- (i) To provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers;
- (ii) To reduce or prevent congestion in the public streets;
- (iii) To facilitate the creation of a convenient, attractive and harmonious community;
- (iv) To facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements;
- (v) To protect against destruction of or encroachment upon historic areas and working waterfront development areas;
- (vi) To protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health or property from fire, flood, impounding structure failure, panic and other dangers;
- (vii) To encourage economic development activities that provide desirable employment and enlarge the tax base;
- (viii) To provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment;
- (ix) To protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities;

(x) To promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the County as well as a reasonable proportion of the current and future needs of the planning district within which Campbell County is situated;

(xi) To provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard; and

(xii) To make reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in [Va. Code §62.1-255](#).

This ordinance and the zoning districts on the map which is a part hereof are drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas, and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.

For state law authority, see [Va. Code §15.2-2200](#), [Va. Code §15.2-2283 et seq.](#)

Sec. 22-2. Definitions.

A. General. For the purpose of this Ordinance, words used in the present tense shall include the plural and the plural singular; the use of any gender shall be applicable to all genders; the word “shall” is mandatory; the word “may” is permissive; and, the word “person” includes an individual, firm, partnership, association or a corporation.

B. Definitions. The following terms, when used in this chapter, shall have the meaning ascribed to them below, unless the context requires a different meaning:

1. ***Accessory Building, Use or Structure.*** A building, use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, including satellite dishes and also including but not limited to the erection, construction, alteration or maintenance by public utilities, or municipal or other governmental transmission or distribution system, for collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, but not to include electric utility substations.

2. **Accessory Dwelling Unit.** A secondary dwelling unit subject to the following provisions:

i. Accessory dwelling units shall be located within the principal structure or on the same parcel as the principal structure.

- ii. Accessory dwelling units shall not have more than two bedrooms.
- iii. An attached accessory dwelling unit must be located within the main dwelling using a common entrance so that the main dwelling retains the appearance of a single family dwelling and meet all setback requirements otherwise required for a single family dwelling.
- iv. A detached accessory dwelling unit must be contained inside a lawful accessory building meeting all setback requirements for an accessory building and shall be limited to 1,000 square feet.

3. ***Assisted Living Facility.*** Any congregate residential setting that provides or coordinates personal and health care services, 24-hour supervision, and assistance (scheduled and unscheduled) for the maintenance or care of four (4) or more adults who are aged or infirm or who have disabilities and who are cared for in a primarily residential setting, and subject to exceptions set forth in [Va. Code §63.2-100](#), as it may be amended from time to time. Included in this definition are any two or more places, establishments or institutions owned or operated by a single entity and providing maintenance or care to a combined total of four (4) or more adults who are aged or infirm or who have disabilities. Maintenance or care means the protection, general supervision and oversight of the physical and mental well-being of an individual who is aged or infirm or who has a disability.

4. ***Adult Foster Care.*** Room and board, supervision, and special services to an adult who has a physical or mental condition in a residential facility with one or more resident counselors or other staff persons and for which the Department of Social Services is the licensing authority pursuant to this Code. Adult foster care may be provided within a single residential dwelling for up to eight (8) adults. This chapter for all purposes shall consider adult foster care as residential occupancy by a single family. No conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption shall be imposed on such facility.

5. ***Adult Day Center.*** A facility that is either operated for profit or that desires licensure and that provides supplementary care and protection during only a part of the day to four or more aged, infirm or disabled adults who reside elsewhere, except (i) a facility or portion of a facility licensed by the State Board of Health or the Department of Behavioral Health and Developmental Services and (ii) the home or residence of an individual who cares for only persons related to him by blood or marriage. Included in this definition are any two or more places, establishments or institutions owned, operated or controlled by a single entity and providing such supplementary care and protection to a combined total of four or more adults who are aged or infirm or who have disabilities.

6. ***Affordable housing.*** The term means, as a *guideline*, housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent (30%) of his gross income for gross housing costs, including utilities.

7. ***Agriculture.*** The tilling of soil, the raising of crops, horticulture and gardening, including the keeping of animals and fowl, and including agricultural industry or business.

8. ***Antenna.*** Any apparatus designed for telephonic, data, radio, or television communications through the sending and/or receiving of electromagnetic waves.

9. ***Antique and Gift Shops.*** A commercial establishment which is used primarily for the indoor display and retail sale of merchandise, the value of which is derived from age, rarity and materials of such items and/or the workmanship of a particular historic period.

10. ***Apartment.*** A single dwelling unit in a multi-family dwelling or multi-unit commercial structure where lodging is provided for non-transients; not to include health care facilities, townhouses or condominiums.

11. ***Architect.*** A person who, by reason of his knowledge of the mathematical and physical sciences, and the principles of architecture and architectural design, acquired by professional education, practical experience, or both, is qualified to engage in the practice of architecture and whose competence has been attested by the Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.

12. ***Authority.*** The Campbell County Utilities and Service Authority.

13. ***Automobile Graveyard.*** Any lot or place, or part thereof, which is exposed to the weather and upon which more than five (5) motor vehicles of any kind that are incapable of being operated and which it would not be economically practical to make operative, are placed, located or found. The movement or rearrangement of vehicles within an existing lot or facility does not render this definition inapplicable. The provisions established by [§15-48 et seq.](#) of this Code shall begin with the first day that the vehicle is placed on the subject property. (See [§15-48 et seq.](#) of this Code).

14. ***Automobile Service Station.*** Any area of land, including structures thereon, used for the retail sale of gasoline or oil, automobile accessories, and incidental services including facilities for lubricating, hand washing and cleaning, or otherwise servicing automobiles, but excluding painting, major repair, or automatic washing.

15. ***Biomass Conversion, small-scale.*** “Biomass” means agricultural-related materials including vineyard, grain, or crop residues; straws; aquatic plants; and crops and trees planted for energy production. “Biomass conversion, small-scale” means the conversion of any renewable biomass into heat, power, or biofuels.

16. ***Board of Appeals.*** The Campbell County Board of Zoning Appeals as established under this ordinance.

17. ***Board of Supervisors.*** The governing body of the County of Campbell.

18. ***Buffering or Screening.*** Any device or natural growth (evergreen trees, bushes and shrubbery), or a combination thereof which shall serve as a barrier to vision or

noise between adjoining properties wherever required by this ordinance. Where required in this Code, buffering and/or screening requirements shall be (1) clearly marked on the site plan, as required, which shall also include a detailed list of the materials to be used, plant species and height or size at time of planting; (2) designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator; and (3) except as specifically provided for by this Code, minimum buffering and/or screening requirements shall be determined by the Zoning Administrator on a case by case basis. The landowner and the business owner, if different, may both be held responsible for ensuring the proper installation and maintenance of approved devices/measures so as to provide permanent buffering/screening.

19. **Buildable Area.** The area of a lot remaining after required yards, open spaces, parking, loading and access areas have been provided.

20. **Building.** Any enclosed structure designed or intended for support, enclosure, shelter, or protection of persons, animals, chattels or property.

21. **Building, Height of.** The vertical distance from the lowest finished grade adjacent to any building wall to the highest roof surface, exclusive of chimneys, antennae, or fire protected/non-combustible ornamental structures approved by the Fire Marshal.

22. **Building, Main.** A building in which is conducted the main or principal use of the lot on which said building is situated.

23. **Building Permit.** A permit which is issued by the building inspector before a building or structure is started, improved, enlarged or altered as proof that such action is in compliance with the County Building Code.

24. **Caregiver.** An adult who provides care for a mentally or physically impaired person within the Commonwealth. A caregiver shall be either related by blood, marriage, or adoption to or the legally appointed guardian of the mentally or physically impaired person for whom he is caring.

25. **Cemetery.** Any land or structure used or intended to be used for the interment of human remains. The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery. No additional zoning approval shall be required for all uses necessarily or customarily associated with the interment of human remains, benches, ledges, walls, graves, roads, paths, landscaping, and soil storage consistent with federal, state, and local laws on erosion sediment control.

26. **Cemetery, Pet.** Any land, together with any structures, facilities, or buildings appurtenant thereto provided to members of the public for use or reservation for use for the individual interment, above or below ground, of pet remains.

27. **Children's Residential Facility.** Any facility, child-caring institution, or group home that is maintained for the purpose of receiving children separated from their parents or guardians for full-time care, maintenance, protection and guidance, or for the

purpose of providing independent living services to persons between 18 and 21 years of age who are in the process of transitioning out of foster care. Children’s residential facility shall not include:

- i. A licensed or accredited educational institution whose pupils, in the ordinary course of events, return annually to the homes of their parents or guardians for not less than two months of summer vacation;
- ii. An establishment required to be licensed as a summer camp by [Va. Code §35.1-18](#); and
- iii. A licensed or accredited hospital legally maintained as such.

28. **Church.** A building, the primary use of which is for the periodic assembly of persons for religious worship and related purposes. The term “church” shall be deemed to include synagogues, temples, mosques, and other similar houses of worship.

29. **Clubs.** An establishment operated for the social, educational, or recreational benefit of the members thereof in which no enterprise is conducted, except for the convenience of the members thereof and their guests.

30. **Collector Street.** Any street through any portion of a multi-family dwelling development serving more than twenty-five (25) dwelling units that provides access to a street within the secondary system of state highways or any street through any portion of a multi-family dwelling development connecting two (2) or more existing streets within the primary system of state highways or the secondary system of state highways. Public dedication is not required for these streets; however, any such street must be clearly marked “RESERVED” on the subdivision plat.

31. **Commercial.** A wholesale, retail, or service business activity established to carry on trade for a profit.

32. **Common Area.** Any area within a multi-family dwelling development designated for common use which includes such uses as parking, walkways, streets not dedicated to Campbell County or the Virginia Department of Transportation, recreation facilities, picnic areas, refuse collection, public utility easements, and similar activities.

33. **Common Area Right-of-Way.** Any collector or connector street within a multi-family dwelling development. Collector streets common area rights-of-way shall be at least forty feet (40’) in width; connector streets common area rights-of-way shall be at least thirty feet (30’) in width. All roads constructed within a common area right-of-way shall be built according to the current Virginia Department of Transportation “Subdivision Street Requirements” with respect to pavement width and pavement design. An apartment complex of eight (8) or fewer dwelling units shall be exempt from the common area right-of-way width and road construction requirements of this section.

34. **Composting Facility.** A facility the primary use of which is the manipulation of the natural aerobic and/or anaerobic process of decomposition of organic materials to increase the rate of decomposition.

35. **Conditional Zoning.** As a part of classifying land within Campbell County into areas and districts by action of the Board of Supervisors, the allowing of reasonable conditions governing the use of such property, such conditions being in addition to, or modification of the regulations provided for a particular zoning district or zone by the overall zoning provisions of this chapter.

36. **Condominium.** A single unit in a multiple unit residential or commercial structure that is offered for sale and shall be part of a condominium project with general common elements as defined in the Code of Virginia.

37. **Connector Street.** Any street in a multi-family dwelling development serving twenty-five (25) or fewer dwelling units that provides access to a collector street in the development or provides access to an existing street within the primary system of state highways or the secondary system of state highways. Public dedication is not required for these streets; however any such streets must be clearly marked “RESERVED” on the subdivision plat.

38. **Convenience Center.** An established centralized public collection point for the temporary storage of solid waste – the average amount of which does not exceed fifty (50) tons per day or one thousand (1,000) tons per month – generated on the premises of individual solid waste generators, and established as a convenient alternative to a disposal facility for said generators. A convenience center may not receive waste from collection vehicles that have collected waste from more than one real property owner and shall be on a system of regularly scheduled collections.

39. **Crisis Center.** A facility providing temporary sanctuary for victims of crime or abuse including emergency housing during crisis intervention for victims of rape, child abuse, or physical beatings for a length of time not to exceed thirty (30) days.

40. **Dance Hall.** A building open to the general public for purpose of providing a place for dancing and where an admission is charged for the purpose of making a profit, except when sponsored by civic, charitable or non-profit groups.

41. **Child Care Center.** A regularly operating service arrangement for children where, during the absence of a parent or guardian, a person or organization has agreed to assume responsibility for the supervision, protection, and well-being of a child under the age of thirteen (13) for less than a twenty-four (24) hour period, offered to (i) two or more children under the age of thirteen (13) in a facility that is not the residence of the provider or of any of the children in care or (ii) thirteen (13) or more children at any location.

42. **Data Center.** An establishment engaged in the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.

43. **Demolisher.** Any person whose business is to crush, flatten, or otherwise reduce a vehicle to a state where it can no longer be considered a vehicle.

44. **Development.** A tract of land developed or to be developed as a unit under single ownership or unified control which is to be used for any business or industrial purpose or is to contain three or more residential dwelling units. The term “development” shall not be construed to include any tract of land which will be principally devoted to agricultural production.

45. **Dock House.** A detached accessory structure attached to a dock on a permanent body of water and used for storage only.

46. **Dormitory.** A building owned and operated by an entity such as a business or institution and used primarily for the accommodation of business or institutional personnel, such as employees, students, and military, and not for the same use by the public.

47. **Dwelling.** Any building or portion thereof which is designed for or used for residential purposes.

48. **Dwelling, Multi-Family.** A building designed for or occupied exclusively by two (2) or more families living independently of each other in two or more dwelling units; the term includes condominiums of similar physical appearance, character and structure.

49. **Dwelling, Single-Family.** A building or structure designed for or occupied exclusively by one (1) family in a single dwelling unit. The term shall not include a recreational vehicle, recreational camper, or similar temporary habitation as those terms are defined herein.

50. **Dwelling Unit.** One (1) or more rooms in a residential building or structure or in a mixed building which are arranged, designed, used or intended for use by one (1) family, and which include a single lawful cooking space and lawful sanitary facilities reserved for the occupants thereof. The installation of a second lawful cooking space shall not constitute a separate dwelling unit when used in conjunction with a legally permissible home occupation or business for which all necessary permits have been obtained and for which food preparation is necessary for the conduct of the home occupation or business. Any zoning permits issued for a second cooking space shall note that approval is limited to the permitted home occupation or business and not for an additional dwelling unit.

51. **Emergency Services.** Any services necessary for the protection of the public health, safety and welfare in times of emergency.

52. **Engineer, Professional.** A person who is qualified to practice engineering by reason of his special knowledge and use of mathematical, physical and engineering sciences and the principles and methods of engineering analysis and design acquired by engineering education and experience and whose competence has been attested by the Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects through licensure as a professional engineer.

53. **Family.** One or more persons occupying a single dwelling unit related by blood, marriage, adoption, or under foster care placement or court-approved entrustment or other legally-recognized custodial agreement. For the purposes of dwelling unit occupancy in a single-family residential zoning district, the term shall include not more than two (2) unrelated persons in addition to the family. For dwelling unit occupancy in all other zoning districts, the term shall include not more than four (4) unrelated persons in addition to the family.

Family care homes, foster homes, group homes, or family day homes (serving one through five children, exclusive of the provider's own children and any children who reside in the home) shall be considered residential occupancy by a single family. No conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption shall be imposed upon such a home.

54. **Family, immediate.** A member of the immediate family includes any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner of the real property.

55. **Family Day Home.** A child day program offered in the residence of the provider or the home of any of the children in care for one (1) through twelve (12) children under the age of thirteen (13), exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation. Family day homes serving six (6) through twelve (12) children, exclusive of the provider's own children and any children who reside in the home, shall be licensed. However, no family day home shall care for more than four children under the age of two, including the provider's own children and any children who reside in the home, unless the family day home is licensed or voluntarily registered. However, a family day home where the children in care are all grandchildren of the provider shall not be required to be licensed. This Chapter for all purposes shall consider a family day home serving one through five children, exclusive of the provider's own children and any children who reside in the home, as residential occupancy by a single family. No conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption shall be imposed on such facility.

56. **Feed Lot.** An enclosure used for the concentrated confinement and housing of animals or poultry; a place for feeding and fattening animals.

57. **Floor Area.** Usable floor space between the interior perimeter of the exterior walls. Floor area shall not apply to exterior stairs, breezeways, porches, decks, stoops, and similar.

58. **Garage.** An accessory structure, or a portion of the main building, designed for the storage of automobiles.

59. **General Convenience Store.** A single store which offers for sale general grocery and hardware items, including petroleum products.

60. **Golf Courses.** Any publicly or privately owned facility on which the game golf is played including accessory uses and buildings customary thereto, including practice driving range.

61. **Golf Driving Range.** A limited area on which golf players drive golf balls from a central driving tee, such area to include the driving tee and other incidental activities pertaining to this activity.

62. **Greenhouse.** A structure for the raising of plants or flowers indoors for private or retail purposes.

63. **Group Home.** A residential facility in which no more than eight (8) individuals with mental illness, intellectual disability, or developmental disabilities reside, with one (1) or more resident or nonresident staff persons and for which the Department of Behavioral Health and Developmental Services is the licensing authority pursuant to the Code of Virginia. This Chapter for all purposes shall consider a group home as residential occupancy by a single family. No conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption shall be imposed on such facility. For the purposes of this Chapter, mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in [Va. Code §54.1-3401](#).

64. **Health Department.** The Campbell County Health Department or its designated agent or representative.

65. **Home Occupations.** Home occupations may be in conflict with recorded deed or plat restrictions. Obtaining a Zoning Permit for operation of the home occupation does not relieve the applicant from possible enforcement of such restrictions.

- i. **General Requirements.** Home occupations, where permitted, must meet the following general requirements:
 - (a) The applicant must be the owner of the property on which the home occupation is to be located or must have written approval of the owner of the property if the applicant is a tenant.
 - (b) No article shall be sold or offered for sale, nor services rendered, except as made or provided by the immediate family residing at the premises, except as provided for herein.
 - (c) No more than two (2) non-resident persons, hired for the performance of off-premises services rendered by the home occupation, may come to or park at the premises at any one time.
 - (d) The home occupation shall not generate excessive traffic or parking nor produce obnoxious odors, glare, noise, vibration, electrical disturbance, radio activity or other conditions detrimental to the character of the surrounding area.

- (e) Restriction on home occupations shall not apply to the sale of unprocessed agricultural and husbandry products.
 - (f) The home occupation within the main building shall not occupy more than twenty-five percent (25%), or five hundred square feet (500 ft.²), whichever is smaller, of the floor area within the main building.
 - (g) The home occupation located in an accessory building to the main dwelling shall occupy a space no larger than one-half (1/2) the total interior square footage of the main dwelling.
- ii. **Expiration.** A zoning permit for home occupations shall expire under the following conditions:
- (a) Whenever the applicant ceases to occupy the premises for which the home occupation permit was issued, and no subsequent occupant of such premises shall engage in any home occupation until he shall have been issued a new permit after proper application.
 - (b) Whenever the holder of such a permit fails to exercise the same for any period of twelve (12) consecutive months.
- iii. **Parking.** One (1) on-site parking place will be provided for home occupation use in addition to other required parking, except in R-SF Districts.
- iv. **Home Occupation Sign.** Signs are permitted in accordance with the requirements of [§22-17.2](#) of this Code.
- v. **Special Requirements in a R-SF Residential District.**
- (a) All parking for the home occupation shall be off-street and on the subject property. No more than two (2) vehicles associated with the home occupation shall come to or park on the premises at any one time.
 - (b) No equipment, materials or supplies used for transaction of the home occupation business will be stored or kept onsite unless inside the residential dwelling or another permitted enclosed structure.

66. **Hospital.** A place for the treatment of human disorders and ailments; an institution providing health services for in-patient medical or surgical care, care of sick or injured, and related laboratories, offices, and outpatient facilities and services.

67. **Hotel.** A building or buildings in which sleeping accommodations are provided, for compensation, to transient and short-term guests and which is not a rooming or tourist house.

68. **Industrialized Building.** A combination of one or more sections or modules, subject to state regulations and including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, to comprise a finished building. Pursuant to [Va. Code §36-81](#), local requirements affecting industrialized buildings, including zoning, utility connections, preparation of the site, and maintenance of the unit, remain in full force and effect as to both registered and unregistered industrialized buildings. Manufactured homes as defined in [Va. Code §36-85.3](#) or in this section and certified under the provisions of the National Manufactured Housing Construction and Safety Standards Act shall not be considered industrialized buildings for purposes of the Virginia Industrialized Building Safety Law, [Va. Code §36-70 et seq.](#)

69. **Inoperable Motor Vehicle.** Any motor vehicle, trailer or semitrailer which:

- i. is not in operating condition; *or*
- ii. for a period of sixty (60) days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle; *or*
- iii. on which there are displayed neither valid license plates nor a valid inspection decal.

A motor vehicle which meets *any one* of the descriptions listed at items (i) through (iii) above shall be deemed to be an inoperable motor vehicle. Such classification shall be subject to the standards, procedures, and exemptions provided by [§15-40 et seq.](#) of this Code and applicable state law.

70. **Intensive Agricultural Facilities.** Confinement operations in which large numbers of animals or fowl are confined to a relatively small space (see [§22-16.01](#) of this Code).

71. **Junk.** Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste; or junked, dismantled or wrecked automobiles, or parts thereof; iron, steel and other old or scrap ferrous or nonferrous material; excluding hazardous, infectious or toxic materials. (See [§15-48](#) of this Code)

72. **Junkyard.** An establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk; or for the maintenance or operation of an automobile graveyard. (See [§15-48](#) of this Code).

73. **Kennel.** Any building and/or designated outside area where raising, grooming, caring for or boarding of five (5) or more dogs, cats or other small animals for private or commercial purposes is carried on.

74. **Landfill.** Public or private, including sanitary landfill, industrial waste landfill, or construction/demolition/debris landfill (as these terms are defined in the Solid Waste Management Regulations ([9VAC20-81-10 et seq.](#))).

75. **Landscape Architect.** A person who, by reason of his special knowledge of natural, physical and mathematical sciences, and the principles and methodology of landscape architecture and landscape architectural design acquired by professional education, practical experience, or both, is qualified to engage in the practice of landscape architecture and whose competence has been attested by the Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects through licensure as a landscape architect.

76. **Landscaping.** Where provided for in this Chapter, suitable landscaping shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species, and height or size at the time of planting. The landowner and business owner, if different, may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

77. **Logistics Center.** A fixed location, with adequate parking, maneuvering and access, where trucks pick up, deliver, and/or transfer freight. The term may include warehouses, parking for trucks and/or trailers, or a combination thereof, and may include related offices for drivers, dispatchers, etc.

78. **Lot.** A measured portion or parcel of land separated from other portions or parcels by description in a site plan or a recorded plat, or by metes and bounds, intended to be a unit for the purpose, whether immediate or future, of transfer of ownership or of development or separate use. The term applies to units of land whether in subdivision or a development.

79. **Lot, Corner.** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five degrees (135°).

80. **Lot Coverage.** The ratio of the horizontally projected area of the main and accessory buildings on a lot to the total area of the lot.

81. **Lot, Flag.** A lot or parcel of land which, due to topographic features or other unique physical characteristics, utilizes an elongated strip of land to provide access to a street within the secondary system of state highways or a street providing access to said system of highways. The lot or parcel shall be considered a flag lot if the elongated strip of land providing access to the street narrows to a width less than the required width at the front lot line regardless of the amount of road frontage of the lot.

82. **Lot, Front Line.** That lot line of a lot common to a road in the secondary system of state highways, dedicated right-of-way or easement that may provide the lot with vehicular access, provided that the front lot line of a lot bordering two (2) or more roads in the secondary system of state highways, two (2) or more dedicated rights-of-way, or two (2) or more easements shall be the line having the shortest dimension. If the lot line dimensions are equal on the highways, rights-of-way or easements, either may be considered the front lot line.

83. **Lot, Interior.** A lot other than a corner lot with only one frontage on a street.

84. **Lot Line (property line).** The boundary of a lot.

85. **Lot of Record.** A lot or parcel of land whose existence, location and dimensions have been recorded in the office of the Clerk of the Circuit Court at the time of the adoption of this ordinance.

86. **Lot Width.** The distance between side property lot lines.

87. **Manufacture and/or Manufacturing.** The processing and/or converting of materials or products or either of them into articles or substances of different character or for use for a different purpose.

88. **Manufactured Home.** A structure subject to federal regulation, which is transportable in one or more sections; is eight (8) body feet or more in width and forty (40) body feet or more in length in the traveling mode, or is three hundred twenty or more square feet (320 ft.²) when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. Pursuant to [Va. Code §36-85.11](#), local zoning ordinances and other land use controls that do not affect the manner of construction or installation of manufactured homes shall remain in full force and effect. Site preparation, utility connections, skirting installation and maintenance of the manufactured home shall meet the requirements of the Uniform Statewide Building Code. No manufactured home, as defined herein, may be used for storage or as an accessory use in any zoning district.

89. **Manufactured Home Lot.** That area designated to accommodate one (1) manufactured home within the manufactured home park.

90. **Manufactured Home Park.** Any grouping of two (2) or more manufactured homes or manufactured home lots, unless otherwise specifically provided in a particular zoning district.

91. **Materials Recovery Facility (MRF).** A solid waste management facility for the collection, processing, and recovery of material such as metals from solid waste or for the production of a fuel from solid waste. This does not include the production of a waste-derived fuel product.

92. **Mixed-use Residential Structures.** A building containing uses both residential and commercial in nature, typically consisting of commercial uses on lower floors and residential uses on upper floors.

93. **Mobile Home.** A manufactured home as defined in this ordinance.

94. **Mentally or Physically Impaired Person.** A person who is a resident of Virginia and who requires assistance with two or more activities of daily living, as defined in [Va. Code §63.2-2200](#), as certified in a writing provided by a physician licensed by the Commonwealth.

95. **Modular Home.** A single detached industrialized building as defined in this ordinance.

96. **Motel.** A building or buildings designed or occupied as the abiding place for individuals who are, for compensation, lodged with or without meals.

97. **Nicotine Vapor Product.** Any noncombustible product containing nicotine that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form, including liquid nicotine. “Nicotine vapor product” includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, closed system, open system, or similar product or device and any cartridge or other container of nicotine in a solution or other form, including liquid nicotine, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device. “Nicotine vapor product” does not include any product regulated by the FDA under Chapter V (21 U.S.C. § 351 et seq.) of the Federal Food, Drug, and Cosmetic Act.

98. **Nonconforming Lot.** A lot which was previously lawful but which does not comply with the minimum lot area or width requirements of the zoning district in which it is located, either on the effective date of this ordinance or as a result of any subsequent amendment thereto.

99. **Nonconforming Structure.** An otherwise legal building or structure that does not conform with the lot area, yard, height, lot coverage, or other area regulations of this ordinance, or is designated or intended for a use that does not conform to the use regulations of this Ordinance, for the district in which it is located, either at the effective date of this Ordinance or as the result of amendment thereto.

100. **Nonconforming Use.**

i. Any use of a lot which was previously lawful but which does not conform to the applicable use regulations of the zoning district in which it is located, either on the effective date of this Ordinance or as the result of any subsequent amendment thereto.

ii. Any use of a building or other structure which was previously lawful but which does not conform to the applicable use regulations of the zoning district in

which it is located, either on the effective date of this Ordinance, or as a result of any subsequent amendment thereto.

101. **Official Map.** That map of legally established and future or proposed public streets, alleys, walkways, waterways and public areas adopted by the Board of Supervisors in accordance with the provisions of [Va. Code §15.2-2233](#).

102. **Open Space.** That part of the net area of the zoned district which is open and unobstructed from its lowest level to the sky except for roof eaves and overhangs. Any area used for parking or maneuvering of automotive vehicles or storage of equipment or refuse shall not be deemed open space.

103. **Owner.** Any person, agent, firm or corporation, or other legal entity having an ownership interest in property.

104. **Pallet Assembly operations.** A facility for the formulation of any processed timber into pallets for sale to the general public.

105. **Pet Services.** Retail sales of, grooming, caring for, or boarding dogs, cats, or other small pet animals, within a fully enclosed building. Animals shall be leashed and under the direct control of a custodian whenever outdoors.

106. **Planned Unit Development.** A form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual lot basis.

107. **Plat or Plat of Subdivision.** The schematic representation of land divided or to be divided and information in accordance with the provisions of [Va. Code §15.2-2241](#), [§15.2-2242](#), [§15.2-2258](#), [§15.2-2262](#), and [§15.2-2264](#), and other applicable statutes.

108. **Professional Office.** An office in which is conducted the provision of services for which a regulatory license from the Commonwealth of Virginia is required.

109. **Proffer.** An offer of restrictions on use of property tendered by an applicant for conditional rezoning or a special exception.

110. **Public Park or Recreation Area.** A publicly owned pleasure ground set aside for recreation of the public to promote public health and enjoyment which generally provides an opportunity for open-air and/or protected or semi-protected activities.

111. **Public Transportation Facilities.** Railroad and bus stations and related yards and facilities.

112. **Public Utilities.** Publicly or privately owned operations furnishing electricity, gas, rail transport, communications, water, treatment facilities, or related services to the general public.

113. **Public Water Supply and Sewage Disposal.** A water supply and distribution or sewage collection and disposal system owned and operated by a municipality or County agency or privately owned if inspected and approved by the State.

114. **Rebuilder.** Any person who acquires and repairs, for use on the public highways, two or more salvage vehicles within a twelve-month (12) period.

115. **Recycling or Remanufacturing.** Any process whereby material which would otherwise be solid waste is used or reused, or prepared for use or reuse, as an ingredient to an industrial process to make the products, or as an effective substitute for a commercial product, which may or may not be similar to the original product.

116. **Recreational Resort or Campground.** A tract of land and accompanying structures and other facilities where two or more recreational vehicles, motor homes, travel trailers, tents, or cabins may be erected, parked or maintained for temporary habitation for recreational or vacation purposes. A recreational resort or campground includes all accessory uses incident to the maintenance and operation of the resort or campground.

117. **Recreational substances.** Any of the following:

- i. Any Retail Tobacco Product;
- ii. Any Nicotine Vapor Product; and
- iii. Any raw material or processed product made from or containing any part of the *Cannabis sativa* plant intended to be consumed by inhalation.

118. **Recreational substances retail, off-site use.** Any establishment, facility, or location whose business operation involves (i) the retail sale of recreational substances and (ii) includes recreational substances as 5% or more of its total inventory or 5% or more of its total display shelf area.

119. **Recreational substances retail, on-site use.** Any establishment, facility, or location whose business operation allows the on-site use of recreational substances.

120. **Recreational Vehicle or Recreational Camper.** A vehicle or structure which can be towed, hauled, or driven, designed and used as temporary living accommodations for recreational, camping or travel uses only. The terms shall include travel trailers, pick-up campers, motor homes, tent trailers, fifth-wheel campers, camper bodies or similar devices designed primarily for temporary overnight housing. Continuous and regular presence within a Recreational Vehicle or Recreational Camper for more than 14 days within any 90 day period shall be considered a violation of this chapter unless otherwise expressly exempted herein.

121. **Restaurant.** Any building in which, for compensation, food or beverage are dispensed to persons not residing on the premises.

122. **Retail Stores and Shops.** Buildings for display and sale of merchandise at retail or for the rendering of personal services (but specifically exclusive of coal, wood, and lumber yards).

123. **Retail Tobacco Product.** (i) any product containing, made of, or derived from tobacco or that contains nicotine that is intended for human consumption or is likely to be consumed, whether smoked, heated, chewed, dissolved, inhaled, absorbed, or ingested by other means, including a cigarette, cigar, a heated tobacco product, chewing tobacco, pipe tobacco, snuff, or snus; (ii) any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; and (iii) any component, part, or accessory of a product described in clause (i) or (ii), whether or not such component, part, or accessory contains tobacco or nicotine, including filters, rolling papers, blunt or hemp wraps, and glass pipes.

124. **Retirement Home.** A facility providing residential care for the elderly, and any uses necessarily and customarily incidental thereto.

125. **Rooming House.** A residential dwelling in which sleeping accommodations are provided, for compensation, to transient guests, that is located on the same parcel as the personal residence of the proprietor or owner and that parcel is occupied by the proprietor or owner at the time of the rental.

126. **Salvage Dealer.** Any person who acquires any vehicle for the purpose of reselling any parts thereof or who acquires and sells any salvage vehicle as a unit except as permitted by [Va. Code §46.2-1602\(B\)\(2\)](#).

127. **Salvage Pool.** Any person providing a storage service for salvage vehicles or nonrepairable vehicles who either displays the vehicles for resale or solicits bids for the sale of salvage vehicles or nonrepairable vehicles, but this definition shall not apply to an insurance company which stores and displays fewer than one hundred (100) salvage vehicles and nonrepairable vehicles in one location; however any two or more insurance companies who display salvage and nonrepairable vehicles for resale, using the same facilities, shall be considered a salvage pool.

128. **Sanitary Landfill.** An engineered land burial facility for the disposal of solid waste which is so located, designed, constructed and operated to contain and isolate the solid waste so that it does not pose a substantial present or potential hazard to human health or the environment.

129. **Sawmill.** A facility for the processing of timber from the property on which it is located, from adjoining property or from other properties removed from the sawmill or its environs without regard to point of origination. A private sawmill is one that is contained within a structure of less than ten thousand square feet (10,000 ft.²) in which the processed timber is not available for sale to the public at large and is instead intended for personal use by the owner or by his agents or designees. A commercial sawmill is any sawmill that is not a private sawmill.

130. **Sand, Gravel, and Extraction of Rock.** Removal of natural resources from the ground by mechanical means including excavation and crushing of rock and stone for production of aggregate, and not including excavation for land clearing and construction purposes regulated elsewhere in this Code.

131. **Schools.** An institution, including institutions of higher learning, colleges and universities, providing full-time instruction and including accessory facilities traditionally associated with a program of study which meets the requirements of the laws of the state of Virginia.

132. **School Support Facilities.** Facilities which are required to maintain efficient operation of a school or school system but which are not directly related to the academic program of study.

133. **Self-storage or Mini-storage Facilities.** Any real property designed and used for renting or leasing individual storage spaces, other than storage spaces which are leased or rented as an incident to the lease or rental of residential property or dwelling units, to which the occupants thereof have access for storing or removing their personal property. No occupant shall use a self-service storage facility for residential purposes.

134. **Setback Line.** A line parallel to a street or other property line and extending the full length or width of a lot for a specified distance at all points from the street right-of-way or property line.

135. **Shooting Range or Sport Shooting Range.** An area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for the purpose of sport shooting or military/law enforcement training.

136. **Sewage Sludge.** Any solid, semi-solid, or liquid residues, which contain materials removed from municipal or domestic wastewater during treatment including primary and secondary residues.

137. **Shopping Center.** A building or buildings with total square footage of one hundred thousand square feet (100,000 ft.²) or more (excluding outdoor storage areas), located on one or more contiguous parcels of land as shown on a single site plan, containing three (3) or more stores intended to be occupied primarily for commercial, retail or professional uses, in any combination.

138. **Sign.** Any outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, or other thing which is designed, intended or used to advertise or inform, any part of the advertising or informative contents of which is visible from any highway. (See [Va. Code §33.2-1200](#)).

139. **Sign Area.** The entire area of that part of a sign used for advertising within a single continuous perimeter. Only one side of a “V-type” or double-faced sign shall be considered when computing sign area.

140. **Solar Energy Facilities.** A renewable energy project that either (i) generates electricity from sunlight, consisting of one or more PV systems and other appurtenant structures and facilities within the boundaries of the site, or (ii) utilizes sunlight as an energy

source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy.

141. ***Solid Waste.*** Any garbage, refuse, sludge, or other discarded material, including, solid, liquid, semi-solid, or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations, or community activities, but shall not include (i) solid or dissolved material in domestic sewage, (ii) solid or dissolved material in irrigation return flows or in industrial discharges which are sources subject to a permit from the State Water Control Board, or (iii) source, special nuclear, or by product materials defined by the Federal Atomic Energy Act of 1954, as amended.

142. ***Solid Waste Incinerator.*** A facility or device designed for the processing of solid waste by combustion.

143. ***Solid Waste Management Facility.*** A facility or site used for planned treating, storing, or disposing of solid waste which may consist of several treatment, storage, or disposal units.

144. ***Sign, On-site.*** A sign relating its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises.

145. ***Sign, Off-Site.*** A sign, either free standing or attached to a building, for the purpose of conveying information, knowledge, or ideas to the public about a subject not specific to the premises upon which it is located.

146. ***Silviculture.*** The development and care of forests and farming of trees, or forestry.

147. ***Sign, Temporary.*** A sign, intended to be displayed for a period of not more than sixty (60) consecutive days.

148. ***Site Plan.*** The proposal for a development or a subdivision including all covenants, grants or easements and other conditions relating to use, location and bulk of buildings, density of development, common open space, public facilities and such other information as required by this or the County subdivision ordinance to which the proposed development or subdivision is the subject.

149. ***Special Exception.*** A special use that is a use not permitted in a particular district except by a special use permit granted under the provisions of this chapter of the Campbell County Code.

150. ***Street.*** A street as defined in [§21-2](#) of this Code.

151. ***Structure.*** Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground.

152. ***Subdivision.*** The division of a parcel of land into two (2) or more lots or parcels for the purpose of transfer of ownership or building development or, if a new street is

involved in such division, any division of a parcel of land. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided. Nothing in this definition or any ordinance adopted pursuant to [Va. Code §15.2-2240](#) shall preclude different owners of adjacent parcels from entering into a valid and enforceable boundary line agreement with one another so long as such agreement is only used to resolve a bona fide property line dispute, the boundary adjustment does not move by more than two hundred fifty feet (250') from the center of the current platted line or alter either parcel's resultant acreage by more than five percent of the smaller parcel size, and such agreement does not create an additional lot, alter the existing boundary lines of localities, result in greater street frontage, or interfere with a recorded easement, and such agreement shall not result in any nonconformity with local ordinances and health department regulations. Notice shall be provided to the zoning administrator for review. For any property affected by this definition, any division of land subject to a partition suit by virtue of order or decree by a court of competent jurisdiction shall take precedence over the requirements of Article 6 ([Va. Code §15.2-2240 et seq.](#)) and the minimum lot area, width, or frontage requirements in the zoning ordinance so long as the lot or parcel resulting from such order or decree does not vary from minimum lot area, width, or frontage requirements by more than twenty percent (20%). A copy of the final decree shall be provided to the zoning administrator.

153. ***Surveyor, Land.*** A person who, by reason of his knowledge of the several sciences and of the principles of land surveying, and of the planning and design of land developments acquired by practical experience and formal education, is qualified to engage in the practice of land surveying, and whose competence has been attested by the Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects through licensure as a land surveyor.

154. ***Temporary Family Health Care Structures.*** A transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in the Virginia Code, as certified in writing by a physician licensed in the Commonwealth, (iii) has no more than three hundred gross square feet (300 ft.²), and (iv) complies with applicable provisions of the Industrialized Building Safety Law ([Va. Code §36-70 et seq.](#)) and the Uniform Statewide Building Code ([Va. Code §36-97 et seq.](#)). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.

155. ***Theater, Indoor.*** A building designed and/or used primarily for the commercial exhibition of motion pictures to the general public or used for performance of displays, acts, dramas by actors and/or actresses.

156. ***Theater, Outdoor.*** An area not to exceed five (5) acres containing a screen projection booth, refreshment stand, parking spaces and sound transmission devices to individual parking spaces only for the purpose of commercial exhibition of motion pictures.

157. ***Timber Harvesting.*** The commercial cutting of timber.

158. ***Time-share or timeshare.*** Either a time-share estate or a time-share use plus its incidental benefits; the term shall include similar terms or uses including, without limitation, “time-share interest,” “interval ownership,” “interval ownership interest,” “vacation ownership,” “vacation ownership interest,” or “product” as those terms are recognized in the time-share industry and shall include “time-share estate,” “time-share use,” “time-share program,” “time-share project,” and “time-share unit,” as those terms are defined in [Va. Code §55.1-2200](#), which definitions are incorporated herein by reference with the express intent that such incorporation by reference shall include future amendments to the statutes and regulations pertaining to real estate time-shares and all cited related definitions. No conditions or requirements more restrictive than those imposed upon a time-share by any local zoning, subdivision or other ordinance or regulation.

159. ***Time-share estate.*** A right to occupy a unit or any of several units during five or more separated time periods over a period of at least five years, including renewal options, coupled with a freehold estate or an estate for years in a time-share project or a specified portion thereof.

160. ***Time-share use.*** A right to occupy a time-share unit or any of several time-share units during five or more separated time periods over a period of at least five years, including renewal options, not coupled with a freehold estate or an estate for years in a time-share project or a specified portion thereof. “Time-share use” shall not mean a right to use which is subject to a first-come, first-served, space-available basis as might exist in a country club, motel, hotel, health spa, campground, or membership or resort facility.

161. ***Tire Pile or Tire Stockpile.*** Any lot or place, covered or uncovered, upon which an accumulation of more than one hundred (100) waste tires is placed, located or found. A tire pile or tire stockpile shall comply with the permitting requirements of [Va. Code §10.1-1408.1](#) and shall comply with the provisions of [§12-8 et seq.](#) of this Code, the Campbell County Zoning Ordinance, and any other applicable provisions of state law or local ordinance.

162. ***Tire Storage/Disposal Convenience Center.*** A collection point for the *temporary* storage of waste tires provided for individuals who choose to transport waste tires generated on their own premises to an established centralized point, rather than directly to a disposal facility. To be classified as a convenience center, the collection point shall not receive waste tires from collection vehicles that have collected waste from more than one real property owner. A convenience center shall have a system of regularly scheduled collections and may be covered or uncovered.

163. ***Tires or Waste Tires.*** Any old or scrap tires, whether made of rubber, synthetic materials, or any combination thereof, including, but not limited to, tire carcasses, inner tubes, separated treads, or any other part of a tire.

164. ***Tourist House.*** A residential dwelling unit provided for compensation to transient guests that includes vacation rentals, and that typically uses a system of advertising, reservations, deposits, and confirmations.

165. **Townhouse.** Single-family attached dwellings separated from one another by common vertical walls with no openings.

166. **Townhouse Lot.** A lot upon which a townhouse is or is to be erected.

167. **Transfer Facility.** Any solid waste storage or collection facility at which solid waste—the average amount of which exceeds fifty (50) tons per day or one thousand (1,000) tons per month—is transferred from collection vehicles to haulage vehicles for transportation to a central solid waste management facility for disposal, incineration, or resource recovery. Not a convenience center.

168. **Truck Stop.** Any area of land, with adequate parking, maneuvering and access for at least three (3) combination tractor-trailer vehicles, that may provide for retail sale of diesel fuel and gasoline, restaurant facilities, sleeping quarters and minor repair facilities.

169. **Use.** Any purpose for which a structure or a tract of land is designed, arranged, intended, maintained, or occupied or any activity, occupation, business, or operation carried on, or intended to be carried on, in a structure or on a tract of land except that such term shall not include an event of a temporary nature lasting seven (7) days or less for which a valid special entertainment permit is issued pursuant to [§3-6 et seq.](#) of this Code. [See also [§14-18\(D\)](#) of this Code.]

170. **Variance.** A reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land, or the size, height, area, bulk or location of a building or structure when the strict application of the provisions of this ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of this ordinance. It shall not include a change in use which change shall be accomplished by a rezoning or by a conditional zoning.

171. **Vehicle Removal Operator.** Any person who acquires a vehicle for the purpose of reselling it to a demolisher, scrap metal processor, or salvage dealer.

172. **Veterinary Hospital.** A structure or series of structures used for the treatment of diseases and injuries of animals by a veterinarian licensed by the Commonwealth of Virginia.

173. **Waste Water.** Untreated liquids and water-carried solids, including industrial wastes and domestic sewage, from residential dwellings, and commercial, industrial, and manufacturing facilities.

174. **Waste Water Treatment Facility.** A facility in which chemical, biological, and mechanical procedures are applied to an industrial or municipal discharge or to any other sources of waste water to remove, reduce, or neutralize contaminants.

175. **Waste-to-Energy Facility.** A facility or a use dedicated primarily to generating energy from the treatment of waste, typically – but not limited to – combustion or production

of combustible fuel. A waste energy facility may be a primary use or an accessory use to a landfill, waste disposal facility, waste treatment facility, or similar.

176. ***Water Treatment Plant.*** A facility which takes raw water from a natural source and passes the water through a series of treatment processes, including the addition of chemicals, filtration, and disinfection, and that requires a Health Department license to operate.

177. ***Wholesale Business Establishments With or Without Retail Sales.*** A wholesale sales facility that assembles, packages, processes, stores or distributes previously prepared merchandise in gross for resale. Such businesses shall not generate excessive traffic, parking nor produce obnoxious odors, glare, noise, vibrations, electrical disturbances or other conditions detrimental to adjacent zoning districts and shall be conducted primarily within enclosed structures. If ancillary retail sales occur, such sales shall only be permitted in the building of primary occupancy and shall not occupy more than ten (10) percent of the building's gross floor area.

178. ***Yard.*** A space on the same lot with a main building, such space being open, unoccupied, and unobstructed by buildings from ground to sky except where encroachments and accessory buildings are expressly permitted.

179. ***Yard, Front.*** An open, unoccupied space on the same lot with the main structure, extending the full width of the lot and situated between the front lot line and the front line of the structure projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the structure and the front lot line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main structure and shall not project into a required front yard. On corner lots the front yard shall be considered as parallel to the front lot line.

180. ***Yard, Rear.*** An open space on the same lot with the main structure, such space being unoccupied except possibly by an accessory building and extending the full width of the lot and situated between the rear line of the lot and the rear line of the main structure projected to the side lines of the lot. On all corner lots the rear yard shall be at the opposite end of the front yard.

181. ***Yard, Side.*** An open, unoccupied space on the same lot with a main structure, situated between the side line of the structure and the adjacent side line of the lot extending from the rear line of the front yard to the front line of the rear yard. On corner lots, the side yard shall be considered as perpendicular to the front and rear yards.

182. ***Zoning district.*** A portion of Campbell County within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

183. ***Zoning Map.*** That map of Campbell County, which is a part of this chapter of the Campbell County Code, delineating use classifications permitted herein.

184. **Zoning or To Zone.** The process of classifying land within Campbell County into areas and districts, such areas and districts being generally referred to as “zones”, by action of the Board of Supervisors and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement and uses to which land, buildings and structures within such designated areas and districts may be put.

For state law authority, see [Va. Code §15.2-2201](#) and [Va. Code §15.2-2247](#). See also [Va. Code §33.2-804](#), [§33.2-1200](#), [Va. Code §36-71.1](#), [§36-85.3](#), [§36-85.11](#), [§36-96.6](#), [Va. Code §46.2-1600](#), [Va. Code §54.1-400](#), [Va. Code §63.2-100](#), [Va. Code §22.1-289.02](#), [Va. Code §15.2-2244](#), [§15.2-2288.01](#), [§15.2-917](#), [§15.2-2292.1](#) and [Va. Code §55.1-2900](#). For local authority to regulate tire stockpiling, see [Va. Code §10.1-1404\(B\)\(4\)](#). For authority to regulate inoperable motor vehicles, see [Va. Code §15.2-904](#). For state law basis for definition of time-share, see [Va. Code §55.1-2200 et seq.](#) For state law basis for definition of cemetery, see [Va. Code §15.2-2288.5](#) and [Va. Code §54.1-2310](#).

Editor’s note: Cemeteries. [Va. Code §57-26](#) provides that no cemetery shall be established “unless authorized by appropriate ordinance subject to any zoning ordinance duly adopted by the governing body of such county, city or town.” However, the statute prescribes that such an ordinance shall not be required “for interment of the dead in any churchyard or for interment of members of a family on private property.” See also [§6-1](#) of this Code.

Sec. 22-3. Official Zoning Map.

The official Zoning Map shall be in the charge of the Community Development Department and the Zoning Administrator, hereinafter appointed, and is incorporated herein by reference.

For state law provisions with reference to adoption of official zoning map see [Va. Code §15.2-2284](#) and [§15.2-2285](#). For provisions regarding adoption of comprehensive plan, see [Va. Code §15.2-2223](#).

For provisions regarding adoption of official county map showing location of legally established or future proposed public streets, alleys, walkways, waterways, and public areas, see [Va. Code §15.2-2233](#). See also the last paragraph of [Va. Code §15.2-2233](#) regarding the procedure to be followed, including time limits for action, when an application for a building permit is

made to the County for an area shown on the official map as a future or proposed right-of-way for such above-mentioned public improvements.

Editor's note: The current comprehensive plan for Campbell County, Virginia, was adopted on December 3, 2019, by the Board of Supervisors, upon the recommendation of the Planning Commission.

Sec. 22-4. Rules for determining district boundary line locations; conflicts in ordinances.

The district boundaries shown on the Zoning Map are intended to follow lot lines, property lines, or the center lines of streets as they exist at the time of passage of this chapter; except where a district boundary obviously does not follow any such line, and it is not defined by dimensions or other means, it shall be determined by scaling. District boundaries following railroad rights-of-way shall be construed to be midway between the main tracks.

When it becomes necessary to divide a lot under single ownership at the time this ordinance is enacted, the use classification of the largest portion of the lot so divided shall be extended to the remaining portion.

Questions concerning the exact location of district boundary lines shall be determined by the Board of Zoning Appeals. After notice to the owners of the property affected by the question, and after public hearing with notice as required by [Va. Code §15.2-2204](#) and [Va. Code §15.2-2309](#), the Board of Zoning Appeals may interpret the map in such a way as to carry out the intent and purpose of the zoning ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents, or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The Board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

Whenever the regulations made under authority of this chapter require a greater width or size of yards, courts or other open spaces, require a lower height of building or less number of stories, require a greater percentage of lot to be left unoccupied or impose other higher standards than are required in any other statute or local ordinance or regulation, the provisions of the regulations made under authority of this chapter shall govern. Whenever the provisions of any other statute or local ordinance or regulation require a greater width or size of yards, courts or other open spaces, require a lower height of building or a less number of stories, require a greater percentage of lot to be left unoccupied or impose other higher standards than are required by the regulations made under authority of this chapter, the provisions of such statute or local ordinance or regulation shall govern.

For state law authority, see [Va. Code §15.2-2284](#). For state law with reference to hearing on dispute over district lines, see [Va. Code §15.2-2309](#) at provision 4; for similar state law concerning conflicting regulations see [Va. Code §15.2-2315](#).

Cross-reference: For powers and duties of local board of zoning appeals, see [§22-26](#) of this Code and [Va. Code §15.2-2309](#).

Sec. 22-4.1. Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments.

A. Plans or ordinances, or amendments thereof, recommended or adopted under the powers conferred by Chapter 22 (Planning, Subdivision of Land and Zoning of Title 15.2 of the Virginia Code, as amended), or of this chapter need not be advertised in full, but may be advertised by reference. Every such advertisement identify the place or places within the County where copies of the proposed plans, ordinances or amendments may be examined.

The Planning Commission shall not recommend nor the Board of Supervisors adopt any plan, ordinance or amendment thereof until notice of intention to do so has been published once a week for two successive weeks in some newspaper published or having general circulation in the County, with the first notice appearing no more than fourteen (14) days before the intended adoption; however, the notice for both the Planning Commission and the Board of Supervisors may be published concurrently. The notice shall specify the time and place of hearing at which persons affected may appear and present their views. The Planning Commission and Board of Supervisors may hold a joint public hearing after public notice as set forth hereinabove. If a joint hearing is held, then public notice as set forth above need be given only by the Board of Supervisors. The term “two successive weeks” as used in this subsection shall mean that such notice shall be published at least twice in such newspaper with not less than six days elapsing between the first and second publication. After enactment of any plan, ordinance or amendment, further publication thereof shall not be required.

B. When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of twenty-five (25) or fewer parcels of land, *then, in addition* to the advertising as above required, the advertisement shall include the street address or tax map parcel number of the parcels subject to the action. Written notice shall be given by the Planning Commission or its representative, at least five days before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels which lie in other localities of the Commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owners’ associations within the planned unit development that have members owning property located within two thousand feet (2,000’) of the affected property as may be required by the Planning Commission or its agent. However, when a proposed amendment to the zoning ordinance involves a tract of land not less than five hundred (500) acres owned by the Commonwealth or by the federal government, and when the proposed change affects only a portion of the larger tract, notice need be given only to the owners of those properties that are adjacent to the affected area of the larger tract. One notice sent by registered, certified, or first-class mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement, provided that a representative of the local planning commission shall make affidavit that such mailings have been made and file such affidavit with the papers in the case. If the hearing is continued, notice shall be re-mailed. Costs of any notice required under this chapter shall be taxed to the applicant.

When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of more than twenty-five (25) parcels of land, or a change to the applicable zoning ordinance text regulations that decreases the allowed dwelling unit density of any parcel of land, *then,*

in addition to the advertising as above required, the advertisement shall include the street address or tax map parcel number of the parcels as well as the approximate acreage subject of the action. For more than 100 parcels of land, the advertisement may instead include a description of the boundaries of the area subject to the changes and a link to a map of the subject area. Written notice shall be given by the Planning Commission, or its representative, at least five (5) days before the hearing to the owner, owners, or their agent of each parcel of land involved, provided, however, that written notice of such changes to zoning ordinance text regulations shall not have to be mailed to the owner, owners, or their agent of lots shown on a subdivision plat approved and recorded pursuant to the provisions of [Va. Code §15.2-2240 et seq.](#) and of [Chapter 21](#) of this Code where such lots are less than eleven thousand five hundred square feet (11,500 ft.²). One notice sent by first-class mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement, provided that a representative of the Planning Commission shall make affidavit that such mailings have been made and file such affidavit with the papers in the case. Nothing in this subsection shall be construed as to invalidate any subsequently adopted amendment or ordinance because of the inadvertent failure by the representative of the Planning Commission to give written notice to the owner, owners or their agent of any parcel involved.

In the case of a condominium or a cooperative, the written notice required under this section, may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

A party's actual notice of, or active participation in, the proceedings for which the written notice provided by this section is required shall waive the right of that party to challenge the validity of the proceeding due to failure of the party to receive the written notice required by this section.

C. When a proposed comprehensive plan or amendment thereto; a proposed change in zoning map classification; or an application for special exception for a change in use or to increase by greater than fifty percent (50%) of the bulk or height of an existing or proposed building, but not including renewals of previously approved special exceptions, involves any parcel of land located within one-half mile of a boundary of an adjoining locality of the Commonwealth, *then, in addition* to the advertising and written notification as above required, written notice shall also be given by the Planning Commission, or its representative, at least ten (10) days before the hearing to the chief administrative officer, or his designee, of such adjoining locality.

D. When (i) a proposed comprehensive plan or amendment thereto, (ii), a proposed change in zoning map classification, or (iii) an application for special exception for a change in use involves any parcel of land located within three thousand feet (3,000') of a boundary of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public-use airport, then, in addition to the advertising and written notification as above required, written notice shall also be given by the Planning Commission, or its representative, at least thirty (30) days before the hearing to the commander of the military base, military installation, military airport, or owner of such public-use airport, and the notice shall advise the military

commander or owner of such public-use airport of the opportunity to submit comments or recommendations.

E. The adoption or amendment prior to July 1, 1996, of any plan or ordinance under the authority of prior acts shall not be declared invalid by reason of a failure to advertise or give notice as may be required by such act or by Chapter 22 of Title 15.2 of the Virginia Code, as amended, or this chapter of this Code, provided a public hearing was conducted by the Board of Supervisors prior to such adoption or amendment. **Every action contesting a decision of the County based on a failure to advertise or give notice as may be required by Chapter 22 of Title 15.2 of the Virginia Code, as amended, or this chapter, shall be filed within thirty (30) days of such decision with the circuit court having jurisdiction of the land affected by the decision.**

F. Reserved.

G. When a proposed comprehensive plan or amendment of an existing plan designates or alters previously designated corridors or routes for electric transmission lines of one hundred fifty (150) kilovolts or more, written notice shall also be given by the Planning Commission, or its representative, at least ten (10) days before the hearing to each electric utility with a certificated service territory that includes all or any part of such designated electric transmission corridors or routes.

H. When any applicant requesting a written order, requirement, decision or determination from the zoning administrator, other administrative officer, or the Board of Zoning Appeals that is subject to the appeal provisions contained in [Va. Code §15.2-2311](#) or [Va. Code §15.2-2314](#), is not the owner or the agent of the owner of the real property subject to the written order, requirement, decision or determination, written notice shall be given to the owner of the property within ten (10) days of the receipt of such request. Such written notice shall be given by the zoning administrator or other administrative officer or, at the direction of the administrator or officer, the requesting applicant shall be required to give the owner such notice and to provide satisfactory evidence to the zoning administrator or other administrative officer that the notice has been given. Written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall satisfy the notice requirements of this subsection.

This subsection shall not apply to inquiries from the Board of Supervisors, Planning Commission, or employees of Campbell County made in the normal course of business.

For state law authority, see [Va. Code §15.2-2204](#). See also [Va. Code §15.2-2205](#), and [§15.2-2285](#), especially subsection C, and [Va. Code §15.2-107](#).

Editor's notes: See notes following [§21-4.2](#) of this Code regarding special notice requirements regarding imposition or increase of certain fees or levies imposed under subdivision and zoning ordinances, *inter alia*; see also additional note regarding repeal and reenactment of underlying statutes in 1997.

[Sec. 22-4.2. Reserved.](#)

ARTICLE II. ADMINISTRATION AND ENFORCEMENT

Sec. 22-5. Zoning Administrator appointed.

The Board of Supervisors of Campbell County shall appoint the Zoning Administrator of Campbell County.

For state law authority, see [Va. Code §15.2-2286](#) at provision 4.

Sec. 22-6. Duties of Zoning Administrator.

A. Pursuant to the authority of [Va. Code §15.2-2286\(A\)\(4\)](#), the Zoning Administrator shall have all necessary authority on behalf of the Board of Supervisors to administer and enforce this zoning ordinance. His authority shall include:

1. ordering in writing the remedying of any condition found in violation of the zoning ordinance;
2. insuring compliance with the zoning ordinance, bringing legal action, including injunction, abatement, or other appropriate action or proceeding subject to appeal pursuant to [Va. Code §15.2-2311](#); and
3. in specific cases, making findings of fact and, with concurrence of the County Attorney, conclusions of law regarding determinations of rights accruing under [Va. Code §15.2-2307](#), or [Va. Code §15.2-2311\(C\)](#).

B. Pursuant to the authority of [Va. Code §15.2-2299](#), the Zoning Administrator is vested with all necessary authority on behalf of the Board of Supervisors to administer and enforce conditions attached to a rezoning or amendment to a zoning map, including:

1. the ordering in writing of the remedy of any noncompliance with the conditions;
2. the bringing of legal action to insure compliance with the conditions, including injunction, abatement, or other appropriate action or proceeding; and
3. requiring a guarantee, satisfactory to the Board of Supervisors, in an amount sufficient for and conditioned upon the construction of any physical improvements required by the conditions, or a contract for the construction of the improvements and the contractor's guarantee, in like amount and so conditioned, which guarantee shall be reduced or released by the Board of Supervisors, or agent thereof, upon the submission of satisfactory evidence that construction of the improvements has been completed in whole or in part. Failure to meet all conditions shall constitute cause to deny the issuance of any of the required use, occupancy, or building permits, as may be appropriate.

C. The Zoning Administrator is authorized, on behalf of the Board of Supervisors, to take applications for special exceptions and variances in accordance with the provisions of Article XII and XIII hereof, and for modifications from certain requirements of this chapter pursuant to [§22-26.1](#) of this Code, to keep the official zoning map in accordance with the provisions of [§22-3](#) hereof, and to receive applications for zoning permits and act thereon in accordance with the provisions of Article XIII hereof.

D. The Zoning Administrator shall be vested with all other general powers granted zoning administrators under the laws of the Commonwealth of Virginia, *excepting* those powers which must be specifically granted by ordinance of Campbell County.

E. The Zoning Administrator shall respond within ninety (90) days of a request for a decision or determination on zoning matters within the scope of his authority unless the requester has agreed to a longer period. If the decision or determination by the Zoning Administrator could impair the ability of an adjacent property owner to satisfy the minimum storage capacity and yield requirements for a residential drinking well pursuant to [Va. Code §32.1-176.4](#) or any regulation adopted thereunder, the Zoning Administrator shall provide a copy of such decision or determination to such adjacent property owner so affected.

For state law authorizing appointment of Zoning Administrator, see [Va. Code §15.2-2286](#) at provision 4. See also [Va. Code §15.2-2299](#), [§15.2-2310](#), and [§15.2-2208](#).

Cross reference: For ordinance authorizing the Zoning Administrator to grant a modification from certain building setback requirements, subject to certain prescribed criteria, see [§22-26.1](#) of this Code. For provisions regarding appeals to the Board of Zoning Appeals of any written notice of a zoning violation or a written order of the Zoning Administrator, and specific notice requirements, see [§22-28](#) of this Code.

[Sec. 22-6.1. Petitions or applications required to include sworn statement disclosing any interest of member of Planning Commission or Board of Supervisors.](#)

Any petition brought or application made under this chapter by property owners, contract purchasers, or the agents thereof, shall be sworn to under oath before a notary public or other official before whom oaths may be taken, stating whether or not any member of the local planning commission or Board of Supervisors has any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust or whether a member of the immediate household of any member of the Planning Commission or Board of Supervisors has any such interest.

For state law authority, see [Va. Code §15.2-2287](#).

Cross-reference: See [§22-6.3](#) of this Code for ordinance requiring disclosure of real parties in interest in real estate to be affected by pending special exception, special use permit, amendment to zoning ordinance, or variance.

[Sec. 22-6.2. Proof of payment of delinquent county real estate taxes on subject property](#)

required.

Prior to the initiation of an application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than fifty percent (50%), for a special exception, special use permit, variance, rezoning or other land disturbing permit, including building permits and erosion and sediment control permits, or prior to the issuance of final approval, the applicant shall be required to produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property owed to the County of Campbell and have been properly assessed against the subject property have been paid, unless otherwise authorized by the Treasurer.

For state law authority, [Va. Code §15.2-2286\(B\)](#).

Sec. 22-6.3. Disclosure of real parties in interest.

The Planning Commission, Board of Supervisors, or Board of Zoning Appeals may require any applicant for a special exception, or a special use permit, amendment to the zoning ordinance, or variance to make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors and in any case the names and addresses of all of the real parties in interest. However, the requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders. In the case of a condominium, the requirement shall apply only to the title owner, contract purchaser, or lessee if they own ten percent (10%) or more of the units in the condominium.

For state law authority, see [Va. Code §15.2-2289](#).

ARTICLE III. VESTED RIGHTS AND NONCONFORMING USES

Sec. 22-7. Vested rights not impaired.

Nothing in this chapter shall be construed to impair any vested right. Land, buildings, or structures and the uses thereof which do not conform to the zoning requirements prescribed for the district in which they are situated as such requirements were in effect on the effective date of this chapter, or subsequent amendments thereto, shall be allowed to continue as nonconforming uses, subject to the provisions of [§22-7.1](#) and [§22-8](#) hereof.

If (i) the County has issued a building permit, the building or structure was thereafter constructed in accordance with the building permit, and upon completion of construction, the County issued a certificate of occupancy or a use permit therefor, (ii) a property owner, relying in good faith on the issuance of a building permit, incurs extensive obligations or substantial expenses in diligent pursuit of a building project that is in conformance with the building permit and the Uniform Statewide Building Code (§ 36-97 et seq.), or (iii) the owner of the building or structure has paid taxes to the County for such building or structure for a period of more than the previous 15 years, such building or structure is not illegal or subject to removal solely due to such nonconformity. Such building or structure shall be nonconforming. Any such building or structure must be brought in compliance with the Uniform Statewide Building Code, provided that to do so shall not affect the

nonconforming status of such building or structure. If the County has issued a permit, other than a building permit, that authorized construction of an improvement to real property and the improvement was thereafter constructed in accordance with such permit, such improvements are nonconforming, but not illegal. If the structure is one that requires no permit, and an authorized County official informs the property owner that the structure will comply with the zoning ordinance, and the improvement was thereafter constructed, the structure is nonconforming but not illegal or subject to removal solely due to such nonconformity. In any proceeding when the authorized County official is deceased or is otherwise unavailable to testify, uncorroborated testimony of the oral statement of such official shall not be sufficient evidence to prove that the authorized County official made such statement.

For state law authority, see [Va. Code §15.2-2307](#).

Cross reference: For provisions regarding duration of approval of final site plan and effect of subsequent zoning ordinance amendments thereon, see [§22-31\(B\)](#) and [§21-8.1\(C\)](#) of this Code.

Sec. 22-7.1. Factors to be considered in determining vesting of rights in a land use; definition of “significant affirmative governmental acts.”

A. Without limiting the time when rights might otherwise vest, a landowner’s rights shall be deemed vested in a land use and such vesting shall not be affected by a subsequent amendment to a zoning ordinance when the landowner:

1. obtains or is the beneficiary of a significant affirmative governmental act which remains in effect allowing development of a specific project; and
2. relies in good faith on the significant affirmative governmental act; and
3. incurs extensive obligations or substantial expenses in diligent pursuit of the specific project in reliance on the significant affirmative governmental act.

B. For purposes of this article and without limitation, the following are deemed to be significant affirmative governmental acts allowing development of a specific project:

1. the Board of Supervisors has accepted proffers and proffered conditions which specify use related to a zoning amendment; or
2. the Board of Supervisors has approved an application for a rezoning for a specific use or density; or
3. the Board of Supervisors or Board of Zoning Appeals has granted a special exception or use permit with conditions; or
4. the Board of Zoning Appeals has approved a variance; or
5. the Board of Supervisors or its designated agent has approved a preliminary subdivision plat, site plan or plan of development for the landowner’s property and the applicant diligently pursues approval of the final plat or plan within a reasonable period of time under the circumstances; or

6. the Board of Supervisors or its designated agent has approved a final subdivision plat, site plan or plan of development for the landowner's property; or

7. the Zoning Administrator has issued a written order, requirement, decision or determination regarding the permissibility of a specific use or density of the landowner's property that is no longer subject to appeal and no longer subject to change, modification or reversal under [Va. Code §15.2-2311\(C\)](#).

For state law authority, see [Va. Code §15.2-2307](#).

Sec. 22-8. Nonconforming lots of record, structures, uses of land, and uses of structures.

A. **General.** This chapter recognizes the elimination of existing lots, buildings and structures or uses that are not in conformity with the provisions of this Ordinance is as much a subject of health, safety, and general welfare as is the prevention of the establishment of new uses that would violate the provisions of this Ordinance. It is, therefore, the intent of this Ordinance to permit these non-conformities to continue, but not to encourage their survival or permit their uses as grounds for adding other structures or uses prohibited elsewhere within the same district.

Therefore, any structure or use of land existing at the time of the enactment of this Ordinance, and any subsequent amendments thereto, but not in conformity with the regulations and provisions herein, may be continued subject to the provisions of this section.

If a use does not conform to the zoning prescribed for the district in which such use is situated, and if (i) a business license was issued by the County for such use and (ii) the holder of such business license has operated continuously in the same location for at least fifteen (15) years and has paid all local taxes related to such use, the County shall permit the holder of such business license to apply for a rezoning or a special use permit without charge by the County or any agency affiliated with the County for fees associated with such filing.

B. **Lots of Record.** Where a lot of record at the time of enactment of the Ordinance does not contain land of sufficient area or width to permit conformity with dimensional requirements of this Ordinance, the following provision shall apply:

Any lot of record, in any district, at the time of enactment or amendment of this Ordinance which is less in area, or width or both than the minimum required by this Ordinance may be used for a permitted use in that district, provided that setback and requirements other than those applying to area or width or both of the lot shall conform to the regulations for the district in which such lot is located. The required area for permitted uses utilizing individual water supply and/or sewage disposal systems shall be approved by the local Health Department and additional area shall be required if considered necessary for conditions encountered. Modifications pursuant to [§22-26.1](#) of this Code or variances for setback requirements shall be obtained through original application or upon appeal to either the Zoning Administrator or to the Board of Zoning Appeals, as provided for in Article XII herein.

C. **Non-Conforming Structures.** Where a lawful structure exists at the time of enactment or amendment of this Ordinance that could not be built in the district in which it is located

by reasons of restrictions on area, lot coverage, height, yard dimensions or other requirements, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

1.
 - i. Any structure or portion thereof declared unsafe by the Building Inspector, or destroyed by any means, may be restored to a safe condition, provided that the requirements of this section are met, and the ownership remains the same as before such declaration or destruction.
 - ii. If a residential or commercial building is damaged or destroyed by a natural disaster or other act of God, such building shall be repaired, rebuilt or replaced to eliminate or reduce the nonconforming features to the extent possible, without the need to obtain a variance as provided in [§22-27](#) of this Code. If such building is damaged greater than fifty percent (50%) and cannot be repaired, rebuilt or replaced except to restore it to its original nonconforming condition, the owner shall have the right to do so. The owner shall apply for a building permit and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the Uniform Statewide Building Code and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the local flood plain regulations adopted as a condition of participation in the National Flood Insurance Program. Unless such building is repaired, rebuilt or replaced within two (2) years of the date of the natural disaster or other act of God, such building shall only be repaired, rebuilt or replaced in accordance with the provisions of the County Zoning Ordinance. However, if the nonconforming building is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then an additional two (2) years shall be allowed for the building to be repaired, rebuilt or replaced as otherwise provided in this paragraph. For purposes of this section, “act of God” shall include any natural disaster or phenomenon including a hurricane, tornado, storm, flood, high water, wind-driven water, tidal wave, earthquake or fire caused by lightning or wildfire. An accidental fire shall not adversely affect the rights of the property owner vested in the affected property. Nothing herein shall be construed to enable the property owner to commit an arson under [Va. Code §18.2-77](#) and [§18.2-80](#), and obtain vested rights under this section.
 - iii. Notwithstanding any provision of this Code to the contrary, an owner of real property shall be permitted to replace an existing on-site sewage system for any existing building in the same general location on the property even if a new on-site sewage system would not otherwise be permitted in that location, unless access to a public sanitary sewer is available to the property. If access to a sanitary sewer system is

available, then the connection to such system shall be required. Any new on-site system shall be installed in compliance with applicable regulations of the Department of Health in effect at the time of the installation.

2. A non-conforming structure may be enlarged or altered as necessary, provided such enlargements or alterations to the floor area do not exceed a cumulative fifty percent (50%) of the floor area of the original non-conforming structure, and provided all yard setbacks not in conformity with the ordinance are maintained so that no portion of the new addition has a setback that is less than the original structure; and other appropriate requirements herein are met; any structure or portion thereof may be altered to decrease its non-conformity.

3. Should a non-conforming structure be moved, it shall thereafter conform to the yard dimension requirements of the district in which it is located after it is moved.

4.

- i. Nothing in this article shall be construed to prevent the land owner or home owner from removing a valid nonconforming manufactured home from a mobile or manufactured home park and replacing that home with another comparable manufactured home that meets the current HUD manufactured housing code. In such mobile or manufactured home park, a single-section home may replace a single-section home and a multi-section home may replace a multi-section home.
- ii. The owner of a valid nonconforming mobile or manufactured home not located in a mobile or manufactured home park may replace that home with a newer manufactured home, either single- or multi-section, that meets the current HUD manufactured housing code.
- iii. Any such replacement unit shall retain the valid nonconforming status of the prior home.

5. Non-conforming signs are referenced in [§22-17.6](#).

D. Non-Conforming Uses of Land. Where a lawful use of land exists at the time of enactment of this ordinance or any amendment thereto that would not be permitted by the regulations imposed herein, such use may be continued as long as it remains otherwise lawful, subject to the following provisions:

1. A non-conforming use may be enlarged or increased or extended to occupy a cumulative area not exceeding fifty percent (50%) of the area that was occupied at the time of enactment of this Ordinance or any subsequent amendment thereto.

2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the time of enactment of this Ordinance or any subsequent amendment thereto.

3. In the event that such use ceases for any reason for a period of more than two (2) years any subsequent use shall conform to all requirements of this ordinance for the district in which the land is located.

4. No additional structure not conforming to the requirements of this ordinance shall be constructed in connection with such non-conforming use.

E. Non-Conforming Uses of Structures. Where a lawful use of individual structure, or of structures on premises in combination, exists at the time of enactment of this Ordinance or any subsequent amendment thereto that would not be permitted in the district in which it is located under the requirements of this Ordinance, such use may be continued as long as it remains otherwise lawful, subject to the following provisions:

1. A structure existing at the time of enactment or amendment to this Ordinance devoted to a non-conforming use when enlarged, extended or altered shall not exceed a cumulative fifty percent (50%) in the aggregate of the floor area of the original structure devoted to a non-conforming use and provided all yard and other appropriate requirements herein are met. The provision shall not apply to the changing of the use of a structure to a conforming use.

2. A non-conforming use of a structure may be extended to include use of fifty percent (50%) of the structure, or any enlargement, extension or alteration thereof as provided herein, but shall not be extended to include either additional structures or land outside the structure.

3. When a non-conforming use of a structure and premises in combination is discontinued or abandoned for more than two (2) years, except when government action impedes access thereto, the structure and premises shall not thereafter be used except in conformity with the regulations of the district in which it is located.

4.

i. Where a structure which is used in combination with its premises for a use not in conformity with the regulations herein is destroyed by any means, the use of the land shall be allowed to continue after reconstruction of the structure, provided such reconstruction of the structure adheres to the yard and other appropriate requirements of the district in which said structure is located as approved by the Board of Zoning Appeals, and provided the ownership of said structure remains the same as before such destruction.

ii. If a residential or commercial building is damaged or destroyed by a natural disaster or other act of God, such building shall be repaired, rebuilt or replaced to eliminate or reduce the nonconforming features

to the extent possible, without the need to obtain a variance as provided in [§22-27](#) of this Code. If such building cannot be repaired, rebuilt or replaced except to restore it to its original nonconforming condition, the owner shall have the right to do so. The owner shall apply for a building permit and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the Uniform Statewide Building Code and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the local flood plain regulations adopted as a condition of participation in the National Flood Insurance Program. Unless such building is repaired or rebuilt within two (2) years of the date of the natural disaster or replaced within two (2) years of the date of the natural disaster or other act of God, such building shall only be repaired, rebuilt or replaced in accordance with the provisions of the County Zoning Ordinance. However, if the nonconforming building is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then an additional two (2) years shall be allowed for the building to be repaired, rebuilt or replaced as otherwise provided in this paragraph.

For state law authority, see [Va. Code §15.2-2307](#).

ARTICLE IV. RESIDENTIAL ZONING DISTRICTS

Sec. 22-9. Residential – Single Family Zoning District (R-SF).

LEGISLATIVE INTENT

This zoning district is intended to provide for medium to high-density single family residential development on lands which by their soils, drainage and other natural characteristics and amenities, their proximity to utilities, schools, parks, roadways, and their relationship to neighboring uses are best suited to the intensity of residential development indicated. Zoning district boundaries are intended to include development of the same general character and density and to exclude development of a nature inappropriate to the character of the neighborhoods involved.

A. **Principal uses permitted.** The principal uses permitted in districts zoned R-SF shall be the following:

1. No more than one (1) single family dwelling, including no more than one (1) modular home, on each lot.
2. No more than one (1) accessory dwelling unit on each lot, in addition to any single family dwelling or modular home allowed by right.
3. Churches built on a permanent foundation.

4. Adult foster care or group homes.
5. Family day homes serving no more than five children.
6. Private noncommercial recreational areas such as country clubs, swimming pool clubs, golf courses, boat clubs and riding clubs, but not including any shooting ranges or traps; provided that each establishment shall have an area of two (2) acres or more.
7. Accessory buildings and structures customarily incidental to an existing R-SF District permitted uses.
8. Signs, as regulated in Article IX.
9. Rooming House.
10. Home occupations.
11. Temporary family health care structures.
12. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
13. Transmitting or receiving stations or towers for communication not more than fifty feet (50') in height pursuant to [Va. Code §15.2-2316.3 et seq.](#)

(Permitted Uses *REQUIRING SPECIAL USE PERMIT*:)

14. Public utility structures and facilities, including wastewater facilities, excluding accessory structures as identified herein [22-9\(A\)\(5\)](#), but not including landfills or facilities for construction, repair service, or storage of utility equipment.
15. Governmental buildings and libraries.
16. Uses of a temporary nature (site plan and sign requirements are exempted) that are neither subject to the special entertainment permit issued pursuant to [§3-6 et seq.](#) of this Code, nor otherwise exempt under applicable law.
17. Emergency service facilities.
18. Fairgrounds and similar facilities.
19. Public Park or Recreation Area.
20. Schools, public, private or parochial.
21. Nursery schools or preschools, private or parochial.

22. Day care and child care centers.
23. The keeping of agricultural animals as an accessory use to an R-SF permitted use on contiguous property under the same ownership, provided that a minimum lot size of three (3) acres shall be required.
24. Kennels accessory to a single family dwelling.
25. Children's residential facilities.
26. Transmitting or receiving stations or towers for communication.
27. Tourist House.
28. Dormitory, primary use on the property.
29. Family day homes serving six (6) to twelve (12) children.
30. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of Section 18-25).
31. Wastewater treatment facility, accessory to permitted use.

B. Minimum lot requirements. The minimum lot requirements in a district zoned R-SF shall be as follows:

1. **Minimum lot area.** The minimum lot area shall be twenty thousand square feet (20,000 ft.²), except where public water and/or sewage utilities are available.
 - i. **Lots served by public water and sewer.** Residential lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.
 - ii. **Lots not served by public sewer.** Residential lots not served by public sewer systems shall not be less than twenty-one thousand seven hundred eighty square feet (21,780 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.

2. **Lot width.** The minimum lot width shall be seventy-five feet (75') at the front lot line.

3. **Yard requirements.** The minimum front setback for all uses shall be twenty-five feet (25'); rear setback twenty feet (20'); side yard ten feet (10') for each side, except as excluded herein. The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

4. **Height limitations.** No structure in a district zoned R-SF shall exceed thirty-five (35) feet in height unless the height is approved in writing by the Zoning Administrator and Building Official prior to construction.

C. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in a R-SF District shall:

1. The minimum front setback for Accessory Buildings shall be twenty-five feet (25') from the front lot line. Accessory Buildings shall not extend greater than five feet (5') in front of the primary structure.

2. Have rear and side lot line setbacks of not less than five feet (5'). The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

D. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in a R-SF District:

1. The minimum front setback for Accessory Structures shall be twenty-five feet (25') from the front lot line. Accessory Structures shall not extend greater than five feet (5') in front of the primary structure.

2. Shall have rear and side lot line setbacks of not less than five feet (5'). The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

3. Ornamental, horticultural, identification, ingress/egress, docks and dock houses, illumination sources, postal service and similar structures. shall not be subject to the setback or yard requirements set forth herein.

For state law authority, see [Va. Code §15.2-2291](#), [§15.2-2292](#). See also [Va. Code §15.2-2283](#).

For provisions applicable to the placement of amateur radio antennas, see [§22-17.12\(B\)](#) of this Code and [Va. Code §15.2-2293.1](#).

Sec. 22-9.1. Zoning provisions for temporary family health care structures.

A. This chapter for all purposes shall consider temporary family health care structures (i) for use by a caregiver in providing care for a mentally or physically impaired person and (ii) on property owned or occupied by the caregiver as his residence as a permitted accessory use in any single-family residential zoning district on lots zoned for single-family detached dwellings. Such

structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures, except as otherwise provided in this section. Such structures shall comply with all setback requirements that apply to the primary structure and with any maximum floor area ratio limitations that may apply to the primary structure. Only one family health care structure shall be allowed on a lot or parcel of land.

B. Any person proposing to install a temporary family health care structure shall first obtain a permit from the County, for which the County may charge a fee of up to one hundred dollars (\$100.00). The County may not withhold such permit if the applicant provides sufficient proof of compliance with this section. The County may require that the applicant provide evidence of compliance with this section on an annual basis as long as the temporary family health care structure remains on the property. Such evidence may involve the inspection by the County of the temporary family health care structure at reasonable times convenient to the caregiver, not limited to any annual compliance confirmation.

C. Any temporary family health care structure installed pursuant to this section may be required to connect to any water, sewer, and electric utilities that are serving the primary residence on the property and shall comply with all applicable requirements of the Virginia Department of Health.

D. No signage advertising or otherwise promoting the existence of the structure shall be permitted either on the exterior of the temporary family health care structure or elsewhere on the property.

E. Any temporary family health care structure installed pursuant to this section shall be removed within sixty (60) days of the date on which the temporary family health care structure was last occupied by a mentally or physically impaired person receiving or in need of the assistance provided for in this section.

F. The Board of Supervisors, or the Zoning Administrator on its behalf, may revoke the permit granted pursuant to subsection C if the permit holder violates any provision of this section. Additionally, the Board of Supervisors may seek injunctive relief or other appropriate actions or proceedings in the circuit court of Campbell County to ensure compliance with this section. The Zoning Administrator is vested with all necessary authority on behalf of the Board of Supervisors to ensure compliance with this section.

For state authority, see [Va. Code §15.2-2292.1](#).

Sec. 22-10. Residential – Multi Family Zoning District (R-MF).

LEGISLATIVE INTENT

This zoning district is intended to provide for medium to high-density residential development of a variety of types. This development should occur on lands which by their soils, drainage and other natural characteristics and amenities, their proximity to utilities, schools, parks, roadways, and their relationship to neighboring uses are best suited to the intensity of residential development indicated. Zoning district boundaries are intended to include development of the same general character and

density and to exclude development of a nature inappropriate to the character of the neighborhoods involved.

A. **Principal uses permitted.** The principal uses permitted in districts zoned R-MF shall be the following:

1. Any principal use permitted and as regulated in the R-SF district as long as minimum R-SF lot area, yard setbacks, and building or structure height requirements are utilized.
2. Multifamily dwellings. Each single family dwelling within a multifamily structure may include not more than one (1) attached accessory dwelling unit.
3. Clubs, fraternities, lodges, and similar meeting places of non-profit organizations, except those customarily conducted as gainful business.
4. Home occupations.
5. Time-share or similar use.
6. Accessory buildings and structures customarily incidental to an existing R-MF District permitted use.
7. Rooming houses.
8. Crisis Centers.
9. Temporary family health care structures as defined and permitted under [§22-11.4](#) of this Code.
10. Dormitories.
11. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).

(Permitted Uses *REQUIRING SPECIAL USE PERMIT*:)

12. Retirement homes.
13. Assisted living facility.
14. Planned unit developments, subject to the provisions of Article XI(A) of this chapter.
15. Schools, public, private or parochial.

16. Nursery schools or preschools, private or parochial.
17. Day care and child care centers.
18. Children's residential facilities.
19. Transmitting or receiving stations or towers for communication.
20. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
21. Wastewater treatment facility, accessory to permitted use.
22. Reserved.
23. Tourist house.

B. Minimum lot requirements. The minimum lot requirements in districts zoned R-MF shall be the following:

1. **Lot area.** The minimum lot area, except where public sewage and/or water utilities are available for a single family or multi-family dwelling, or modular home, shall be twenty thousand square feet (20,000 ft.²). Minimum lot area for each townhouse, offered for public sale, shall be one thousand three hundred square feet (1,300 ft.²).
 - i. **Lots served by public water and sewer.** Residential lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.
 - ii. **Lots not served by public sewer.** Residential lots not served by public sewer systems shall not be less than twenty-one thousand seven hundred eighty square feet (21,780 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.
2. **Lot Width.** The minimum lot width shall be seventy-five feet (75') at the front lot line. The minimum lot width for each unit within a townhouse development shall be sixteen feet (16') for interior and twenty-six feet (26') for end lots measured at the building location.
3. **Yard requirements.** The minimum front and rear yard requirements for all uses shall be twenty feet (20'), except for R-SF uses which shall be governed by all yard

provisions of [§22-9](#) of this Code and except for townhouse lots. All side yards shall be a minimum of ten feet (10') except where such side yards are joining a street, in which case they shall be increased by ten feet (10').

The minimum front and rear yard requirements for a townhouse or condominium unit fronting on a street in the secondary system of state highways or a collector street shall be twenty feet (20'). The front yard requirement for a townhouse or condominium unit fronting on a connector street shall not be less than ten feet (10') and the rear yard requirement shall be twenty feet (20'). There shall be no side yard requirements for each individual interior townhouse unit, but each exterior townhouse unit shall have a side yard measuring at least ten feet (10'), except where such side yards are adjoining a street, in which case they shall be increased by ten feet (10').

4. **Open space.** Maximum total building footprint(s) of the lot shall be forty percent (40%); minimum open space, including yard area, shall be forty-five percent (45%). Open space requirements shall not apply for townhouse lots offered for public sale.

C. **Height Limitation.** No building or structure shall be built in a district zoned R-MF which shall exceed seventy feet (70') in height, except that buildings served by approved fire protection systems may be built up to one hundred feet (100') in height if approved in writing by the Fire Marshal and Building Official prior to construction. R-SF uses shall be governed by the provisions of [§22-9](#) of this Code.

D. **Reserved.**

E. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in an R-MF District shall:

1. The minimum front setback for Accessory Buildings shall be twenty feet (20') from the front lot line. Accessory Buildings shall not extend greater than five feet (5') in front of the primary structure.

2. Have rear and side lot line setbacks of not less than five feet (5'). The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

F. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in a R-MF District shall:

1. The minimum front setback for Accessory Structures shall be twenty feet (20') from the front lot line. Accessory Structures shall not extend greater than five feet (5') in front of the primary structure.

2. Shall have rear and side lot line setbacks of not less than five feet (5'). The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

3. Ornamental, horticultural, identification, ingress/egress, docks and dock houses, illumination sources, postal service and similar structures. shall not be subject to the setback or yard requirements set forth herein.

For state law authority generally, see [Va. Code §15.2-2283](#), [Va. Code §15.2-2286](#), particularly at (A)(3) and (A)(9).

Cross-reference: For provisions applicable to the placement of amateur radio antennas, see [§22-17.12\(B\)](#) of this Code and [Va. Code §15.2-2293.1](#).

Sec. 22-10.1. Reserved.

Sec. 22-11. Residential–Manufactured Housing Zoning District (R-MH).

LEGISLATIVE INTENT

The purpose of this zoning district is to provide for residential use of land by one or more units of manufactured housing. This district is intended to be applied where there is adequate infrastructure, amenities and proximity to services for residential development appropriate to the character of the neighborhoods involved.

A. **Principal uses permitted.** The principal uses permitted in districts zoned R-MH shall be the following:

1. Any principal use permitted and as regulated in the R-SF district as long as minimum R-SF lot area, yard setbacks, and building or structure height requirements are utilized.
2. Manufactured home(s).
3. Manufactured home parks, subject to the provisions of [§22-11.01](#) of this Code.
4. Home occupations.
5. Accessory buildings and structures customarily incidental to an existing R-MH District permitted use.
6. Rooming House.
7. Temporary family health care structures.
8. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).

(Permitted Uses *REQUIRING SPECIAL USE PERMIT*:)

9. Day care and child care centers.

10. Nursery schools or preschools, private or parochial.
11. Transmitting or receiving stations or towers for communication.
12. Tourist House.
13. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
14. Wastewater treatment facility, accessory to permitted use.

B. **Minimum lot requirements.** The minimum lot requirements in districts zoned R-MH shall be the following:

1. **Lot area.** The minimum lot area, except where public sewage and/or water utilities are available for a single family dwelling, modular or manufactured home, shall be twenty thousand square feet (20,000 ft.²).

- i. **Lots served by public water and sewer.** Residential lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.
- ii. **Lots not served by public sewer.** Residential lots not served by public sewer systems shall not be less than twenty-one thousand seven hundred eighty square feet (21,780 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.

2. **Lot Width.** The minimum lot width shall be seventy-five feet (75') at the front lot line.

3. **Yard requirements.** The minimum front and rear yard requirement for all uses shall be twenty feet (20'), except for R-SF uses which shall be governed by all yard provisions of [§22-9](#) of this Code. All side yards shall be a minimum of ten feet (10') except where such side yards are adjoining a street, in which case they shall be increased by ten feet (10'). Minimum setbacks for manufactured home parks shall be subject to the requirements of [§22-11.01](#) of this Code. Where manufactured home park requirements call for a greater setback, the greater setback distance shall apply.

C. **Height limitation.** No building or structure shall be built in a district zoned R-MH which shall exceed thirty-five feet (35') in height, unless the height is approved in writing by the Zoning Administrator and Building Official prior to construction.

D. **Recreational vehicles or recreational campers as dwellings prohibited.** No recreational vehicle or recreational camper, as those terms are defined in [§22-2](#) of this Code, or similar temporary habitation shall be used as a dwelling in the R-MH district.

E. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in an R-MH District shall:

1. The minimum front setback for Accessory Buildings shall be twenty feet (20') from the front lot line. Accessory Buildings shall not extend greater than five feet (5') in front of the primary structure.

2. Have rear and side lot line setbacks of not less than five feet (5'). The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

F. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in a R-MH District shall:

1. The minimum front setback for Accessory Structures shall be twenty feet (20') from the front lot line. Accessory Structures shall not extend greater than five feet (5') in front of the primary structure.

2. Shall have rear and side lot line setbacks of not less than five feet (5'). The front and exterior side setback shall be increased by ten feet (10') for any corner lot.

3. Ornamental, horticultural, identification, ingress/egress, docks and dock houses, illumination sources, postal service and similar structures. shall not be subject to the setback or yard requirements set forth herein.

For state law authority, see [Va. Code §15.2-2283](#) and [Va. Code §15.2-2286](#).

Sec. 22-11.01. Manufactured home parks—Permitted use in R-MH district; site development requirements.

Manufactured home parks, as defined in [§22-2](#) of this Code, shall be a permitted use in a district zoned R-MH, subject to the provisions of this section.

1. Clearly defined manufactured home spaces shall consist of a minimum five thousand square feet (5,000 ft.²) of ground area with each space not less than fifty feet (50') wide.

2. The minimum side yard for each manufactured home shall be ten feet (10') and the total width of the two (2) required side yards shall be twenty-five feet (25') or more. The

side yard setbacks may be varied provided the variance is uniform and is approved by the Zoning Administrator, in accordance with the provisions of [§22-26.1](#) of this Code.

3. Each manufactured home shall have a rear yard of fifteen feet (15') or more. Approved accessory buildings must be located at least six feet (6') from the line on the rear of the manufactured home lot.

4. For corner lots, manufactured homes shall not be located closer than fifteen feet (15') to a side lot line facing a side street, or fifteen feet (15') to any exterior boundary line provided the manufactured home park is within an approved fence. If a fence is not provided, a setback of twenty-five feet (25') will be required from the exterior boundary line.

5. No manufactured home shall be located closer than thirty feet (30') to any service building within the park.

6. Each manufactured home space shall be provided with at least one off-street parking space located on the manufactured home lot. Such space shall have a minimum plan dimension of ten feet (10') by twenty feet (20'). On-street parking shall be permitted only as incidental visitor type or of a similar short term nature.

7. All streets shall be contained within a minimum forty foot (40') right-of-way and be constructed and maintained with either a gravel, surface treatment, concrete or asphalt surface, except that streets shall be constructed and maintained with either surface treatment, concrete or asphalt surface in manufactured home parks providing eleven (11) or more approved manufactured home spaces. Streets shall be at least twenty feet (20') in width with access to a public road. All interior streets that dead end shall be provided with cul-de-sacs with turning radius of at least fifty feet (50'), or with "T" or "Y" turning areas. The Fire Marshall may require additional turning area when necessary to meet applicable codes.

8. In any manufactured home park where a public sewage system is not to be utilized and septic tanks will be used, the lot size requirement shall comply with the area and frontage regulations required by the local health department.

9. Should a public sewage collection and disposal system be provided, it shall be approved by the County and the Department of Health.

10. When required, service buildings intended for public use and housing of sanitation and laundry facilities or any such facilities shall be permanent structures complying with the Uniform Statewide Building Code and National Electrical Code.

11. Petroleum storage and related facilities shall not be allowed without a special use permit, except that one fuel oil tank not to exceed 300-gallon capacity and commercial propane cylinder, as recommended by the gas company, per manufactured home will be allowed.

12. It shall be the responsibility of the manufactured home park owner to ensure the removal of all garbage and trash.

13. No manufactured home shall be used for storage or as an accessory use.

14. No recreational vehicle or recreational camper as those terms are defined in [§22-2](#) of this Code, or similar temporary habitation, shall be used as a dwelling within a manufactured home park.

15. A public water system approved by the County and the Virginia Department of Health shall be installed unless another source of water is permitted under current Department of Health regulations.

In addition to the above, manufactured home parks providing eleven (11) or more approved manufactured home spaces shall meet the following requirements:

16. Manufactured home parks shall provide and maintain defined recreational space of at least one hundred square feet (100 ft.²) per home space as shown on the approved site plan.

17. Street lights shall be installed at three hundred foot (300') intervals within the manufactured home park.

18. All streets shall be constructed and maintained with either surface treatment, concrete or asphalt surface.

For general state authority, see [Va. Code §15.2-2283](#) and [Va. Code §15.2-2286](#). See also [Va. Code §15.2-2247](#).

[Sec. 22-11.1. Reserved.](#)

[Sec. 22-11.2. Reserved.](#)

[Sec. 22-11.3. Use of recreational vehicle or recreational camper for temporary residence permitted while constructing primary residence in R-MF or R-MH zone; limitations.](#)

Notwithstanding other provisions of this Code, one recreational vehicle or recreational camper, as defined in [§22-2](#) of this Code, may be used as a temporary residence in an R-MF or an R-MH zone, subject to the following conditions:

1. The recreational vehicle or recreational camper shall be located on the same lot on which the primary residence is being constructed;

2. Such temporary residential use shall be allowed for a period not to exceed six (6) months;

3. The recreational vehicle or recreational camper must be operable and have a current state inspection sticker and licenses or be marked as a rental unit from a rental agency, insurance company or governmental entity;

4. There shall be no delinquent personal property taxes owed on the recreational vehicle or recreational camper;

5. The recreational vehicle or recreational camper shall have available onboard electrical service, plumbing, and waste management facilities;

6. Proper building, water, and septic permits have been issued for the building site; and

7. The building site, whereupon the recreational vehicle or recreational camper is temporarily situated, shall be hooked up to a permanent permitted water supply, a permanent permitted waste disposal system, and a permitted temporary electrical power source.

Cross-reference: For similar provisions applicable to Agricultural (A-1) zone, see [§22-16\(G\)](#) of this Code.

ARTICLE V. BUSINESS ZONING DISTRICTS.

Sec. 22-12. Business-Limited Commercial Zoning District (B-LC).

LEGISLATIVE INTENT

The purpose of this zoning district is to provide for use of land which by its accessibility and relationship to adjoining uses is well suited to provide for certain low-density commercial and professional services required by the citizens of Campbell County. This district is intended to provide a suitable transition between residential zones and other more intense commercial zoning.

A. **Principal uses permitted.** The principal uses permitted in districts zoned B-LC shall include the following:

1. Professional offices.
2. Child care centers.
3. Adult day centers.
4. Clubs, fraternities, lodges, and similar meeting places or offices of non-profit organizations, except those customarily conducted as a gainful business.
5. Barber shops and beauty shops.
6. Rooming and tourist houses.

7. Churches built on a permanent foundation.
8. Cemeteries.
9. Financial institutions.
10. Governmental buildings and libraries.
11. Museums and art galleries.
12. One residential dwelling unit within the main structure incidental to a permitted B-LC district use.
13. Accessory buildings and structures customarily incidental to an existing permitted B-LC district use, but not including residential uses.
14. Signs, as regulated in Article IX of this chapter.
15. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
16. Community centers and similar places of non-profit organizations.
17. Pet cemeteries.
18. Transmitting or receiving stations or towers for communication not more than fifty feet (50') in height pursuant to [Va. Code §15.2-2316.3 et seq.](#)

(Permitted uses *REQUIRING SPECIAL USE PERMIT*;)

19. Emergency service facilities.
20. Veterinarian hospitals, clinics, and kennels incidental to a veterinary hospital or veterinary clinic.
21. Off premises parking lots incidental to governmental buildings and libraries.
22. Public parks and recreational facilities.
23. Clubs, fraternities, lodges, and similar meeting places or offices of non-profit organizations not otherwise permitted by right.
24. Any individual retail or service establishment not otherwise permitted by right.
25. A building or structure serving a permitted B-LC district use, but exceeding the maximum height or building size established for a B-LC district.

26. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).

27. Wastewater treatment facility, accessory to permitted use.

28. Recreational substances retail, off-site use, located greater than three (3) miles from the property line of any child day care center or public, private, or parochial school.

B. Minimum lot requirements. The minimum lot requirements for buildings and structures in districts zoned B-LC shall be the following:

1. **Lot area.** The minimum lot area shall be seven thousand five hundred square feet (7,500 ft.²).

i. **Lots served by public water and sewer.** Lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.

ii. **Lots not served by public sewer.** Lots not served by a public sewer system shall not be less than twenty-one thousand seven hundred eighty square feet (21,780 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.

2. **Lot width.** The minimum lot width shall be seventy-five feet (75') at the front lot line, but subject to the requirements of [§21-13](#) of this Code.

3. **Reserved.**

4. **Yard requirements.** The minimum front setback shall be ten feet (10'). Within any Business District or Industrial District, individual buildings or structures may be attached on the side lot line and/or at the rear lot line, but shall be set back at least ten feet (10') from any street. However, where a B-LC district adjoins a Residential district or an Agricultural district without an intervening street, the adjacent side yard setback and rear setback for the B-LC use shall be ten feet (10').

5. **Height limitation.** No building or structure shall be built in a district zoned B-LC that exceeds thirty-five feet (35') in height, unless the height is approved in writing by the Zoning Administrator and Building Official prior to construction.

6. **Maximum building size.** No building or structure shall be built in a district zoned B-LC that exceeds ten thousand square feet (10,000 ft.²) of gross floor area per lot.

C. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in a B-LC district shall comply with the setback lines of the district.

D. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in a B-LC district shall comply with the setback lines of the district, excluding ornamental, horticultural, identification, ingress/egress, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirement set forth herein.

E. **Landscaping Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a B-LC District shall also include suitable landscaping. The area to be landscaped shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species and height or size at time of planting. The Zoning Administrator shall approve or deny the landscaping plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

F. **Buffering and Screening Requirements.** Where a lot in a B-LC district adjoins a Residential district or an Agricultural district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential and/or Agricultural districts. Buffering and screening may be accomplished by any device or natural growth, or a combination thereof, which shall serve as a barrier to vision or noise between adjoining properties. Locations of buffering and screening measures shall be clearly marked on the site plan, and an attached description shall include a detailed list of the materials to be used, plant species and height or size at time of planting. Such buffering and screening shall be designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator. The Zoning Administrator shall approve or deny the buffering/screening plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved buffering and screening devices/measures so as to provide permanent buffering/screening from adjacent properties in Residential or Agricultural districts.

G. **Sidewalk Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a B-LC District shall also include the installation of sidewalks, constructed to VDOT standards, along the public right-of-way abutting the lot(s). Proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

H. **Prohibition of outside storage or display.** No outside storage or display of materials, equipment, or products shall be permitted on any lot within a B-LC district, whether or not such items are offered for sale.

For state law authority generally, see [Va. Code §15.2-2283](#). See also [Va. Code §15.2-1200](#).

Sec. 22-12.1. Business-General Commercial Zoning District (B-GC).

LEGISLATIVE INTENT

The purpose of this zoning district is to provide for general commercial services required by the citizens of Campbell County. This zoning district is characterized by accessibility, availability of infrastructure, a location relevant to defined market areas, and general compatibility with adjoining uses.

A. **Principal uses permitted:** The principal uses permitted in districts zoned B-GC shall include the following:

1. Any principal use permitted by right in the Business-Limited Commercial District (B-LC).
2. Restaurants.
3. Funeral homes.
4. Civic and cultural centers, historic exhibits, parks and recreational facilities, indoor theaters.
5. Bowling, skating, billiards and similar indoor recreational establishments; but not within one hundred feet (100') of any Residential District, except that such establishment shall be exempt from the one hundred foot (100') setback if conducted wholly within a completely enclosed, air-conditioned and soundproofed building, and subject to such conditions as may be determined by the Zoning Administrator and other appropriate public officials as to location of entrances, parking, lighting and other details in the hours of operation, in order to protect the welfare of the inhabitants of the adjacent district.
6. Dancing establishments when conducted wholly within a completely enclosed, air-conditioned and soundproofed building, and not located within two hundred feet (200') of any Residential District.
7. Automobile service stations.
8. Automobile and equipment sales, service and repair establishments.
9. Building material establishments with outside storage under cover.
10. Hospitals.
11. Car washes, automatic, self-service, or full-service manned car washes.
12. Dry cleaners.
13. Hotels and motels.

14. Accessory buildings and structures customarily incidental to permitted B-GC district uses; including public utility structures not otherwise prohibited or requiring a special use permit.
15. Emergency service facilities.
16. Veterinarian hospitals, clinics and kennels incidental to a veterinary hospital or veterinary clinic.
17. Off premises parking lots incidental to governmental buildings, and libraries.
18. Clubs, fraternities, lodges, and similar meeting places or offices of non-profit organizations not otherwise permitted by right.
19. Wholesale business establishments with or without retail sales.
20. Contractors' grading, excavating or clearing equipment sales, repair or rental establishment.
21. General retail sales establishments not otherwise listed, to include general convenience stores.
22. Service establishments catering to the general public and not otherwise listed.
23. Blacksmith shop, welding or machine shop, and metal fabrication in a building the total area of which is less than five thousand square feet (5,000 ft.²).
24. Self-storage or mini-storage facilities.
25. Assisted living facility.
26. Cabinet or woodworking shops.
27. Antique shops.
28. Dormitory, incidental to a permitted use on the same property.
29. Pet services.
30. Flea market or swap meet.
31. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).

32. Bulk storage and sale of mulch, gravel, rock, sand, soil, and other similar landscaping materials.

(Permitted uses *REQUIRING SPECIAL USE PERMIT*.)

34. Shopping Centers as provided in [§22-13](#) herein.

35. Airports, heliports and private landing areas.

36. Outdoor theaters.

37. Public utility structures and facilities, excluding accessory structures as identified herein, but not including landfills, facilities for construction, repair service or storage of utility equipment.

38. Public transportation facilities.

39. Fairgrounds and similar facilities.

40. Transmitting or receiving stations or towers for communication.

41. A building or structure serving a permitted B-GC district use, but exceeding the maximum height established for a B-GC district.

42. Schools, public, private, or parochial.

43. Off premises parking lots incidental to schools.

44. Recreation, amusement, and entertainment enterprises, outside a building, for profit, and not otherwise listed.

45. Laboratories.

46. Dormitory, primary use on the property.

47. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).

48. Wastewater treatment facility, accessory to permitted use.

49. Recreation resorts, campgrounds and similar uses subject to the following:

i. Each recreation resort use shall occupy a site not less than five acres.

ii. No less than ten (10) percent of the gross site area shall be devoted to recreational area, child play areas, swimming pools, etc.

- iii. Camping area shall contain no less than two thousand square feet (2,000 ft.²) per camping unit and the maximum density of campsites or camping units shall not exceed fifteen (15) per gross acre.
- iv. Any camping area or camping unit shall be occupied by the day or week only and shall not be utilized as a permanent, year-round residence.
- v. All other uses customarily incidental to the operation of a resort camping area shall be permitted provided such facilities are intended primarily for the use and service of those people staying at the campground.
- vi. The Zoning Administrator shall insure compliance with these requirements prior to issuance of a Zoning Permit as described in [§22-31](#) of this Code.

50. Mixed Use residential structures.

51. Recreational substances retail, off-site use, located greater than three (3) miles from the property line of any child day care center or public, private, or parochial school.

B. Minimum lot requirements. The minimum lot requirements for buildings and structures in districts zoned B-GC shall be the following:

1. **Lot area.** The minimum lot area shall be seven thousand five hundred square feet (7,500 ft.²).

- i. **Lots served by public water and sewer.** Lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.
- ii. **Lots not served by public sewer.** Lots not served by a public sewer system shall not be less than twenty-one thousand seven hundred eighty square feet (21,780 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.

2. **Lot width.** The minimum lot width shall be seventy-five feet (75') at the front lot line, but subject to the requirements of [§21-13](#) of this Code.

3. **Reserved.**

4. **Yard requirements.** The minimum front setback shall be ten feet (10'). Within any Business District or Industrial District, individual buildings or structures may be attached on the side lot line and/or at the rear lot line, but shall be set back at least ten feet (10') from any street. However, where a B-GC district adjoins a Residential district or an Agricultural district without an intervening street, the adjacent side yard setback and rear setback for the B-GC use shall be ten feet (10').

5. **Height limitation.** No building or structure shall be built in a district zoned B-GC that exceeds seventy feet (70') in height except that buildings served by approved fire protection systems may be built up to one hundred feet (100') in height if approved in writing by the Fire Marshal and Building Official prior to construction.

C. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in a B-GC district shall comply with the setback lines of the district.

D. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in a B-GC district shall comply with the setback lines of the district, excluding ornamental, horticultural, identification, ingress/egress, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirement set forth herein.

E. **Landscaping Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a B-GC District shall also include suitable landscaping. The area to be landscaped shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species and height or size at time of planting. The Zoning Administrator shall approve or deny the landscaping plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

F. **Buffering and Screening Requirements.** Where a lot in a B-GC district adjoins a Residential district or an Agricultural district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential and/or Agricultural districts. Buffering and screening may be accomplished by any device or natural growth, or a combination thereof, which shall serve as a barrier to vision or noise between adjoining properties. Locations of buffering and screening measures shall be clearly marked on the site plan, and an attached description shall include a detailed list of the materials to be used, plant species and height or size at time of planting. Such buffering and screening shall be designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator. The Zoning Administrator shall approve or deny the buffering/screening plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved buffering and screening devices/measures so as to provide permanent buffering/screening from adjacent properties in Residential or Agricultural districts.

G. **Sidewalk Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a B-GC District shall also include the installation of sidewalks, constructed to VDOT standards, along the public right-of-way abutting the lot(s). Proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive

this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

For state law authority generally, see [Va. Code §15.2-2283](#). See also [Va. Code §15.2-1200](#).

Cross-reference: For standards applicable to telecommunication antennas and towers, see [§22-17.10 et seq.](#) of this Code.

Sec. 22-12.2. Business-Heavy Commercial Zoning District (B-HC).

LEGISLATIVE INTENT

The purpose of this zoning district is to provide for use of land which by its accessibility, available infrastructure and relationship to adjoining uses is well suited to provide for certain heavy commercial services required by the citizens of Campbell County. This district is intended to provide a suitable transition between general commercial zones and other more intense industrial zoning.

A. **Principal uses permitted:** The principal uses permitted in districts zoned B-HC shall include the following:

1. Any principal use permitted by right in the Business-Limited Commercial District (B-LC) or Business-General Commercial District (B-GC).
2. Automobile and truck painting, upholstering, rebuilding, body and fender work if done within enclosed buildings or otherwise screened from view from surrounding properties and public rights-of-way.
3. Blacksmith shop, welding or machine shop, and metal fabrication.
4. Laboratories.
5. Storage warehouse.
6. Public transportation facility.
7. Accessory buildings and structures customarily incidental to permitted uses; including public utility structures not otherwise prohibited or requiring a special use permit.
 - 7A. Transmitting or receiving stations or towers for communication if using a monopole design, not exceeding one hundred ninety-nine feet (199') in height and only one tower per parcel of land. All other requirements of [§22-17.10 et seq.](#) of this Code shall apply.
 - 7B. Pallet assembly operations.

(Permitted uses *REQUIRING SPECIAL USE PERMIT*:)

8. Airports, heliports and private landing areas.

9. Shopping centers, as provided in [§22-13](#) of this Code.
10. Schools, public, private, or parochial.
11. Off-premises parking lots incidental to schools.
12. School support facilities.
13. Automobile graveyard or junkyard, if screened from view as required by [§15-48 et seq.](#) of this Code.
14. Livestock sales and/or auction markets.
15. Transmitting or receiving stations or towers for communication exceeding one hundred ninety-nine feet (199') in height.
16. Shooting ranges or sport shooting ranges, whether operated indoors or outdoors, provided (1) the applicant satisfactorily demonstrates that proper design and supervision are present to ensure public safety, (2) that the range shall not operate or be used between the hours of 10:00 p.m. to 6:00 a.m., and (3) that the operation and use of the range shall be in compliance with all ordinances relating to noise control in effect at the time the construction or operation of the range initially was approved, or at the time any application was submitted for the construction or operation of the range, whichever is earliest.
17. Uses of a temporary nature (site plan and sign requirements are exempted) that are neither subject to the special entertainment permit issued pursuant to [§3-6 et seq.](#) of this Code, nor otherwise exempt under applicable law.
18. Solid waste collection drop-off sites if open to the public for typical household refuse, but excluding permanent disposal or processing of the waste on site.
19. Towing and recovery of automobiles.
20. Salvage dealers.
21. Salvage pools.
22. Vehicle removal operators.
23. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
24. Wastewater treatment facility, accessory to permitted use.
25. Water Treatment Plant, publicly owned.

26. Solar energy facilities.

27. Recreational substances retail, off-site use, located greater than three (3) miles from the property line of any child day care center or public, private, or parochial school.

28. Any use permitted by special use permit in any Business (B) district if not otherwise permitted by right.

B. Minimum lot requirements. The minimum lot requirements for buildings and structures in districts zoned B-HC shall be the following:

1. **Lot area.** The minimum lot area shall be seven thousand five hundred square feet (7,500 ft.²).

i. **Lots served by public water and sewer.** Lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.

ii. **Lots served by public water or public sewer.** Lots served by either a public water system or a public sewer system shall not be less than fifteen thousand square feet (15,000 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.

iii. **Lots served by neither public water nor public sewer.** Lots served by neither public water nor public sewer systems shall be not less than twenty thousand square feet (20,000 ft.²) or more in area. An additional improvement in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.

2. **Lot width.** The minimum lot width shall be seventy-five feet (75') at the front lot line, but subject to the requirements of [§21-13](#) of this Code.

3. **Yard requirements.** The minimum front setback shall be ten feet (10'). Within any Business District or Industrial District, individual buildings or structures may be attached on the side lot line and/or at the rear lot line, but shall be set back at least ten feet (10') from any street. However, where a B-HC district adjoins a Residential district or an Agricultural district without an intervening street, the adjacent side yard setback for the B-HC use shall be ten feet (10'), and the adjacent rear yard setback for the B-HC use shall be twenty-five feet (25').

4. **Height limitation.** There is no maximum height limitation in this district, except where airport district height limitations may apply.

C. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in a B-HC district shall comply with the setback lines of the district.

D. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in a B-HC district shall comply with the setback lines of the district, excluding ornamental, horticultural, identification, ingress/egress, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirement set forth herein.

E. **Landscaping Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a B-HC District shall also include suitable landscaping. The area to be landscaped shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species and height or size at time of planting. The Zoning Administrator shall approve or deny the landscaping plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

F. **Buffering and Screening Requirements.** Where a lot in a B-HC district adjoins a Residential district or an Agricultural district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential and/or Agricultural districts. Buffering and screening may be accomplished by any device or natural growth, or a combination thereof, which shall serve as a barrier to vision or noise between adjoining properties. Locations of buffering and screening measures shall be clearly marked on the site plan, and an attached description shall include a detailed list of the materials to be used, plant species and height or size at time of planting. Such buffering and screening shall be designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator. The Zoning Administrator shall approve or deny the buffering/screening plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved buffering and screening devices/measures so as to provide permanent buffering/screening from adjacent properties in Residential or Agricultural districts.

G. **Sidewalk Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a B-HC District shall also include the installation of sidewalks, constructed to VDOT standards, along the public right-of-way abutting the lot(s). Proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

For state law authority generally, see [Va. Code §15.2-2283](#). See also [Va. Code §15.2-1200](#), [§15.2-917](#).

Sec. 22-12.3. Community Mixed-Use District (CMU).

LEGISLATIVE INTENT

The purpose of this district is to increase available housing options while creating an enhanced pedestrian environment in which residential, commercial, cultural, institutional, or entertainment uses are physically and functionally integrated. Uses may be mixed horizontally (on adjacent lots), vertically (within the same building), or both. The CMU zoning district is distinguished from a Planned Unit Development (PUD) in that this zoning district does not require the master site plan, terms and conditions, and other documentation required for a special use permit for a PUD. Allowed uses in the CMU zoning district include single-family dwellings, townhouses and multifamily dwellings; commercial and office uses; and cultural or educational facilities.

A. **Principal uses permitted:** The principal uses permitted in districts zoned CMU shall include the following:

1. Any principal use permitted by right in the Residential – Multi Family (R-MF) or Business-Limited Commercial District (B-LC).
2. Restaurants.
3. Funeral homes.
4. Civic and cultural centers, historic exhibits, parks and recreational facilities, indoor theaters.
5. Bowling, skating, billiards and similar indoor recreational establishments; but not within one hundred feet (100') of any Residential District, except that such establishment shall be exempt from the one hundred foot (100') setback if conducted wholly within a completely enclosed, air-conditioned and soundproofed building, and subject to such conditions as may be determined by the Zoning Administrator and other appropriate public officials as to location of entrances, parking, lighting and other details in the hours of operation, in order to protect the welfare of the inhabitants of the adjacent district.
6. Dancing establishments when conducted wholly within a completely enclosed, air-conditioned and soundproofed building, and not located within two hundred feet (200') of any Residential District.
7. Automobile service stations.
8. Car washes, automatic, self-service, or full-service manned car washes.
9. Dry cleaners.
10. Hotels and motels.
11. Accessory buildings and structures customarily incidental to permitted B-GC district uses; including public utility structures not otherwise prohibited or requiring a special use permit.

12. Emergency service facilities.
13. Off premises parking lots incidental to government buildings, and libraries.
14. Clubs, fraternities, lodges, and similar meeting places or offices of non-profit organization not otherwise permitted by right.
15. General retail sales establishments not otherwise listed, including general convenience stores.
16. Service establishments catering to the general public and not otherwise listed.
17. Assisted living facility.
18. Antique shops.
19. Pet services.
20. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).

(Permitted uses *REQUIRING SPECIAL USE PERMIT*.)

21. Schools, public, private or parochial.
22. Children's residential facilities.
23. Outdoor theaters.
24. Public utility structures and facilities, excluding accessory structures as identified herein, but not including landfills, facilities for construction, repair service or storage of utility equipment.
25. Public transportation facilities.
26. Transmitting or receiving stations or towers for communication.
27. A building or structure serving a permitted CMU district use, but exceeding the maximum height established for a CMU district.
28. Off premises parking lots incidental to schools.
29. Recreation, amusement, and entertainment enterprises, outside a building, for profit, and not otherwise listed.
30. Laboratories.

29. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of §18-25 of this Code).

Wastewater treatment facility, accessory to permitted use.

B. **Minimum district size.** The minimum acreage required to create a new CMU district shall be five (5) acres of contiguous land or land which is adjacent to an existing CMU district.

C. **Minimum amount of mixed-use development.** No development of any parcel in the CMU district will be approved unless a minimum of twenty percent (20%) of the development consists of residential uses and a minimum of twenty percent (20%) consists of nonresidential uses. For the purposes of this provision, percentages will be measured including the planned development and existing development within the district, based on the floor area of the use.

D. **Minimum lot requirements.** The minimum lot requirements for buildings and structures in districts zoned CMU shall be the following:

1. **Lot area.** The minimum lot area shall be seven thousand five hundred square feet (7,500 ft.²). Minimum lot area for each townhouse, offered for public sale, shall be one thousand three hundred square feet (1,300 ft.²).

i. **Lots served by public water and sewer.** Lots served by both public water and public sewer systems shall be not less than seventy-five hundred square feet (7,500 ft.²) or more in area. Additional improvements required in subdivisions containing lots of this size are that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.

ii. **Lots served by public water or public sewer.** Lots served by either a public water system or a public sewer system shall not be less than fifteen thousand square feet (15,000 ft.²) or more in area. An additional improvement required in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with standards set forth by the Virginia Department of Transportation.

iii. **Lots served by neither public water nor public sewer.** Lots served by neither public water nor public sewer systems shall be not less than twenty thousand square feet (20,000 ft.²) or more in area. An additional improvement in subdivisions containing lots of this size is that all streets be hard surfaced and treated in accordance with the standards set forth by the Virginia Department of Transportation.

2. **Lot width.** The minimum lot width shall be seventy-five feet (75') at the front lot line, but subject to the requirements of [§21-13](#) of this Code. The minimum lot width for

each unit within a townhouse development shall be sixteen feet (16') for interior and twenty-six feet (26') for end lots measured at the building location.

3. **Yard requirements.** The minimum front setback shall be ten feet (10') except for R-SF uses which shall be governed by all yard provisions of [§22-9](#) of this Code. Within the CMU district, individual buildings or structures may be attached on the side lot line and/or at the rear lot line, but shall be set back at least ten feet (10') from any street. However, where a CMU district adjoins a Residential district or an Agricultural district without an intervening street, the adjacent side setback for the CMU use shall be ten feet (10') and the adjacent rear setback for the CMU use shall be twenty feet (20').

4. **Height limitation.** No building or structure shall be built in a district zoned CMU that exceeds seventy feet (70') in height except that buildings served by approved fire protection systems may be built up to one hundred feet (100') in height if approved in writing by the Fire Marshal and Building Official prior to construction. R-SF uses shall be governed by the provisions of [§22-9](#) of this Code.

5. **Open space.** Minimum open space, including yard area, shall be fifteen percent (15%). Open space requirements shall not apply for townhouse lots offered for public sale.

E. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to a use in a CMU district shall comply with the setback lines of the district.

F. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to a use in a CMU district shall comply with the setback lines of the district, excluding ornamental, horticultural, identification, ingress/egress, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirement set forth herein.

G. **Landscaping Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a CMU District shall also include suitable landscaping. The area to be landscaped shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species and height or size at time of planting. The Zoning Administrator shall approve or deny the landscaping plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

H. **Buffering and Screening Requirements.** Where a lot in a CMU district adjoins a Residential district or an Agricultural district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential and/or Agricultural districts. Buffering and screening may be accomplished by any device or natural growth, or a combination thereof, which shall serve as a barrier to vision or noise between adjoining properties. Locations of buffering and screening measures shall be clearly marked on the site plan, and an attached description shall include a detailed list of the materials to be used, plant species and height or size at time of planting. Such buffering and screening shall be designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator. The Zoning Administrator shall approve or deny the buffering/screening plan as a part of the site plan review. The landowner and business

owner may both be held responsible for ensuring the proper installation and maintenance of approved buffering and screening devices/measures so as to provide permanent buffering/screening from adjacent properties in Residential or Agricultural districts.

I. **Sidewalk Requirements.** New construction, including additions to existing buildings, structures, or other facilities in a CMU District shall also include the installation of sidewalks, constructed to VDOT standards, along the public right-of-way abutting the lot(s). Proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

J. **Streets.** Requirements in [§21-26](#) of this Code shall be met for the subdivision of any land in a CMU district. Streets serving R-SF uses are required to be constructed to VDOT standards and accepted into the secondary system of state highways.

For state law authority generally, see [Va. Code §15.2-2283](#). See also [Va. Code §15.2-1200](#), [§15.2-917](#).

Sec. 22-13. Shopping Centers Special Use Permits.

A. **Reserved.**

B. **Shopping Center Plans.** An applicant for a shopping center special use permit shall submit to the Planning Commission for review and approval a layout plan of development for the shopping center which is in keeping with modern planning principles, is of coordinated and harmonious design and will produce an attractive and efficient shopping center, which is convenient, pleasant and safe to use, and which will fit harmoniously into, and will have no adverse effect upon, the adjoining or surrounding development. Such plan, in particular, shall be in accordance with the following regulations:

1. **Buffering and screening.** Shopping centers shall be buffered and screened, as defined in [§22-2](#) of this Code, along the boundary line(s) adjoining any Residential or Agricultural zoning districts.

2. **Site coverage.** The ground area covered by all the buildings shall not exceed in the aggregate twenty-five percent (25%) of the total area.

3. **Drainage.** Plans for drainage shall be approved by the Resident Engineer of the Virginia Department of Transportation as well as all other State and County officials charged with the duty of enforcing laws pertaining to drainage including, but not limited to, the Erosion and Sediment Control Administrator for Campbell County.

4. **Utilities.** A preliminary utilities plan shall be submitted by the developer for review and approval. All utilities shall be underground except power substations, which shall be adequately screened.

5. The dedication of all rights-of-way for any street, curb, gutters, bicycle trails, or sewer systems shall be by dedication to the County or agency of the County and shall be in such form as may be approved by the County Administrator.

For state law authority generally, see [Va. Code §15.2-2283](#).

ARTICLE VI. INDUSTRIAL ZONING DISTRICTS.

Sec. 22-14. Industrial-General Zoning District (I-G).

LEGISLATIVE INTENT

This zoning district is intended to establish areas by which their accessibility to utilities and transportation routes are well suited for industrial/manufacturing development which would not be in significant conflict with neighboring activities. This district is intended to be a suitable transition between heavy industrial zoning and other less-sensitive commercial zoning districts.

A. **Principal uses permitted:** The principal uses permitted in districts zoned I-G shall include the following:

1. Any principal use permitted by right in any Business (B) district.
2. Assembly, manufacturing, compounding, processing, packaging or treatment of non-objectionable products from raw materials or component parts if done within enclosed buildings.
3. Solid waste collection drop-off sites if open to the public for typical household refuse, but excluding permanent disposal or processing of the waste on site.
4. Accessory buildings and structures customarily incidental to permitted uses, including public utility structures not otherwise prohibited or requiring a special use permit.
5. Towing and recovery of automobiles.

(Permitted uses REQUIRING SPECIAL USE PERMIT:)

6. Data Centers.
7. Any use permitted by special use permit in any Business-Heavy Commercial (B-HC) district if not otherwise permitted by right.

B. **Minimum lot requirements.** The minimum lot requirements for buildings and structures in districts zoned I-G shall be the following:

1. **Lot area.** There is no minimum acreage requirement for this district.

2. **Lot width.** The minimum lot width shall be seventy-five feet (75') at the front lot line, but subject to the requirements of [§21-13](#) of this Code.

3. **Reserved.**

4. **Yard requirements.** The minimum front setback shall be fifty feet (50'). Within any Business District or Industrial District, individual buildings or structures may be attached on the side lot line and/or at the rear lot line, but shall be set back at least ten feet (10') from any street. However, where an I-G district adjoins a Residential district or an Agricultural district without an intervening street, the adjacent side yard setback for the I-G use shall be fifty feet (50'), and the adjacent rear yard setback for the I-G use shall be fifty feet (50').

5. **Height limitation.** There is no maximum height limitation in this district, except where airport district height limitations may apply.

C. **Setbacks for Accessory Buildings.** Detached accessory buildings which are customarily incidental to use in an I-G district shall comply with the setback lines of the district.

D. **Requirements for Accessory Structures.** Detached accessory structures which are customarily incidental to use in an I-G district shall comply with the setback lines of the district, excluding ornamental, horticultural, identification, ingress/egress, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirement set forth herein.

E. **Landscaping Requirements.** New construction, including additions to existing buildings, structures, or other facilities in an I-G District shall also include suitable landscaping. The area to be landscaped shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species and height or size at time of planting. The Zoning Administrator shall approve or deny the landscaping plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

F. **Buffering and Screening Requirements.** Where a lot in an I-G district adjoins a Residential district or an Agricultural district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential and/or Agricultural districts. Buffering and screening may be accomplished by any device or natural growth, or a combination thereof, which shall serve as a barrier to vision or noise between adjoining properties. Locations of buffering and screening measures shall be clearly marked on the site plan, and an attached description shall include a detailed list of the materials to be used, plant species and height or size at time of planting. Such buffering and screening shall be designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator. The Zoning Administrator shall approve or deny the buffering/screening plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved buffering and screening devices/measures so as to provide permanent buffering/screening from adjacent properties in Residential or Agricultural districts.

G. **Sidewalk Requirements.** New construction, including additions to existing buildings, structures, or other facilities in an I-G District shall also include the installation of sidewalks, constructed to VDOT standards, along the public right-of-way abutting the lot(s). Proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

For state law authority generally, see [Va. Code §15.2-2283](#). See also [Va. Code §15.2-903](#), [§15.2-917](#).

Cross-references: For standards applicable to telecommunication antennas and towers, see [§22-17.10 et seq.](#) of this Code. For County noise ordinance, see [§16-10 et seq.](#) of this Code, with attention to [§16-10.6:2](#).

Sec. 22-15. Industrial-Heavy Zoning District (I-H).

LEGISLATIVE INTENT

This zoning district is intended to establish areas by which their accessibility to utilities and transportation routes are well suited for industrial/manufacturing development.

A. **Principal uses permitted:** The principal uses permitted in districts zoned I-H shall include the following:

1. Any principal use permitted by right in any Business (B) district.
2. Any principal use permitted by right in the Industrial-General (I-G) district.
3. Heavy equipment and truck repairing or overhauling, tire retreading, recapping of tires, battery manufacturing.
4. Building materials sales yards.
5. Coal and wood yards, lumber yards, sawmills and wood preserving operations.
6. Contractors' equipment storage yards.
7. Manufacturing, compounding, processing, assembling or treatment of products or component parts thereof.
8. Stone monument works, wholesale.
9. Machinery manufacturing.
10. Central mixing plant for concrete.

11. Foundries.

12. Manufacturing, compounding, assembling or treatment of nuclear fuels and all accessory uses in buildings customarily incidental to such operations.

13. Transmitting or receiving stations or towers for communication if using a monopole design, not exceeding one hundred ninety-nine feet (199') in height and only one such tower per parcel of land. All other requirements of [§22-17.10 et seq.](#) shall apply.

14. Accessory buildings and structures customarily incidental to permitted uses, including public utility structures not otherwise prohibited or requiring a special use permit.

15. Paint, oil, shellac, turpentine or varnish manufacturing.

16. Wastewater treatment facility, accessory to permitted use

(Permitted uses *REQUIRING SPECIAL USE PERMIT*;)

17. Extraction of sand, gravel and rock.

18. Mining operations.

19. Petroleum refining, ethanol refining, including by-products, and similar uses.

20. Bulk petroleum and other flammable liquids bulk storage structures.

21. Tire stockpiles, subject to the requirements of [§12-8 et seq.](#) of this Code.

22. Truck stops.

23. Correctional facilities operated under the auspices and direct control of the Virginia Department of Corrections, whether privately owned and leased to the Department of Corrections or constructed and owned by the Commonwealth of Virginia; provided, however, that before a certificate of occupancy is issued, all requirements of the Department of Corrections regarding prisoner security and protection of the public health, safety and welfare must be met.

24. Logistics center, trucking yard or terminal.

25. Solid waste management facility, transfer facility, solid waste incinerator, and landfills, and any combination of the foregoing or addition of one of the foregoing uses to another of the foregoing uses.

26. Recycling or remanufacturing, subject to the bonding requirements of subsection (H) hereof.

27. Demolisher operations.

28. Data Centers.

29. Any use permitted by special use permit in any Business-Heavy Commercial (B-HC) district or any Industrial (I) district if not otherwise permitted by right.

B. Minimum lot requirements. The minimum lot requirements for buildings and structures in districts zoned I-H shall be the following:

1. **Lot area.** There is no minimum acreage requirement for this district.

2. **Lot width.** The minimum lot width shall be seventy-five (75) feet at the front lot line, but subject to the requirements of [§21-13](#) of this Code.

3. **Reserved**

4. **Yard requirements.** The minimum front setback shall be fifty feet (50'). Within any Business District or Industrial District, individual buildings or structures may be attached on the side lot line and/or at the rear lot line, but shall be set back at least ten feet (10') from any street. However, where an I-H district adjoins a Residential district without an intervening street, the adjacent side yard setback for the I-H use shall be one hundred feet (100'), and the adjacent rear yard setback for the I-H use shall be one hundred feet (100'). Where an I-H district adjoins an Agricultural district without an intervening street, the adjacent side yard setback for the I-H use shall be fifty feet (50'), and the adjacent rear yard setback for the I-H use shall be fifty feet (50').

5. **Height limitation.** There is no maximum height limitation in this district, except where airport district height limitations may apply.

C. Setbacks for Accessory Buildings. Detached accessory buildings which are customarily incidental to use in an I-H district shall comply with the setback lines of the district.

D. Requirements for Accessory Structures. Detached accessory structures which are customarily incidental to use in an I-H district shall comply with the setback lines of the district, excluding ornamental, horticultural, identification, ingress/egress, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirement set forth herein.

E. Landscaping Requirements. New construction, including additions to existing buildings, structures, or other facilities in an I-H District shall also include suitable landscaping. The area to be landscaped shall be not less than five percent (5%) of the square footage of the parking lot as determined by the Zoning Administrator. The area to be landscaped shall be clearly marked on the site plan, and shall include a detailed list of the materials to be used, plant species and height or size at time of planting. The Zoning Administrator shall approve or deny the landscaping plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved landscaping material.

F. Buffering and Screening Requirements. Where a lot in an I-H district adjoins a Residential district, an Agricultural district, or a Business district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential, Agricultural,

or Business districts. Buffering and screening may be accomplished by any device or natural growth, or a combination thereof, which shall serve as a barrier to vision or noise between adjoining properties. Locations of buffering and screening measures shall be clearly marked on the site plan, and an attached description shall include a detailed list of the materials to be used, plant species and height or size at time of planting. Such buffering and screening shall be designed and executed in a manner suited to the particular site, as determined by the Zoning Administrator. The Zoning Administrator shall approve or deny the buffering/screening plan as a part of the site plan review. The landowner and business owner may both be held responsible for ensuring the proper installation and maintenance of approved buffering and screening devices/measures so as to provide permanent buffering/screening from adjacent properties in Residential or Agricultural districts.

G. Sidewalk Requirements. New construction, including additions to existing buildings, structures, or other facilities in an I-H District shall also include the installation of sidewalks, constructed to VDOT standards, along the public right-of-way abutting the lot(s). Proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

H. Recycling or Remanufacturing Requirements. As a part of the Special Use Permit Application process any person or other entity seeking to establish a recycling or remanufacturing facility as permitted by subsection (A)(25) hereof shall comply with all the requirements of Art. III of [Chapter 12](#) of this Code if for tire recycling and if recycling or remanufacturing of other solid waste shall meet all the requirements of the Virginia Waste Management Act and the regulations promulgated pursuant thereto and, in addition, shall post a bond or letter of credit, with adequate surety, in form satisfactory to the Board of Supervisors, to ensure that in the event of the bankruptcy or other insolvency of the Applicant the site upon which the recycling or remanufacturing of products has been permitted can be claimed so as to be in compliance with all Federal and State Solid Waste Management regulations.

For state law authority generally, see [Va. Code §15.2-2283](#). See also [Va. Code §15.2-903](#), [§15.2-917](#).

Editor's note: Recycling activities may be subject to regulations of the Virginia Waste Management Act [Va. Code §10.1-1400 et seq.](#) Attention is also directed to [§12-8 et seq.](#) of the Campbell County Code of 1988.

ARTICLE VII. AGRICULTURAL ZONING DISTRICTS.

LEGISLATIVE INTENT

The purpose of the Agricultural zoning district is to protect and preserve agricultural lands for the performance of agricultural functions, and to allow other open space and outdoor recreational uses which enhance the enjoyment of the natural environment and do not significantly impact adjacent agricultural production.

Sec. 22-16. Agricultural zoning district A-1.

A. **Principal uses permitted.** The principal uses permitted in districts zoned A-1 shall be the following:

1. Single family dwellings, modular homes, and manufactured homes, but provided, however, that no more than two (2) single family dwellings shall be allowed per minimum lot area. The second dwelling on the lot shall be allowed only for use by a member of the immediate family as defined in [§22-2](#) of this Code, and shall be allowed only on a lot of sufficient size and shape such that if the lot or parcel of land is ever divided to separate the dwellings, no substandard lots, deficient setbacks, or non-conforming buildings are created.

2. An arrangement of two (2) manufactured homes used as dwellings in compliance with the requirements of this subsection and of this district shall not be considered to be a manufactured home park for purposes of this Chapter.

3. No more than one (1) accessory dwelling unit on each lot, in addition to any single family dwelling, modular home, or manufactured homes allowed by right.

4. Forestry (silviculture).

5. Agricultural and horticultural uses including the tilling of soil, the raising and/or production of crops and horticulture, including the keeping and breeding of livestock, except that intensive agricultural activities, as defined in Article VII(A) of this chapter, shall comply with the setback requirements, minimum area requirements, and other requirements set out in Article VII(A) of this chapter.

6. Horticultural nursery sales.

7. Office for farm supply or farm services.

8. Production of livestock and poultry products, including dairy products, eggs, meat, fur, and honey, incidental to an existing agricultural operation on the premises.

9. Antique shops.

10. Horse stables.

11. Kennels and kennels incidental to a veterinary hospital or veterinary clinic, and pet services.

12. Veterinary hospital or clinic.

13. Cabinet or woodworking shops, not to include retail sales, contained within a structure less than five thousand square feet (5,000 ft.²) in total area.

14. General convenience stores.

15. Private sawmills.
16. Home occupations.
17. School support facilities.
18. Child care centers, adult foster care, family day homes and similar establishments.
19. Church or summer camps with interior dining facilities, community centers and similar places of non-profit organizations.
20. Churches built on a permanent foundation.
21. Parks, lakes, playgrounds, pedestrian trails, walkways and similar recreational facilities.
22. Rooming House.
23. Tourist Houses that are minimum lot size of twenty-five (25) acres, fifty feet (50') from the road, and two hundred fifty feet (250') from the next nearest property line of the nearest property not under common ownership.
24. Preserves, conservation areas, wildlife areas or game refuges.
25. Off-site school athletic practice and training facilities, not open to the public and not intended to accommodate spectators.
26. Signs, as regulated in Article IX.
27. Flood control or watershed structures.
28. Emergency service facilities.
29. Railroad stations or yards.
30. Accessory buildings and structures customarily incidental to existing A-1 District permitted uses. No manufactured home shall be used for storage or as an accessory use.
31. Accessory structures customarily incidental to A-1 District permitted uses.
32. Existing cemeteries adjacent to an operating church, provided that (i) a minimum lot size of one (1) acre shall be required, and (ii) the requirements set forth in [Va. Code §57-26](#) and [§6-1](#) of this Code are satisfied.

33. Wastewater treatment facility, fewer than ten (10) connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
34. Transmitting or receiving stations or towers for communication not more than fifty feet (50') in height pursuant to [Va. Code §15.2-2316.3 et seq.](#)
35. Landscape service business.

(Permitted Uses *REQUIRING SPECIAL USE PERMIT*.)

36. Public utility structures and facilities, including facilities for construction, repair service, or storage of utility equipment, excluding accessory structures as identified herein.
37. Governmental buildings and libraries.
38. Uses of a temporary nature (site plan and sign requirements are exempted) that are neither subject to the special entertainment permit issued pursuant to [§3-6 et seq.](#) of this Code, nor otherwise exempt under applicable law.
39. Fairgrounds and similar facilities.
40. Recreation resorts, campgrounds and similar uses subject to the following:
 - i. Each recreation resort use shall occupy a site not less than five acres.
 - ii. No less than ten (10) percent of the gross site area shall be devoted to recreational area, child play areas, swimming pools, etc.
 - iii. Camping area shall contain no less than two thousand square feet (2,000 ft.²) per camping unit and the maximum density of campsites or camping units shall not exceed fifteen (15) per gross acre.
 - iv. Any camping area or camping unit shall be occupied by the day or week only and shall not be utilized as a permanent, year-round residence.
 - v. All other uses customarily incidental to the operation of a resort camping area shall be permitted provided such facilities are intended primarily for the use and service of those people staying at the campground.
 - vi. The Zoning Administrator shall insure compliance with these requirements prior to issuance of a Zoning Permit as described in [§22-31](#) of this Code.
41. Extraction of sand, gravel and rock.

42. Schools, public, private, or parochial.
43. Cemeteries.
44. Clubs, lodges, country clubs, swimming and/or tennis clubs, hunting and fishing clubs, golf courses and golf driving ranges.
45. Recreation, amusement and entertainment enterprises, outside a building, for profit, and not otherwise listed.
46. Automobile graveyard or junkyard, if screened from view as required by [§15-48 et seq.](#) of this Code.
47. Automobile, truck and equipment sales, assembling, painting, upholstering, rebuilding, reconditioning and body and fender work establishments.
48. Airports, heliports and private landing areas.
49. Transmitting or receiving stations or towers for communication.
49. Livestock sales and/or auction markets or slaughterhouses.
50. Outdoor theaters.
51. Truck stops.
52. Adult day center.
53. Assisted living facility.
54. Shooting ranges or sport shooting ranges, whether operated indoors or outdoors, provided i. the applicant satisfactorily demonstrates that proper design and supervision are present to ensure public safety, ii. that the range shall not operate or be used between the hours of 10:00 p.m. to 6:00 a.m., and iii. that the operation and use of the range shall be in compliance with all ordinances relating to noise control in effect at the time the construction or operation of the range initially was approved, or at the time any application was submitted for the construction or operation of the range, whichever is earliest.
55. Time-share or similar use.
56. Storage of sewage sludge, expressly subject to the requirements of [§13-28](#) of this Code and [§22-4.3](#) of this Code and of [Va. Code §62.1-44.19:3\(R\)](#), and such other applicable County, Federal, and State statutes, ordinances, and regulations as may be adopted from time to time. *However*, a special use permit shall not be required to begin the storage of sewage sludge on property

in an Agricultural (A-1) zoning district as long as such sewage sludge is being stored (i) solely for land application on the farm on which the storage facility is located *and* (ii) for a period no longer than forty-five (45) days.

57. Towing and recovery of automobiles.
58. Children's residential facilities.
59. Crisis Centers.
60. Museums, art galleries, cultural centers.
61. Commercial sawmills.
62. Pallet assembly operations.
63. Automobile and equipment repair shops.
64. Automobile service stations.
65. Production of livestock and poultry products, including dairy products, eggs, meat, fur, and honey for commercial purposes and not otherwise permitted by right.
65. Tourist House not more than a minimum lot size of twenty-five (25) acres, fifty feet (50') from the road, and two hundred fifty feet (250') from the next nearest property line of the nearest property not under common ownership.
66. Dormitory, primary use on property.
67. Flea market or swap meet.
68. Wastewater treatment facility, ten (10) or more connections served (For any person, including municipal corporations, that proposes to establish a sewage system, or an extension of any existing system, used for conducting or treating sewage. See requirements of [§18-25](#) of this Code).
69. Wastewater treatment facility, accessory to permitted use
70. Water treatment plant, publicly owned
71. Solar energy facilities.
72. Pet cemeteries.
73. Bulk storage and sale of mulch, gravel, rock, sand, soil, and other similar landscaping materials.
74. Salvage dealers.

75. Vehicle removal operators.

B. Minimum lot requirements. The minimum lot requirements in a district zoned A-1 shall be as follows:

1. Minimum lot area. The minimum lot area shall be one and a half (1.5) acres, except for family single lot divisions for which the minimum lot area of any newly-created lot shall be one (1) acre, provided the residue area maintains the minimum lot area of one and a half (1.5) acres.

2. Lot width. The minimum lot width shall be one hundred and fifty feet (150') at the front lot line, with the exception of (i) lots abutting on a cul-de-sac which shall be subject to the requirements of [§21-13](#) of this Code, and (ii) flag lots which shall be subject to the following requirements: (a) the front lot line and frontage requirements of the elongated strip of land ("pole") providing access to the street shall meet the requirements of [§21-13](#) of this Code; and (b) the minimum lot width, as measured at the top of the elongated strip of land ("pole") opposite the front lot line, shall be at least one hundred and fifty feet (150').

3. Yard requirements. The minimum front setback requirement for all structures shall be fifty (50) feet; however, *for flag lots* the fifty foot (50') minimum front setback requirement shall apply to the "pole" or elongated strip of land connecting the lot to a street or other means of ingress/egress, and a minimum front setback requirement of twenty-five feet (25') shall apply to the remainder of the front lot line of a flag lot. The minimum front setback for new additions or modifications to buildings and structures existing as of October 6, 1997 and nonconforming due to the front setback requirement shall be twenty-five feet (25'). The minimum rear yard setback requirement for all uses shall be twenty-five feet (25') and the side yard setback shall be fifteen feet (15'), except as excluded herein. Provided, however, that on undivided parcels, each dwelling and/or manufactured home shall be so situated on the lot and so separated from each other such that if the lot or parcel of land is ever divided, no substandard lots, deficient setbacks, or nonconforming buildings are created.

4. Height limitation. There is no maximum height limitation in this district, except where airport district height limitations may apply.

C. Setbacks for Accessory Buildings. Detached accessory buildings which are customarily incidental to use in an A-1 District shall comply with the front setback lines of the district and have rear and side lot line setbacks of not less than five feet (5').

D. Requirements for Accessory Structures. Detached accessory structures which are customarily incidental to use in an A-1 District shall:

1. The minimum front setback for Accessory Structures shall be fifty feet (50') from the front lot line.

2. Shall have rear and side lot line setbacks of not less than five feet (5').

3. Ornamental, horticultural, general agricultural uses as regulated in [§22-31](#) of this Code, identification, ingress/egress, docks and dock houses, illumination sources, postal service and similar structures which shall not be subject to setback or yard requirements set forth herein; and

E. **Production agriculture or silviculture activity permitted.** Nothing in this Code shall require that a *special exception or special use permit* be obtained for any production agriculture or silviculture activity in an area that is zoned as an agricultural district or classification. For the purposes of this section, production agriculture and silviculture is the bona fide production or harvesting of agricultural products as defined in [Va. Code §3.2-6400](#), including silviculture products but shall not include the processing of agricultural or silviculture products or the above ground application or storage of sewage sludge, or the storage or disposal of nonagricultural excavation material, waste and debris if the excavation material, waste and debris are not generated on the farm, subject to the provisions of the Virginia Waste Management Act. However, land used for agriculture or silviculture activity within an agricultural district is subject to setback requirements, minimum area requirements, and other requirements prescribed by the County.

F. **Licensed farm wineries, limited breweries, and limited distilleries permitted.** Nothing in this Code shall restrict the usual and customary activities and events at licensed farm wineries, limited breweries, or limited distilleries unless there is a substantial impact on the health, safety, or welfare of the public pursuant to [Va. Code §15.2-2288.3 et seq.](#) See [§22-31\(A\)](#) of this code for exemptions.

G. **Use of recreational vehicle or recreational camper for temporary residence permitted while constructing primary residence in A-1 zone; limitations.** Notwithstanding other provisions of this Code, one recreational vehicle or recreational camper, as defined in [§22-2](#) of this Code, may be used as a temporary residence in an A-1 zone, subject to the following conditions:

1. The recreational vehicle or recreational camper shall be located on the same lot on which the primary residence is being constructed;
2. Such temporary residential use shall be allowed for a period not to exceed six (6) months;
3. The recreational vehicle or recreational camper must be operable and have a current state inspection sticker and licenses or be marked as a rental unit from a rental agency, insurance company or governmental entity;
4. There shall be no delinquent personal property taxes owed on the recreational vehicle or recreational camper;
5. The recreational vehicle or recreational camper shall have available onboard electrical service, plumbing, and waste management facilities;
6. Proper building, water, and septic permits have been issued for the building site; and

7. The building site, whereupon the recreational vehicle or recreational camper is temporarily situated, shall be hooked up to a permanent permitted water supply, a permanent permitted waste disposal system, and a permitted temporary electrical power source.

For state law authority, see [Va. Code §15.2-2283](#), [§15.2-2288.1](#), [§15.2-2290](#), [§15.2-2247](#), [§15.2-2288](#), and [§15.2-2288.3](#). See also [Va. Code §3.2-301](#). For state law authority regarding cemeteries, see [Va. Code §57-26](#).

Editor's note: Pursuant to [Va. Code §15.2-2290](#), the County may, in order to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the A-1 or equivalent zoning district. Such standards shall *not* have the effect of excluding manufactured housing. However, it should be noted that local zoning ordinances adopting provisions consistent with [Va. Code §15.2-2290](#) shall *not* relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.

Cross references: For provisions regarding family single lot divisions, see [§21-23](#) of this Code. For standards applicable to telecommunication antennas and towers, see [§22-17.10 et seq.](#) of this Code. For provisions of Right to Farm Act, see [Va. Code §3.2-300 et seq.](#) For development standards for intensive agricultural facilities, see [§22-16.01 et seq.](#) of this Code. For requirement of zoning *permit* for intensive agricultural activities, see [§22-16.02\(B\)](#) and [§22-31](#) of this Code.

Cross-reference regarding storage of sewage sludge: For provisions requiring compliance with all applicable Federal, State, and local statutes, ordinances, and regulations prior to application to State Health Department or Department of Environmental Quality for permit, variance, or permit modification to authorize storage of sewage sludge, and, especially for provisions requiring certification by Board of Supervisors of Campbell County as to whether or not a proposed site for storage of sewage sludge is consistent with all applicable local ordinances, see [§13-28\(A\)](#) of this Code.

Caveat: The Board of Supervisors shall confirm or deny such consistency within thirty (30) days of receiving a request for certification. If the Board of Supervisors does not so respond, the site shall be deemed consistent.

ARTICLE VII-A. DEVELOPMENT STANDARDS FOR INTENSIVE AGRICULTURAL FACILITIES.

Sec. 22-16.01. Purpose of article; findings.

The Board of Supervisors of Campbell County, Virginia, recognizes that normal operation of some agricultural and forestal uses produces noise, odors, and other effects, and that a certain level of tolerance for these effects is to be expected of those who choose to live in a district where such uses are intended. However, the Board also finds that intensive agricultural facilities, commonly known as confinement operations in which large numbers of animals or fowl are confined to a relatively small space, when not subject to appropriate regulations, may produce offensive odors and

noise, and may provide conditions conducive to the spread of flies, rats, and other vermin, and may contaminate ground and surface waters. Therefore, the Board of Supervisors deems it necessary to promulgate development standards for intensive agricultural facilities in order to provide for the orderly development of such uses at appropriate locations and to protect the health, safety and welfare of the citizens of Campbell County. Such standards shall include, but not be limited to, setback requirements, minimum area requirements, and such other requirements as the Board may adopt from time to time to protect the health, safety, and general welfare of its citizens.

Accordingly, it is the intent of this article of the Campbell County Zoning Ordinance to encourage economic development and to preserve farmland by providing for the continued security of Campbell County's agricultural sector by encouraging the orderly and responsible growth of its dairy, livestock, poultry, and swine industry, while protecting the public health, safety, and welfare and preserving the environment.

For state law authority, see [Va. Code §15.2-1200](#), [Va. Code §15.2-2283](#) and [§15.2-2288](#), [Va. Code §3.2-301](#), [Va. Code §62.1-44.17:1](#), [§62.1-44.17:1.1](#), and [Va. Code §3.2-6544](#).

Sec. 22-16.02. Applicability.

A. **General agriculture or general production agriculture**, as defined in this article, that is undertaken in accordance with the provisions of [§22-16](#) of this Code and in compliance with other local, state, and federal laws and regulations shall be a use of right within an A-1, Agricultural District in Campbell County. Such general agricultural activities shall be subject to setback requirements, minimum area requirements, and other requirements prescribed in [§22-16](#) of this Code. However, pursuant to [§22-31\(A\)\(1\)](#) of this Code, a zoning permit shall *not* be required for such general agricultural activities.

B. **Intensive agriculture**, as defined in this article, that is undertaken in accordance with the development standards prescribed in this article and in compliance with other local, state, and federal laws and regulations shall be a use of right within an A-1, Agricultural District in Campbell County. Such intensive agricultural activities shall be subject to setback requirements, minimum area requirements, and other requirements prescribed in this article. In addition, in accordance with the exclusionary language of [§22-31\(A\)\(1\)](#) of this Code and the stated purpose and intent of this article, a zoning permit *shall* be required for such intensive agricultural activities in order to effectively protect the health, safety, and general welfare of the citizens of Campbell County.

C. Nothing contained within this Chapter shall be construed as requiring that a special exception or special use permit be obtained for the small-scale conversion of biomass if: (i) at least 50 percent of the feedstock is produced either on site or by the owner of the conversion equipment; (ii) any structure used for the processing of the feedstock into energy occupies less than four thousand square feet (4,000 ft.²), not including the space required for storage of feedstock; and (iii) the owner of the farm notifies the County Administrator in which the processing occurs. Such small-scale conversion of biomass shall be subject to setback requirements, minimum area requirements, and other requirements prescribed in [§22-16](#) of this Code. "Biomass" means agricultural-related materials including vineyard, grain or crop residues; straws; aquatic plants; and

crops and trees planted for energy production. “Small-scale conversion of biomass” means the conversion of any renewable biomass into heat, power, or biofuels.

For state law authority, see [Va. Code §15.2-2288](#), [Va. Code §3.2-301](#), and [Va. Code §15.2-2288.01](#). See also [Va. Code §62.1-44.17:1](#), especially subsection (C)(3).

Editor’s note: [Va. Code §15.2-2288](#) and [Va. Code §3.2-301](#) prohibit counties from requiring a special exception or special use permit for any production agriculture or silviculture activity in an area that is zoned as an agricultural district, but authorize counties to adopt setback requirements, minimum area requirements, and other requirements. For the purposes of those sections, “production agriculture or silviculture means the bona fide production or harvesting of agricultural products as defined in [Va. Code §3.2-6400](#), including silvicultural products but shall not include the processing of agricultural or silvicultural products or the above ground application or storage of sewage sludge, or the storage or disposal of nonagricultural excavation material, waste and debris if the excavation material, waste and debris are not generated on the farm, subject to the provisions of the Virginia Waste Management Act.” Furthermore, those sections provide that “No county, city, or town shall enact zoning ordinances which would unreasonably restrict or regulate farm structures or farming and forestry practices in an agricultural district or classification unless such restrictions bear a relationship to the health, safety and general welfare of its citizens.”

[Va. Code §3.2-300](#), for purposes of limiting the circumstances under which agricultural operations may be deemed to be a nuisance, defines “agricultural operation” broadly so as to include “any operation devoted to the bona fide production of crops, or animals, or fowl, including but not limited to the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery and floral products; and the production and harvest of products from silviculture activity,” and [Va. Code §3.2-302\(A\)](#) provides that no agricultural operation shall be deemed “a nuisance, private or public, if such operations are conducted in substantial compliance with any applicable best management practices in use by the operation at the time of the alleged nuisance and with existing laws and regulations of the Commonwealth.” This statutory protection does not apply whenever a “nuisance results from the negligent or improper operation of any such agricultural operation or its appurtenances.”

[Sec. 22-16.03 Definitions.](#)

As used in this article unless the context requires a different meaning:

“Accessory structures” or **“accessory uses”** shall mean all uses or structures associated with intensive agricultural facility including but not limited to litter storage sites, incinerators, manure storage sites, manure disposal pits or lagoons, and/or disposal pits, or cold storage chests used for the collection of dead animals. Ordinary and customary uses and structures such as silos, garages, and workshops customarily associated with non-intensive agriculture shall not for the purposes of this article be deemed accessory structures or accessory uses.

“Agricultural animals” means all livestock and poultry as defined herein.

“Animal unit” means a unit of measurement for general and intensive livestock and poultry operations used to determine the total number of particular animal types or combinations of animal

types which have been, are, or will be fed, confined, maintained, or stabled in an animal feeding operation. An animal unit is approximately equivalent to one thousand (1,000) pounds of live animal weight. The following scale and chart, which shall be deemed to be an integral part of this ordinance, will be used to calculate total animal units:

<p>Scale for Calculation of Animal Units and Chart of Equivalents of 300 Animal Units (200 for poultry)</p>
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Animal Type	Multiplier	Equivalent Animal Units
(a) Slaughter cattle	each multiplied by 1.00	300
(b) Feeder cattle	each multiplied by 1.00	300
(c) Milking dairy cows	each multiplied by 1.50	200
(d) Young dairy stock	each multiplied by 0.60	500
(e) Swine, breeding stock	each multiplied by 0.40	750
(f) Swine, finishing hog over 55 pounds	each multiplied by 0.15	2,000
(g) Swine, piglets under 55 pounds	each multiplied by 0.03	10,000
(h) Sheep, lambs, and goats	each multiplied by 0.25	1,200
(i) Horses	each multiplied by 2.00	150
(j) Turkeys	each multiplied by 0.02	10,000
(k) Laying hens and broilers	each multiplied by 0.01	20,000
(l) Veal calves	each multiplied by 0.08	3,750
(m) Other animals not listed above	to be determined case by case *	*

* Classification of other animals not listed above shall be determined by the Campbell County Zoning Administrator upon consultation with the Soil and Water Conservation District Official and/or other appropriate official, based upon identified criteria which may include, but not be limited to, size of the animal, behavioral characteristics, feeding habits.

“Buffering” or “screening” shall include the meaning ascribed in [§22-2\(B\)](#) of this Code.

“Confinement area” shall mean the smallest area around which one can draw a line wherein any intensive agricultural activity as hereinafter defined is being conducted.

“Dairy” or “dairy cows” means cows raised mainly for their milk; also, a facility in the business of producing milk.

“Dead livestock” or “dead poultry” means livestock or poultry, respectively, exclusive of those intentionally slaughtered, which die as a result of disease, injury, or of natural causes, upon any premises in Campbell County.

“Enclosure” means a structure used to house or restrict agricultural animals from running at large.

“Existing dwelling” for the purpose of this article, means either:

1. A structure, designed for residential use, which is occupied on the date a completed application for an intensive dairy, livestock, poultry, or swine facility, zoning permit or building permit is received by the office of the Zoning Administrator; or

2. A structure, designed for residential use, which is not occupied on the date a completed application for an intensive dairy, livestock, poultry, or swine facility zoning permit or building permit is received in said office, but which has been issued a certificate of occupancy or which has been occupied for any period of time within the one (1) year immediately preceding the date on which a completed application for an intensive dairy, livestock, poultry, or swine facility zoning permit or building permit is received by the office of the Zoning Administrator; or

3. A structure, designed for residential use, which has a current building permit on the date a completed application for an intensive dairy, livestock, poultry, or swine facility zoning permit or building permit is received by the office of the Zoning Administrator.

“Existing intensive dairy, livestock, poultry, or swine facility” (only for the purposes of determining residential setbacks in an A-1, Agricultural District, under this article), means an intensive dairy, livestock, poultry, or swine facility which is occupied or has been occupied by a commercial livestock or swine raiser, dairy or feed lot operator, poultry grower, or similar facility for any period of time within the one (1) year immediately preceding the date on which zoning approval is sought for a dwelling, including sites or structures which are accessories to the dairy, livestock, poultry, or swine facility.

“General agriculture” or “General production agriculture” means the art or science of cultivating the ground, including the bona fide production or harvesting of agricultural or silvicultural products, the rearing and management of livestock; tillage; husbandry; farming. The term shall include farming, horticulture, aquaculture, and forestry (silviculture), but shall *not* include intensive agriculture as defined in this article, livestock markets, commercial slaughtering or processing of animals or poultry, the processing of other agricultural or silvicultural products, or the above-ground application or storage of sewage sludge, or the storage or disposal of nonagricultural excavation material, waste and debris if the excavation material, waste and debris are not generated on the farm, subject to the provisions of the Virginia Waste Management Act.

“Intensive agriculture” means the bona fide production or harvesting of agricultural or silvicultural products, the rearing and management of livestock, tillage, husbandry, farming, etc., on a more intensive basis than associated with general agricultural activities, including especially the method of land cultivation or animal husbandry whose purpose is to increase the productivity of a given area by means of an increase in the capital and labor and which results in more intensive use of agricultural land than involved in traditional agricultural practices. The term shall *not* include livestock markets, commercial slaughtering or processing of animals or poultry, the processing of other agricultural or silvicultural products, or the above-ground application or storage of sewage sludge unless specifically included under provisions of an approved nutrient management plan. For the purposes of this article, the term shall include, but not be limited to, those intensive agricultural facilities commonly known as confinement operations, and defined hereinafter as “intensive dairy facility,” “intensive livestock facility,” “intensive poultry facility,” or “intensive swine facility,” in which large numbers of animals or fowl are confined in a relatively small space:

1. ***“Intensive dairy facility”*** means a dairy operation, with accessory uses or accessory structures, including litter storage sites, manure storage sites, manure disposal pits, which at any one time has at least three hundred (300) equivalent animal units as referenced in the scale and chart above and where (i) such animals have been, are or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period; and (ii) crops, vegetation, forage growth or post-harvest residues are not sustained on the operation of the lot or facility.

2. ***“Intensive livestock facility”*** means a livestock operation, with accessory uses or accessory structures, including litter storage sites, incinerators, manure storage sites, manure disposal pits or lagoons, and/or disposal pits, which at any one time has at least three hundred (300) equivalent animal units as referenced in the scale and chart above and where (i) such animals have been, are or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period; and (ii) crops, vegetation, forage growth or post-harvest residues are not sustained on the operation of the lot or facility.

3. ***“Intensive poultry facility”*** means a poultry operation, with accessory uses or accessory structures, including litter storage sites, incinerators, disposal pits or cold storage chests used for collection of dead birds, which at any one time has at least two hundred (200) equivalent animal units as referenced in the scale and chart above and where (i) such animals have been, are or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period; and (ii) crops, vegetation, forage growth or post-harvest residues are not sustained on the operation of the lot or facility. Intensive poultry facilities shall not be permitted to maintain more than five hundred (500) equivalent animal units of poultry per facility at any time.

4. ***“Intensive swine facility”*** means a swine operation with accessory uses or accessory structures, including litter storage sites, incinerators, manure storage sites, manure disposal pits or lagoons, and/or disposal pits, which at any one time has at least three hundred (300) equivalent animal units as referenced in the scale and chart above and where (i) such animals have been are or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period; and (ii) crops, vegetation, forage growth or post-harvest residues are not sustained on the operation of the lot or facility. Intensive swine facilities shall not be permitted to maintain more than five thousand (5,000) swine per facility at any time.

“Livestock” means all domestic or domesticated: bovine animals, including but not limited to cattle, cows, oxen; equine animals, including but not limited to horses; ovine animals, including but not limited to sheep; porcine animals, including but not limited to swine, hogs, finishing or slaughter hogs, pigs, feeder pigs, and piglets; cervidae animals, including but not limited to reindeer, etc.; capradae animals, including but not limited to goats; animals of the genus Lama or Vicugna, including but not limited to llamas; ratites, including but not limited to ostriches, emus, etc.; fish or shellfish in aquaculture facilities, as defined in [Va. Code §3.2-2600](#); enclosed domesticated rabbits or hares raised for human food or fiber; or any other animal specifically raised for food or fiber, except companion animals. “Livestock” shall be deemed to include dairy cows and swine unless the context clearly requires otherwise.

“Parcel of land” means a measured portion of real estate separated from other portions of land by a metes and bounds description or described as a separate, discrete tract of land in an instrument of conveyance or devise and recorded in the Office of the Clerk of the Circuit Court of Campbell County. However, contiguous parcels of land which are owned by producers as defined in this section or are under common ownership or control shall be considered a single parcel of land for the purposes of this section.

“Poultry” includes all domestic or domesticated chickens, ducks, turkeys, geese or other fowl being raised or kept on any premises in Campbell County, including gamebirds lawfully raised in captivity.

“Premises” means the entire tract of land including, but not limited to, any buildings thereon, its grounds and other appurtenances, owned, leased, or used by any person for intensive agricultural activity.

“Processing” or “to process” means to change the physical form or characteristics of products of intensive agricultural activity by slaughtering, dressing, butchering, freezing, dehydrating, smoking, curing, canning, or otherwise, except for personal consumption or use.

“Producer” means a person, firm, corporation, association, or cooperative who or which is engaged in intensive agricultural activity as an owner or operator of an intensive livestock, dairy, or poultry facility within Campbell County. The term shall include **livestock raisers, dairy owners and operators, and poultry growers**.

“Property Line” means, for the purposes of this article, the perimeter around the parcel of land upon which the producer’s intensive livestock facility is located.

“Structure” means any building, structure, installation, storage container, or storage site used in the operations of an intensive livestock, dairy, or poultry facility, including, but not limited to, litter storage sites, incinerators, manure storage sites, poultry houses, poultry disposal pits, dead poultry cold storage chests, etc.

“Swine” means all porcine animals, including but not limited to swine, hogs, finishing or slaughter hogs, pigs, feeder pigs, piglets, etc. For the purposes of this article the term “piglet” shall include swine weighing under 55 pounds and the term “finishing hog” shall include swine weighing more than 55 pounds.

For state law basis for definitions, see [Va. Code §3.2-300](#), [Va. Code §62.1-44.17:1](#), [§62.1-44.17:1.1](#), [Va. Code §3.2-6024](#), [Va. Code §3.2-2000](#), [Va. Code §3.2-1300](#), [Va. Code §3.2-5900](#), [Va. Code §3.2-6500](#), [Va. Code §15.2-2288](#), and [Va. Code §33.2-804](#).

Sec. 22-16.04. Acreage requirements.

A. The minimum contiguous acreage requirements on which any new intensive dairy facility may be established or maintained shall be the larger of either the number of acres required by the nutrient management plan or a minimum of one hundred (100) acres per three hundred (300) animal units, or portion thereof, provided that all other requirements of this article are met.

B. The minimum contiguous acreage requirements on which any new intensive livestock or intensive swine facility may be established or maintained shall be the larger of either the number of acres required by the nutrient management plan or a minimum of one hundred (100) acres per three hundred (300) animal units, or portion thereof, provided that all other requirements of this article are met.

C. The minimum contiguous acreage requirements on which any new intensive poultry facility may be established or maintained shall be the larger of either the number of acres required by the nutrient management plan or a minimum of fifty (50) acres per two hundred (200) animal units, or portion thereof, provided that all other requirements of this article are met.

D. Existing intensive dairy, livestock, poultry, or swine facilities in use as of the effective date of this article which do not have sufficient acres, as required above, shall be considered non-conforming uses and may continue in operation so long as the facility is not abandoned for a period of twelve (12) consecutive months and there is no diminution in the size of the parcel of land containing the intensive dairy, livestock, poultry, or swine facility.

E. Application for a variance, as defined in [§22-2\(B\)](#) of this Code, from the acreage requirements prescribed above may be made in accordance with the procedure set forth in [§22-27](#) of this Code. No such variance shall be authorized except after notice and hearing in accordance with [Va. Code §15.2-2204](#). Notwithstanding other provisions of this chapter, in no event shall the Zoning Administrator grant a variance from the acreage requirements of this section.

F. Two or more intensive dairy, livestock, poultry, or swine facilities, in any combination, **under common ownership or control** are considered to be a *single* intensive operation if they adjoin each other or if they use a common area or system for the disposal of liquid waste.

For state law authority, see [Va. Code §62.1-44.17:1](#).

Sec. 22-16.05. Setback requirements.

A. Any new intensive dairy, livestock, poultry, or swine facility confinement area shall be located in accordance with the following minimum setback requirements:

Minimum Required Setbacks (measured in feet)	Dairy	Livestock	Poultry	Swine
(1) From any property line	250	250	500	1,000
(2) From any existing dwelling in an A-1 district	300	300	1,000	2,500
(3) From any existing structure in an adjoining District Zoned Business (B) or Industrial (I)	300	300	1,000	2,500
(4) From an incorporated town	1,000	1,000	2,000	5,000
(5) From a Residentially Zoned District	500	500	2,000	5,000
(6) From public or private schools, churches; county, town, or community recreation areas; public or private campgrounds, summer camp facilities, retreat centers, etc.	1,000	1,000	2,000	5,000
(7) From public wells, public springs and public water intakes.	1,000	1,000	2,000	5,000
(8) From “blue line” * streams and rivers	250	250	2,000	3,000
(9) From public roads or public street	250	250	1,000	2,500
(10) Portions of a River designated as a Scenic River	1,000	1,000	2,000	5,000

For the purposes of this article, “blue line” streams and rivers shall be deemed to mean those streams and rivers indicated in blue on the official map of the U. S. Geological Survey 1993 Edition Topographic Map No. 37079-C1-CF-050,1:50,000 Scale of Campbell County and the City of Lynchburg.

B. The setbacks prescribed above shall apply to all accessory uses or accessory structures associated with the intensive agricultural facility including, but not limited to, litter storage sites, incinerators, manure storage sites, manure disposal pits or lagoons, and/or disposal pits or cold storage chests or other means used for the collection and/or disposal of dead animals and/or their wastes.

C. Existing intensive dairy, livestock, poultry, or swine facilities in use as of the effective date of this article which do not meet the prescribed setback requirements, as required above, shall be considered non-conforming uses and may continue in operation so long as the facility is not abandoned for a period of twelve (12) consecutive months and there is no diminution in the size of the parcel of land containing the intensive dairy, livestock, poultry, or swine facility.

D. Application for a variance, as defined in [§22-2\(B\)](#) of this Code, from the setback requirements prescribed above may be made in accordance with the procedure set forth in [§22-27](#) of this Code. No such variance shall be authorized except after notice and hearing in accordance with [Va. Code §15.2-2204](#). Notwithstanding other provisions of this chapter, in no event shall the Zoning Administrator grant a variance from the setback requirements of this section.

For state law authority, see [Va. Code §62.1-44.17:1](#), especially at subsection (E)(3). See also [Va. Code §15.2-1200](#) generally.

Editor's note: Pursuant to the August 15, 2005 amendments to [§22-12 et seq.](#) and [§22-14 et seq.](#) of this Code in which the zoning provisions concerning Business Districts and Industrial Districts were revised, the former reference to "in an adjoining District Zoned B-1 or M-1" in item (3) in the chart at subsection (A) of this section has been replaced editorially by a reference to "in an adjoining District Zoned Business (B) or Industrial (I)" in order to conform the reference to the cited amendments.

Sec. 22-16.06. Buffering or screening requirements.

A. Any new intensive dairy, livestock, poultry, or swine facility established after the effective date of this article shall provide for buffering and/or screening along the perimeter of the confinement area upon which the intensive agricultural facility, or any of its appurtenances, is located. The buffer or screen may incorporate existing mature tree growth, natural land forms on the perimeter of the premises, or other natural or man-made materials that effectively reduce visibility of the facility and dissipate the noise from support buildings or structures from adjacent properties.

B. The standard buffer shall consist of a landscaped strip of land at least ten feet (10') wide at or outside the perimeter of the confinement area. In determining the sufficiency of the buffering and/or screening proposed or provided, the Zoning Administrator shall consider the following factors:

1. The proximity to residential structures and residential district boundaries;
2. The nature of the uses on adjacent and nearby property;
3. The surrounding topography;
4. The surrounding tree coverage and foliage, and whether such foliage is evergreen or deciduous; which tree coverage must be calculated to be six feet (6') in height within two years, at a minimum.
5. The means of ingress and egress to and from the premises;
6. The usual direction of the prevailing winds in the area; and
7. Other factors peculiar to the location of the facility.

C. The buffering and/or screening requirements above shall apply to all accessory uses or accessory structures associated with the intensive dairy, livestock, poultry, or swine facility, including, but not limited to, litter storage sites, incinerators, manure storage sites, manure disposal pits and/or disposal pits or cold storage chests for the collection of dead animals.

D. Buffering and/or screening on or around the perimeter of the premises of an intensive dairy, livestock, poultry, or swine facility shall not be deemed a substitute, in whole or in part, for the setback requirements prescribed by this article.

E. Existing intensive dairy, livestock, poultry, or swine facilities in use as of the effective date of this article which do not meet the prescribed buffering or screening requirements, as required above, shall be considered non-conforming uses and may continue in operation so long as the facility is not abandoned for a period of twelve (12) consecutive months and there is no diminution in the size of the parcel of land containing the intensive dairy, livestock, poultry, or swine facility.

F. Application for a variance, as defined in [§22-2\(B\)](#) of this Code, from the buffering and screening requirements prescribed above may be made in accordance with the procedure set forth in [§22-27](#) of this Code. No such variance shall be authorized except after notice and hearing in accordance with [Va. Code §15.2-2204](#). Notwithstanding other provisions of this chapter, in no event shall the Zoning Administrator grant a variance from the buffering and screening requirements of this section.

Sec. 22-16.07. Strict compliance required.

All intensive agricultural facilities, especially intensive dairy, livestock, poultry, and swine facilities, shall be operated in compliance with the requirements of this article and other applicable local, state, and federal laws and regulations, particularly those provisions requiring that areas wherein livestock, swine, or poultry are repeatedly assembled and which may harbor diseases of livestock, swine, or poultry shall be maintained in a sanitary condition and those provisions requiring the proper disposal of dead poultry, dead livestock, and dead swine. All such requirements shall be strictly construed and enforced in order to preserve and protect the health, safety, and general welfare of the citizens of Campbell County and to protect the livestock, poultry, and swine in the County against unsanitary conditions which may encourage the development and spread of contagious and infectious diseases among livestock, poultry, and swine and then to other animals and humans.

No parcel of land upon which an intensive agricultural facility is located shall be subdivided, conveyed or otherwise alienated when the result of such subdivision, conveyance or other alienation would create a parcel of land that is smaller than the minimum acreage required for the permitted intensive agricultural facility use and/or which thereafter does not meet the setbacks required by this Code.

For state law authority, see [Va. Code §15.2-1200](#); [Va. Code §3.2-5200 et seq.](#), [Va. Code §3.2-5900 et seq.](#), especially [§3.2-6012](#), and [§3.2-6025](#). See also [Va. Code §18.2-510](#).

Editor's note: Section §4-3.1 of the Campbell County Code of 1988, adopted by the Board of Supervisors pursuant to [Va. Code §18.2-510](#), requires the owner of any animal or grown fowl which has died to have its body cremated or buried. Violation of this ordinance is punishable as a Class 4 misdemeanor. See also [Va. Code §3.2-6025](#) and [§3.2-6026](#) regarding state law requiring proper disposal of dead poultry.

Cross references: For other state laws applicable to livestock (including swine) and poultry, see [Va. Code §3.2-5900 et seq.](#), especially [§3.2-6012](#), and [Va. Code §3.2-6032](#).

Sec. 22-16.08. Replacement and reconfiguration of non-conforming dairy, livestock, poultry, or swine facilities.

Notwithstanding the provisions of [§22-7](#), [§22-7.1](#) and [§22-8](#) of this Code, replacement or reconfiguration of existing intensive dairy, livestock, poultry, and swine facilities in operation as of the effective date of this article, but which do not meet the requirements of this article, may be permitted provided that:

A. There is no increase in the square footage outside the scope of the original development plan in effect on the date of adoption devoted to the intensive dairy, livestock, poultry, or swine operation or facility on the parcel; and

B. Replacement facilities or the reconfiguration of existing facilities shall not encroach upon any setbacks required under this article to a greater extent than the facilities being replaced; and

C. A nutrient management plan is obtained as provided for in this article; and

D. It is the intent of this ordinance to allow any existing intensive livestock operation to continue to exist after enactment and to allow the number of animal units to expand to the originally designed capacity.

Sec. 22-16.09. Plat required.

Each application for an intensive dairy, livestock, poultry, or swine facility shall be accompanied by a plat of the entire confinement area, with location of the proposed facility, prepared by a certified land surveyor or licensed professional engineer, certifying that the proposed intensive dairy, livestock, poultry, or swine facility meets all applicable acreage and setback requirements of this article. This plat shall also show the direction and distances to nearest residences, adjoining zoning districts, public and private schools, recreation areas, public wells, public springs, and water intakes, etc., "blue line" streams and rivers as indicated on the official maps of the U. S. Geological Survey and which generally denote streams and rivers which flow continuously under normal conditions, Scenic Rivers, etc. listed in this article. The plat shall also indicate location and composition of required buffering and/or screening and, when practicable, the approximate dimensions of same. For the purpose of this section a certification by the certified land surveyor or licensed professional engineer of acreage and setback requirements will not require actual survey but may be done by reference to U. S. Geological Survey maps. Minimum setbacks shall be as specified and applicable under the provisions of [§22-16.05](#) of this Code.

Sec. 22-16.010. Intensive dairy, livestock, poultry, or swine facility development plans to be filed; contents; effects of approval.

A. In the A-1 Agricultural District, an intensive livestock or swine raiser, intensive dairy or feed lot operator, intensive poultry grower, or such potential raiser, operator, or grower, shall file with the Zoning Administrator a development plan which indicates the number, size and location of intensive dairy, livestock, poultry, or swine facilities planned for the subject parcel. When such development plan is approved and filed with the Zoning Administrator and during the period in which it remains in effect, the planned facilities shall be obliged to meet setbacks only from those dwellings and uses existing at the time the development plan is filed.

B. The development plan shall be based on the requirements of this article and shall be accompanied by a plat pursuant to [§22-16.09](#) of this Code verifying the accuracy of the distances shown in the development plan and containing all of the data required on plats hereinabove required.

C. The development plan shall remain in force only so long as the facilities proposed are constructed in accordance with the development plan and are placed in service in a timely manner, in accordance with the time frames stated in the development plan.

D. The raiser, operator, or grower shall notify the Zoning Administrator in writing within thirty (30) days of placement into service of any facilities indicated in his development plan.

E. Each parcel for which a development plan has been approved by the Zoning Administrator shall display at its entrance a sign no smaller than two square feet (2 ft.²), or larger than four square feet (4 ft.²), clearly visible from the nearest roadway, indicating that a development plan is in effect for the parcel and containing the words “Certified _____ Development Site.”

Sec. 22-16.010:1. Agreement for long term maintenance of facilities

Security for performance is a condition precedent to approval of any development plan hereunder. The raiser, operator or grower of the facility and the owner of the land upon which the facility is proposed to be located shall enter into a legally binding agreement with the Board of Supervisors of Campbell County establishing the maintenance requirements of the facility, detailing the owner’s, raiser’s, operator’s, and grower’s responsibilities for long term maintenance of the facility, identifying any other person responsible for performing such maintenance, and specifying such other requirements as may be adopted from time to time, by the Board of Supervisors. The agreement shall be acceptable in form and in content to the County Attorney and, upon execution by necessary parties, shall be duly recorded among the land records of the Clerk’s Office of the Circuit Court of Campbell County, Virginia and shall constitute a covenant running with the land.

The foregoing provisions of this section shall not apply to closed subsurface disposal systems.

Sec. 22-16.011. Nutrient management plan required.

A. After the effective date of this article, no intensive dairy, livestock, poultry, or swine facility shall commence operation until a nutrient management plan, if required by the Commonwealth of Virginia, for the proposed facility has been reviewed and approved by the Virginia Department of Conservation and Recreation, the Virginia Department of Environmental Quality,

and/or other required agencies, or by a person certified or employed by the Commonwealth as a nutrient management planner. A copy of the approved nutrient management plan shall be filed with the Zoning Administrator of Campbell County.

B. Each intensive dairy, livestock, poultry, or swine facility already in operation in Campbell County or approved by the County prior to the effective date of this article shall have an approved nutrient management plan, if required by the Commonwealth of Virginia. A copy of the approved nutrient management plan shall be filed with the Zoning Administrator of Campbell County.

C. After two (2) years from the effective date of this article, no facility subject to this article shall operate without an approved nutrient management plan.

D. Nutrient management plans shall be subject to review and updating by the above-cited appropriate state agencies or qualified persons at regular intervals and/or at such time as additional area devoted to intensive raising or housing of dairy cows, livestock, poultry, or swine, litter storage, manure storage, composting of dead birds or other activity which would increase nutrient output of the facility is placed into service on the same parcel, whichever shall occur first. A copy of the approved updated nutrient management plan shall be filed with the Zoning Administrator of Campbell County.

For state law requiring general permit and other permits for confined animal feeding operations, see [Va. Code §62.1-44.17:1](#); see especially subsection (C)(3) therein. For state law regarding poultry waste management program, see [Va. Code §62.1-44.17:1.1](#).

Cross-reference: For Virginia Freedom of Information Act, see [Va. Code §2.2-3700 et seq.](#)

Sec. 22-16.012. Severability.

If any part, section, subsection, sentence, clause, or phrase in this article is for any reason declared to be unconstitutional or invalid, by the valid final judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this article which can be given effect without the invalid provisions or applications.

For similar state law, see [Va. Code §1-243](#).

ARTICLE VIII. AIRPORT ZONING DISTRICT

Sec. 22-16.1. Legislative Intent.

The near airport environs are as shown on those certain documents styled, “Airport Layout Plan (Sheet 2 of 5), Lynchburg Regional Airport, Lynchburg, Virginia,” by Delta Airport Consultants,

Inc. of Richmond, Virginia, dated February 2010 and as amended from time to time, “1993 Noise Contours (Sheet 1 of 1), Lynchburg Regional Airport, Lynchburg, Virginia,” by Delta Airport Consultants, Inc., dated April 1995 and as amended from time to time, and “F.A.R. Part 77 Imaginary Surfaces (Sheet 9 of 18), Lynchburg Regional Airport, Lynchburg, Virginia” by Delta Airport Consultants, Inc., dated September 1994 and as amended from time to time. This zoning district is intended to establish and preserve areas within the boundaries of the established airport and areas immediately affected by airport activities known as near airport environs. The zoning district is to apply to those areas subject to four (4) levels of aircraft noise, aircraft emissions, glide slopes and superjacent airspace of all non-public owned land areas, public highways, streets, lanes, alleys and other ways and all public road property.

A. Principal uses permitted:

1. **AIRPORT DISTRICT AP-A.** The principal uses permitted in districts zoned AP-A shall be determined by designation on the official zoning map and the uses shall be those uses permitted in the underlying zoning designation.

2. **AIRPORT DISTRICT AP-B.** The principal uses permitted in districts zoned AP-B shall be determined by designation on the official zoning map and the uses shall be those permitted in the underlying zoning designation; provided, however, that residential uses, churches, schools and day care centers shall be only permitted upon special use permit issued as herein provided in [§22-35](#) of this Code.

3. **AIRPORT DISTRICT AP-C.** The principal uses permitted in districts zoned AP-C shall be determined by designation on the official zoning map, except that residential uses are not permitted.

4. **AIRPORT DISTRICT AP-D.** The principal uses permitted in districts zoned AP-D shall be those required for airport activities and airport support activities only.

B. Minimum Lot Requirements.

Minimum lot requirements for buildings and structures in airport districts zoned AP-A, AP-B, AP-C and AP-D shall be in conformance with the requirements as found specifically with those uses in other articles of this Zoning Ordinance.

C. Requirements for reduction in noise transmission within Airport Districts AP-A, AP-B, AP-C and AP-D.

The Zoning Administrator may require soundproofing, both feasible and practical, as a means of alleviating the impact of external noise generated by the airport. Requirements for soundproofing shall be based on an analysis made on a case by case basis in concert with both acoustical and architectural expertise.

1. **Soundproofing Modification.** Achieving noise reduction through soundproofing modifications include minimal efforts of sealing and/or weatherstripping window, doors, vents, and external openings, and also include replacement of hollow-core

doors with solid ones and elimination of direct exterior-interior transmission paths. For progressive levels of noise reduction, additional measures, may include full time air conditioning, acoustically treated ceiling panels, double-glazed windows, elimination of windows, acoustical entryways, attic treatment, wall paneling, treated crawl-spaces, and other sound “sealing” applications. Ventilating systems may be required with seal windows. The selection of a single or combination of approved soundproofing measures should be made only after a case-by-case analysis.

2. **Case-by-Case Analysis.** The general condition, age and repair of a structure normally dictate the degree of soundproofing required. Also, the building’s location and noise exposure levels both ambient and impact, must be quantified to identify the appropriate reduction in noise to be obtained.

D. **Airport Height Zones.** In order to carry out the provision of this Article, certain height zones are hereby created and established which include all the land lying underneath the approach surface, transitional surfaces, horizontal surfaces and conical surfaces as they apply to the Lynchburg Municipal Airport. Such height zones are shown on a map styled “Lynchburg Municipal Airport (Sheet 1 of 1), Air Space Protection Chart, County of Campbell, City of Lynchburg, Virginia” by Delta Airport Consultants, Inc., Richmond, Virginia, dated June 1993 and as amended from time to time, which is made a part of this Article. An area located in more than one of the following height zones shall be considered to be only in the zone with more restrictive height limitations.

1. The various height zones are hereby established and defined as follows:
 - i. **Utility Runway Visual Approach Height Zone.** The inner edge of this approach zone coincides with the width of the primary surface and is two hundred fifty feet (250’) wide. This approach zone expands outward uniformly to a width of one thousand two hundred fifty feet (1,250’) in a horizontal distance of five thousand feet (5,000’) from the primary surface. Its centerline is the continuation of the centerline of the runway.
 - ii. **Non-Precision Instrument Runway Approach Height Zone.** The inner edge of this approach zone coincides with the width of the primary surface and is five hundred feet (500’) wide. This approach zone expands outward uniformly to a width of three thousand five hundred feet (3,500’) in a horizontal distance of ten thousand feet (10,000’) from the primary surface. Its centerline is the continuation of the centerline of the runway.
 - iii. **Precision Instrument Runway Approach Height Zone.** The inner edge of this approach zone coincides with the width of the primary surface and is one thousand feet (1,000’) wide. This approach zone expands outward uniformly to a width of sixteen thousand feet (16,000’) in a horizontal distance of fifty thousand feet (50,000’) from the primary surface. Its centerline is the continuation of the centerline of the runway.

- iv. **Transitional Height Zones.** The transitional zones are the areas beneath the transitional surfaces.
- v. **Horizontal Height Zone.** The horizontal zone is established by swinging arcs of ten thousand feet (10,000') radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
- vi. **Conical Height Zone.** The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of four thousand feet (4,000').

2. **Definitions:**

- i. ***Approach Surface.*** A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in paragraph (D)(3)(i) of this section. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.
- ii. ***Approach, Transitional, Horizontal, and Conical Height Zones.*** These zones are set forth in paragraph (D)(1) of this section.
- iii. ***Conical Surface.*** A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one (1) for a horizontal distance of four thousand feet (4,000').
- iv. ***Hazard To Air Navigation.*** An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- v. ***Height.*** For the purpose of determining the height limits in all zones set forth in this Article and shown on the zoning map, the datum shall be mean sea level elevations unless otherwise specified.
- vi. ***Horizontal Surface.*** A horizontal plane one hundred fifty feet (150') above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- vii. ***Nonconforming Use.*** Any pre-existing structure, object of natural growth, or use of land which is nonconsistent with the provisions of this Article or an amendment thereto.
- viii. ***Non-Precision Instrument Runway Other Than Utility.*** A runway that is intended for the operation of aircraft using non-precision instrument approach procedures.

- ix. **Obstruction.** Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in paragraph (D)(3) of this section.
- x. **Person.** An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.
- xi. **Precision Instrument Runway.** A runway that is intended for the operation of aircraft using precision instrument approach procedures.
- xii. **Primary Surface.** A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends two hundred feet (200') beyond each end of the runway; when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in paragraphs (D)(1)(i), (D)(1)(ii) and (D)(1)(iii) of this section. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
- xiii. **Runway.** A defined area on an airport prepared for landing and take-off of aircraft along its length.
- xiv. **Structure.** An object, including a mobile object, constructed or erected by man, including but not limited to, buildings, towers, cranes, smokestacks, earth formations, overhead transmission lines, flag poles, and ship masts.
- xv. **Transitional Surfaces.** These surfaces extend outward at ninety degree (90°) angles to the runway centerline and the runway centerline extended at a slope of seven feet (7') horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.
- xvi. **Tree.** Any object of natural growth.
- xvii. **Utility Runway.** A runway that is constructed for and intended to be used by propeller driven aircraft of twelve thousand five hundred pounds (12,500 lbs.) maximum gross weight and less.
- xviii. **Visual Runway.** A runway intended solely for the operation of aircraft using visual approach procedures.

3. **Airport Height Zone Limitations:**

- i. **Utility Runway Visual Approach Height Zone.** Slopes twenty feet (20') outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of five thousand feet (5,000') along the extended runway centerline.
- ii. **Non-Precision Instrument Runway Approach Height Zone.** Slopes thirty-four feet (34') outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending for a horizontal distance of ten thousand feet (10,000') along the extended runway centerline.
- iii. **Precision Instrument Runway Approach Height Zone.** Slopes fifty feet (50') outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending for a horizontal distance of ten thousand feet (10,000') along the extended runway centerline, then slopes forty feet (40') outward for each foot upward horizontally for the next forty thousand feet (40,000').
- iv. **Transitional Height Zones.** Slope seven feet (7') outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of one hundred fifty feet (150') above the airport elevation which is nine hundred forty two feet (942') above mean sea level. In addition to the foregoing, there are established height limits sloping seven feet (7') outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface.
- v. **Horizontal Height Zone.** Established at one hundred fifty feet (150') above the airport elevation or at a height of two hundred fifty feet (250') above mean sea level.
- vi. **Conical Height Zone.** Slopes twenty feet (20') outward for each foot upward beginning at the periphery of the horizontal zone and at one hundred fifty feet (150') above the airport elevation and extending to a height of three hundred fifty feet (350') above the airport elevation.

4. **Excepted Height Limitations.** Nothing in this Article shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to fifty feet (50') above the surface of the land.

5. **Use Restrictions.** Notwithstanding any other provisions of this Article, no use may be made of land or water within any zone established by this Article in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of the pilots using the airport, impair visibility in the vicinity of the

airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of an aircraft intending to use the airport.

6. **Nonconforming Uses:**

- i. **Utility Runway Visual Approach Height Zone.** The regulations prescribed by this Article shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Article, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Article, and is diligently prosecuted.
- ii. **Marking and Lighting.** Notwithstanding the preceding provisions of this Article, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Zoning Administrator, to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction.

7. **Permits:**

- i. **Future Land Use.** Except as specifically provided herein, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any height zone hereby created unless a permit therefor shall have been applied for and granted. Each application shall indicate the purpose for which the permit is desired, with sufficient particularity so that it can be determined whether the resulting use, structure or tree would conform to the regulations prescribed in this section. In addition to the required permit the applicant shall complete the FAA Form 7460-1 "Notice of Proposed Construction or Alteration" if the proposed use falls within the criteria set forth in the instructions. A copy of FAA Form 7460-1 and instructions for filing is available online at <http://forms.faa.gov/forms/faa7460-1.pdf> and the City web page. If the criteria require the filing of the 7460-1, the subsequent determination received from the FAA shall be submitted with the necessary permit application. If such determination is in the affirmative, the permit shall be granted.
 - a. In the area lying within the limits of the horizontal height zone and conical height zone, no permit shall be required for any tree or structure less than seventy-five feet (75') of vertical height above the ground, except when, because of terrain, land

contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zone.

- b. In areas lying within the limits of the approach height zones, but at a horizontal distance of not less than four thousand two hundred feet (4,200') from each end of the runway, no permit shall be required for any tree or structure less than seventy-five feet (75') of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach height zone.
- c. In the areas lying within the limits of the transition height zones beyond the perimeter of the horizontal height zone, no permit shall be required for any tree or structure less than seventy-five feet (75') of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for transition height zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure, or growth of any tree in excess of any of the height limits established by this Article.

8. **Existing Uses.** No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this ordinance or any amendments thereto or than it is when the application for a permit was made. Except as indicated, all applications for such a permit shall be granted.

9. **Nonconforming Uses Abandoned or Destroyed.** Whenever the Zoning Administrator determines that a nonconforming tree or structure has been abandoned or more than eighty percent (80%) torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

10. **Variances.** Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this Ordinance, may apply to the Board of Zoning Appeals for a variance from such regulations. In addition to the required application for a variance the applicant shall complete the FAA form 7460-1 "Notice of Proposed Construction or Alteration." A copy of the FAA form 7460-1 and instructions for filing is available online at <http://forms.faa.gov/forms/faa7460-1.pdf> and the City web page. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and that relief granted will not be contrary to the public interest, will not create a hazard to air navigation,

will do substantial justice, and will be in accordance with the spirit of this Article. Additionally, no application for variance to the requirements of this Article may be considered by the Board of Zoning Appeals unless a copy of the application has been furnished to the Airport Manager for advice as to the aeronautical effects of the variance. If the Airport Manager does not respond to the application within 15 days after receipt, the Board of Zoning Appeals may act on its own to grant or deny said application.

11. **Obstruction Marking and Lighting.** Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Article and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the Board of Supervisors, this condition may be modified to require the owner to permit the County of Campbell, at its own expense, to install, operate, and maintain the necessary markings and lights.

12. **Enforcement.** It shall be the duty of the Zoning Administrator to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Zoning Administrator upon a form published for that purpose. Applications required by this Article to be submitted to the Zoning Administrator shall be promptly considered and granted or denied. Applications for action by the Board of Supervisors shall be forthwith transmitted by the Zoning Administrator.

13. **Conflicting Regulations.** Where there exists a conflict between any of the regulations or limitations prescribed in this Article and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, and the use of land, or any other matter, the more stringent limitation or requirement shall govern or prevail.

14. **Severability.** If any of the provisions of this Article or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of this Article which can be given effect without the invalid provision or application, and to this end, the provisions of this Article are declared to be severable.

For state law mandating this section, see [Va. Code §15.2-2294](#). For state law authority, see [Va. Code §15.2-2283](#) and [§15.2-2284](#). For definition of "Structure," see [Va. Code §5.1-25.1](#). For other state provisions regarding aircraft noise attenuation features in buildings and structures within designated airport noise zones see [Va. Code §15.2-2295](#).

Editor's note: [Va. Code §15.2-2295](#) authorizes, but does not require, the adoption of one or more noise *overlay* zones as an amendment to a locality's zoning map. Where such *overlay* zones are adopted, certain notice requirements must be followed, including the placement of a statement on all recorded surveys, subdivision plats and all final site plans approved after January 1, 2003, giving notice that the parcel of property either partially or wholly lies within an airport noise *overlay* zone. However, the statute further provides that its requirements shall not affect any local aircraft noise

attenuation regulations or ordinances adopted prior to the effective date of such act, subject to stated conditions. [§22-16.1 et seq.](#) of this Code provide for base zones as airport districts, not *overlay* zones, and these provisions were adopted on September 5, 1989, and are therefore unaffected by the requirements of [Va. Code §15.2-2295](#) as noted above.

Cross-references: See also “1993 Land Use Plan, Lynchburg Regional Airport, Lynchburg, Virginia,” dated March 1994, by Delta Airport Consultants, Inc., Richmond, Virginia, and also “Exhibit A,” Lynchburg Regional Airport, Lynchburg, Virginia, dated March 1994, by Delta Airport Consultants, which exhibit shows tax map parcels (with deed book and page references) and property lines.

ARTICLE VIII-A. OVERLAY DISTRICTS.

Sec. 22-16.2. Overlay districts in general.

A. **Purpose of districts.** Overlay districts, as presented in this Article or elsewhere in this Code, are created for the purpose of imposing special regulations in given designated areas of the County to accomplish stated purposes that are set forth for each overlay district. Overlay districts shall be in addition to, and shall overlap and overlay, all other zoning districts so that any parcel of land lying in an overlay district shall also lie in one or more of the other zoning districts provided for by this Chapter. All regulations of the underlying zoning districts shall be applicable except as modified by the regulations imposed by the overlay district.

B. **Establishment and mapping of overlay districts.** Overlay districts shall be established as set forth in this Chapter in [§22-3](#) and [§22-4](#) of this Code for the creation of zoning districts and in accordance with the provisions of state law. When so established, the boundaries of overlay districts shall be as shown on the official zoning map as provided in this Chapter.

Sec. 22-16.3. Landfill Area Overlay District (LAO)

A. **Legislative Intent.** It is the intent of this LAO district to provide for the general development of land in proximity to the County landfill consistent with the development goals reflected in the Campbell County Comprehensive Plan. Furthermore, the LAO district is intended to promote the health, safety and general welfare of the public by ensuring connection to a public water system and limiting construction near the boundaries of the landfill property.

B. **Reserved.**

C. **Boundaries of the LAO district.**

1. The boundaries of the Landfill Area Overlay district are hereby established on the official zoning map of Campbell County and made part of the applicable regulations for all properties shown on the zoning district map. In addition, all other district regulations that apply to such official zoning map shall apply to the LAO district unless modified by this Division. The LAO district boundaries are defined as follows:

All the property within a circular boundary extending a one-half mile radius from a center point on the County landfill property at 79 degrees, 9 minutes, 5.36 seconds, west longitude and 37 degrees, 16 minutes, 45.17 seconds north latitude.

2. Any subsequent subdivision or re-subdivision of property will not alter the boundaries of the LAO district. The Board of Supervisors may alter the boundaries of the LAO district after notice and public hearing as required by the zoning ordinance.

D. **Permitted uses.** Permitted uses in the LAO district are all uses permitted by right or by special use permit in the underlying zoning district(s), except as specifically modified by ordinance for the LAO district.

E. **Lot area and frontage.** The minimum required lot area and frontage shall be the same as in the underlying zoning district, except as specifically modified by ordinance for the LAO district.

F. **Development standards.**

1. **Setbacks.** The setbacks shall be the same as in the underlying zoning district, except along any shared boundary line with the County landfill property. Where any lot or parcel adjoins the County landfill property, a buffer of not less than fifty feet (50') shall be established and maintained on such lot or parcel along the boundary line with the County landfill property. No buildings or structures shall be erected and no land disturbing activities shall occur within the buffer area, except that either the County or the property owners whose land adjoins the County landfill property may erect barriers and/or fencing to eliminate or reduce visibility of the landfill, noise from the landfill, and/or increase security. Trees and other natural vegetation shall remain in place and undisturbed except for normal maintenance activities necessary to remove dead or dangerous material, or for the installation of underground utilities. A vegetative buffer shall be installed at the conclusion of construction at least equal to that which was damaged or removed. Review and approval by the Zoning Administrator is required prior to any disturbance within the buffer area. Campbell County shall observe the same buffer requirement along its side of the shared boundary line, such that the total combined undisturbed buffer along the perimeter of the County landfill shall be one hundred feet (100') in width. This buffer area requirement shall not require the removal or alteration of any nonconforming building or structure that existed prior to the effective date of this ordinance. Any such nonconforming use shall be subject to the provisions of [§22-7 et seq.](#) of this Code.

2. **Utilities.** All development or redevelopment within the LAO district occurring after the effective date of this ordinance shall be served by an approved public water system. No new wells shall be permitted. Existing wells may continue to be used in compliance with the regulations of the Virginia Department of Health. However, an existing well shall not be replaced with any source of water other than an approved public water system unless no such approved public water system is available to the property line of the property in question. However, groundwater monitoring wells shall be allowed to be installed as necessary.

[Sec. 22-16.4. Transportation Corridor Overlay District \(TCO\).](#)

A. **Legislative intent.** It is the intent of the Board of Supervisors in enacting this Transportation Corridor Overlay district to provide for the orderly development along certain highway frontages within the County and within the development goals reflected in the Campbell County Comprehensive Plan and good zoning practice. Further, the Transportation Corridor Overlay district is intended to maintain the long-term functionality of certain primary highways; to limit access and the number of conflict points; to promote vehicular circulation; and to promote the prevention or reduction of traffic congestion and danger in public streets.

The requirements of this Transportation Corridor Overlay district shall be in addition to and shall overlay all other zoning districts so that any parcel of land lying in the Transportation Corridor Overlay district shall also lie in one or more of the other zoning districts provided for by this Chapter.

B. **Boundaries.** The boundaries of the Transportation Corridor Overlay district are hereby established on the County's zoning district map and made a part of the zoning regulations for all affected properties as set forth below. All other district regulations that apply to such zoning district map shall apply to the Transportation Corridor Overlay district unless modified by this division. The Transportation Corridor Overlay district boundaries are defined as follows:

1. **Route 29.** All parcels that have frontage on either side of U.S. Highway 29 (Wards Road) from its intersection with State Route 685 (Calohan Road) and extending north to the Lynchburg City limits.
2. **Reserved for future route designations.**
3. **Reserved for future route designations.**
4. All affected parcels are included in their entirety at the time this Division is enacted. Any subsequent subdivision or re-subdivision of property will not alter the boundaries of the Transportation Corridor Overlay district.

C. **Permitted uses.** Permitted uses in the Transportation Corridor Overlay district shall be all uses permitted by right or by special use permit in the underlying zoning district(s).

D. **Lot area and frontage.** The minimum required lot area shall be the same as in the underlying zoning district. The minimum frontage for any lot along a primary highway shall be eight hundred feet (800'). The minimum frontage requirement may be reduced to that which is normally required in the underlying zoning district where there is provided one shared entrance between adjacent lots or other road construction approved by the Planning Commission, provided that no additional direct access to the primary highway is proposed.

E. **Development standards.** The following development standards shall apply within the Transportation Corridor Overlay district:

1. **Access.** The entrances to a highway within a primary system of state highways shall be evaluated jointly by the Virginia Department of Transportation and the County. Direct and convenient vehicular access between adjacent commercial properties shall be provided unless the Planning Commission determines such access is impractical. Shared entrances and internal service roads shall be encouraged in order to reduce the number of

direct access points on a highway within a primary system of state highways. The owners of lots providing for shared entrances or internal service roads shall make adequate provision by dedication, easements, covenants, restrictions, or other legal instruments in a form approved by the County Attorney, for ensuring their maintenance and functionality consistent with the regulations and intent of this Division. Any lot existing at the time of enactment of this Division and having frontage on a highway within a primary system of state highways shall not be denied access to that highway if no reasonable alternative access is possible at the time of development as determined by the Planning Commission.

2. **Turning Lanes.** Whenever required by the Virginia Department of Transportation or the County, businesses or other uses requiring off-street parking shall provide turning lanes at their intersections with primary highways. Such turning lanes shall be designed, spaced and constructed in accordance with the then current Virginia Department of Transportation Standards.

3. **Traffic Management.** Site plans for uses which abut directly on a highway within a primary system of state highways shall include traffic management improvements sufficient to prevent undue traffic congestion and protect against other safety hazards related to ingress and egress. No new signalized intersections shall be proposed unless specifically authorized by the Board of Supervisors. No net increase in the number of median crossovers shall be proposed. The installation of a new median crossover shall be accompanied by a plan to close an existing crossover within the same Transportation Corridor Overlay district. The relocation of a crossover requires approval by the Board of Supervisors and the Virginia Department of Transportation. Crossovers may be improved in their current location with the approval of the Virginia Department of Transportation.

4. **Parking.** Where parking areas are required to serve permitted uses, such parking areas shall be arranged so that vehicular and pedestrian circulation among or between various businesses can be accomplished without reentering a highway within a primary system of state highways. The number of required parking spaces shall be that which is required by the Zoning Ordinance, except that the Planning Commission may reduce the total number of required spaces up to fifteen percent when the site plan provides for shared parking and adequate circulation between multiple businesses.

5. **Setbacks.** No buildings or additions shall be constructed within fifty feet (50') of the right-of-way line of a highway within a primary system of state highways. A greater setback shall be enforced when required by the underlying zoning district.

6. **Signage:** The signage requirements shall be the same as in the underlying zoning district except that no signs larger than one hundred square feet (100 ft.²) or taller than twenty feet (20') shall be constructed within fifty feet (50') of the right-of-way line of a highway within a primary system of state highways. Only one such sign may be installed per lot. The restrictions of this section apply only to freestanding signs and sign structures.

7. **Residential and Agricultural.** No new residential or agricultural lots may be established so that the front lot line abuts a highway within a primary system of state highways. All new non-commercial subdivision lots shall be arranged so that the main access or driveway enters the property from a street within the state secondary system of highways.

In the case of a family division, access may be provided by easement across the existing private drive. No new access from the primary highway will be permitted.

For state law authority for this section, see [Va. Code §15.2-2286\(A\)\(7\)](#).

ARTICLE IX. ADDITIONAL REGULATIONS IN ALL ZONES

Division A. Parking.

Sec. 22-17. Parking.

A. **Parking, generally.** In all zoning districts, parking areas shall be provided in connection with and as an accessory to each and every use.

1. The number of parking spaces to be provided for each use shall be sufficient to provide reasonable parking for persons residing on, employed on, or patronizing the premises served.

2. Parking shall be provided on the premises to be served:

vii. A specific exception may be granted in writing by the Zoning Administrator due to the size of existing lots and structures on the premises. The Zoning Administrator may confer with VDOT or other public agencies in making a determination. If an exception is granted, the minimum required number of parking spaces shall be provided through any existing on-premises parking, legal on-street parking, and/or off-premises parking with the written permission of the owner of the off-premises property.

viii. The Zoning Administrator shall not grant any exception to the on-premises parking requirement if he finds it to be inconsistent with the interests of public safety or convenience.

3. All parking areas and/or sales display/service areas shall be maintained on an all-weather surface of gravel, surface treating, concrete, asphalt, paving blocks, or similar unless a specific exception is granted in [§22-17\(A\)\(3\)\(i\)](#). Accessible parking spaces, access aisles, and lanes within the parking area shall be surface treated or paved.

i. If the frequency of use, volume of traffic, and available land for any use in the A-1 zoning district does not unduly compromise public safety, the Zoning Administrator may grant an exception to parking surface requirements. In such cases, the nature of the exception granted by the Zoning Administrator will be documented with the zoning permit. Compliance with all other applicable ordinances and regulations will be required. Exceptions granted under this section may be revoked for non-compliance, change of use, or negative impacts to public safety.

4. Parking areas when required for three (3) or more vehicles shall have individual spaces adequately designated. Single family residential uses are exempt in all zoning districts.

5. When parking facilities are illuminated, all illumination shall be so shielded to prevent any direct reflection toward adjacent properties.

6. Each space shall have access to a street and shall be so arranged that any vehicle may be moved without moving another.

7. Spaces shall be arranged so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public road, except for legal on-street parking.

8. Off-premises parking lots containing fewer than ten (10) spaces shall be an incidental use permitted in any zoning district except Residential Single Family (R-SF). Lots containing ten (10) or more spaces shall be governed by the permitted and special uses listed in each zoning district.

8. In any zoning district, an alternative parking plan deviating from the requirements of this section for any use may be approved by the Board of Supervisors as a special use permit, issued in accordance with [§22-35](#) of this Code. The applicant must submit a site plan, showing all proposed parking and a narrative statement describing the use of the property and the alternative plan requested.

B. Parking space dimensions. Any offstreet parking space shall have minimum dimensions of nine feet by eighteen feet (9' x 18'). Each space shall be unobstructed, shall have access to a street and shall be so arranged that any vehicle may be moved without moving another.

C. Commercial vehicular parking. Routine parking of commercial vehicles in an R-SF or R-MF district shall be prohibited, except that one commercial vehicle with a gross vehicle weight rating as defined in [Va. Code §46.2-341.4](#) of less than ten thousand (10,000) pounds, or one panel van, panel truck or step van, each with a cargo area length of less than fourteen feet (14'), may be parked off-street overnight on any lot in an R-SF or R-MF district.

D. Parking for Persons with Disabilities. Parking spaces accessible for individuals with disabilities shall be provided in accordance with the provisions of the Americans with Disabilities Act of 1990 ([42 USCS §§12101 et seq.](#)) and the Virginia Uniform Statewide Building Code.

For state law authorizing these regulations, see [Va. Code §15.2-2283](#), [§15.2-2284](#), and [Va. Code §36-99.11](#). For state law regulating parking for persons with disabilities, see [Va. Code §46.2-1240 et seq.](#)

Cross reference: For Federal Americans with Disabilities Act of 1990, see [42 USCS §§12101 et seq.](#), as amended. For local ordinance regulating parking in spaces reserved for individuals with disabilities, see [§15-8.1](#) of this Code.

Division B. Temporary Buildings.

Sec. 22-17.1. Temporary buildings.

Temporary buildings and office trailers may be permitted in any district when used in conjunction with construction work only, but shall be removed immediately upon completion of construction.

Sec. 22-17.1:1. Certain temporary structures; limitations.

Nothing in this Code shall require that a special exception or special use permit be obtained in order to erect a tent on private property (i) intended to serve as a temporary structure for a period of three (3) days or less *and* (ii) that will be used primarily for private or family-related events including, but not limited to, weddings and estate sales.

For state law authority, see [Va. Code §15.2-2288.2](#).

Division C. Signs.

Sec. 22-17.2. Preamble.

The purpose of this article is to regulate in a content-neutral manner all signs placed on public or private property for exterior observation in order to protect the public health, safety, and welfare and to promote orderly growth within Campbell County while preserving the protections of the First Amendment.

For state law authority, see [Va. Code §15.2-2283](#).

Sec. 22-17.3. Signs, definitions.

GENERAL

Affixed: securely fastened by means of metal anchors, bolts, screws, or similar of sufficient size and anchorage to safely support the loads applied, and that meets all current building code requirements.

Height: the maximum vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be exclusive of any filling, berming, mounding, or excavating primarily for the purpose of mounting or elevating the sign.

Nonconforming sign: Any sign structure which was lawfully erected in compliance with applicable regulations of the County and maintained prior to the effective date of this chapter of the zoning ordinance and which fails to conform to current standards and restrictions of the zoning ordinance.

Premises: a parcel or parcels, contiguous or separated by not more than two hundred linear feet (200'), under the same ownership or control, the primary use of which is the same.

Public area: any public place, public right-of-way, any parking area or right-of-way open to use by the general public, or any navigable body of water.

Sign: any device (writing, letter work or numeral, pictorial presentation, illustration or decoration, emblem, symbol or trademark, flag, banner, or pennant, or any other figure or character) designed to communicate ideas or information and visible to persons in a public area.

Sign area: Signs shall use the entire sign face, including the advertisement surface and any framing, trim, or molding but not including the supporting structure to determine sign area. For the purposes of computing sign area only one side, or the larger side if different, of a double-faced sign shall be considered. A double-faced sign must have an internal angle between its two faces of no more than 45 degrees. An individually mounted or painted letter sign shall be computed based on the smallest projected rectangle around each line of characters.

Sign structure: any structure bearing a sign.

Unit: individual, separated, inhabitable space within a shared building or premises for commercial or industrial uses, that is leased to a person or entity separate and distinct from the owner of the building or premises.

SIGN TYPES

Banner: a temporary sign of flexible material designed to be installed with attachments along more than one of its edges.

Flag: a piece of cloth or similar material that is typically oblong or square and attachable by one edge for display.

Flat sign: any sign with no structural components that is placed on a structure designed to serve a purpose other than to support the sign (such as a roof, wall, fence, or similar), using paint, vinyl, or similar two-dimensional medium, or that is debossed or incised to a depth no greater than one (1) inch.

Freestanding sign: any non-portable sign affixed to and supported by upright structural members or braces on or in the ground, and not attached to a structure.

Minor sign: a wall-mounted or freestanding sign not exceeding six square feet (6 ft.²) in area, not exceeding four feet (4') in height, and not illuminated.

Monument sign: a sign affixed to a structure built on grade in which the sign and the structure are an integral part of one another; not attached to a building and not a freestanding sign.

Temporary sign: a sign that is neither permanently installed in the ground nor permanently affixed to a building or structure which is permanently installed in the ground, or signs that do not require a building permit under the Virginia Uniform Statewide Building Code. A temporary sign is allowed without a zoning permit and may be in place for an indefinite period of time.

Tenant sign structure: a single sign structure identifying several tenants or units on the same premises. Where permitted, any parcel or premises regardless of the form of ownership, that includes two (2) or more units, shall use a single sign structure – freestanding or monument – the sign area of which shall be no greater than three hundred square feet (300 ft.²). Individual units may use this sign structure and each unit’s signage in said structure counts towards that unit’s total aggregate sign area allowed (three hundred square feet (300 ft.²)) allowed on either the tenant sign structure or on the premises. Individual tenants are not permitted additional sign structures, but are permitted signs attached to the place of business or operation.

Tenant sign: That portion of signage within a tenant sign structure allotted to an individual tenant or unit.

For state law authority, see [Va. Code §15.2-2283](#). See also [Va. Code §33.2-1200 et seq.](#), especially [Va. Code §33.2-1216](#).

Sec. 22-17.4. Signs, general requirements.

A. **Building Code.** All signs shall comply with the applicable requirements of the Virginia Uniform Statewide Building Code, any applicable state law, and any regulations promulgated by the Commonwealth Transportation Board pursuant thereto. In the event of conflicting laws or regulations, the most restrictive or that imposing higher standards shall govern.

B. **Setbacks.** Front yard setback requirements shall not apply to any sign. All signs requiring a permit shall be subject to the same side and rear yard setbacks imposed upon accessory structures in the zoning district in which said sign is located, except as otherwise provided herein. All portions of the sign, including overhangs, must meet applicable setbacks.

C. **Maximum Height.** The maximum height for any sign shall be the same as the maximum height allowed for the zoning district in which the sign is located, except as otherwise provided herein or for those in the Transportation Corridor Overlay.

D. **Illumination.** All permitted signs may be backlit, internally lighted, or indirectly lighted, unless such lighting is specifically prohibited in this Division or by other applicable law. Illumination shall be directed or shielded to prevent any direct reflection toward adjacent properties such that it illuminates only the face of the sign. Indirect lighting shall be substantially confined to the sign to minimize glare, sky glow, and light trespass. The beam width shall not be wider than that needed to light the sign.

E. **Overlay district regulations.** Refer to [§22-16.4](#) for all signs located within the Transportation Corridor Overlay at Wards Road/Route 29.

For state law authority, see [Va. Code §15.2-2283](#). See also [Va. Code §33.2-1200 et seq.](#), especially [Va. Code §33.2-1216](#).

Sec. 22-17.5. Off-premises signs.

Off-premises signs shall be regulated by applicable state and federal law.

Sec. 22-17.6. Non-conforming signs.

A. Signs lawfully existing on the effective date of this chapter or prior ordinances, regardless of the content of the sign, which do not conform to the provisions of this chapter shall be deemed to be nonconforming signs and may remain except as qualified below. The burden of establishing nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property.

B. Nothing in this section shall be deemed to prevent keeping in good repair a nonconforming sign. Nonconforming signs shall not be altered in any manner, except a sign face may be changed so long as the new face is equal to or reduced in height and/or sign area.

C. No nonconforming sign shall be moved for any distance on the same lot or to any other lot unless such change in location will make the sign conform in all respects to the provisions of this article.

D. A nonconforming sign that is destroyed or damaged by any casualty to an extent not exceeding fifty percent (50%) of its area may be restored within two (2) years after such destruction or damage but shall not be enlarged in any manner. If such sign is so destroyed or damaged to an extent exceeding fifty percent (50%), it shall not be reconstructed but may be replaced with a sign that is in full accordance with the provisions of this article.

E. Nothing in this chapter shall be construed to prevent the County of Campbell, after making a reasonable attempt to notify such property owner, from ordering the removal of a nonconforming sign that has been abandoned. A nonconforming sign shall be considered abandoned if the entity for which the sign was erected has not been in operation for a period of at least two (2) years. Following the expiration of the two-year period any abandoned nonconforming sign shall be removed by the owner of the property on which the sign is located, if notified by the County of Campbell to do so. If, following such two-year period, the County has made a reasonable attempt to notify the property owner, the County through its own agents or employees may enter the property upon which the sign is located and remove any such sign whenever the owner has refused to do so. The cost of such removal shall be chargeable to the owner of the property. Nothing herein shall prevent Campbell County from applying to a court of competent jurisdiction for an order requiring the removal of such abandoned nonconforming sign by the owner by means of injunction or other appropriate remedy.

For state law authority, see [Va. Code §15.2-2307](#).

Sec. 22-17.7. Sign types allowed per zoning district.

‘sf’ is an abbreviation for ‘square feet’

A. Residential districts

	Maximum Sign Area per parcel (sf)	Maximum Number of Signs per parcel
Counts toward total area allowed		

Signs	48	2
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Do not count toward total area allowed Maximum Sign Area per sign (sf) Maximum Number of Signs per parcel

Temporary Signs (exceeding 6 sf)	32	1
Temporary Signs (6 sf or less)	6	6
Flags	48	unlimited
Flat Signs	16	2

B. Agricultural districts

Counts toward total area allowed Maximum Sign Area per premises (sf) Maximum Number of Signs per parcel

Signs	100	unlimited
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Do not count toward total area allowed Maximum Sign Area per sign (sf) Maximum Number of Signs per parcel

Temporary Signs (exceeding 6 sf)	32	1
Temporary Signs (6 sf or less)	6	unlimited
Flags	48	unlimited
Flat Signs	32	unlimited

C. Business districts

Counts toward total area allowed Maximum Sign Area per premises or unit (sf) Maximum Number of Signs per parcel

Signs, including Tenant Signs	300	unlimited
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Do not count toward total area allowed Maximum Sign Area per sign (sf) Maximum Number of Signs per parcel

Tenant Sign Structure	300	2
Temporary Signs (exceeding 6 sf)	48	1
Temporary Signs (6 sf or less)	6	unlimited
Flags	96	unlimited

Flat Signs	32	unlimited
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D. Industrial districts

Counts toward total area allowed	Maximum Sign Area per premises or unit (sf)	Maximum Number of Signs per parcel
Signs, including Tenant Signs	300	unlimited

Do not count toward total area allowed	Maximum Sign Area per sign (sf)	Maximum Number of Signs per parcel
Tenant Sign Structure	300	2
Temporary Signs (exceeding 6 sf)	48	1
Temporary Signs (6 sf or less)	6	unlimited
Flags	96	unlimited
Flat Signs	32	unlimited

For state law authority, see [Va. Code §15.2-2280](#) and [§15.2-2283](#).

Sec. 22-17.8. Permits.

A. **Permit required.** A permit is required prior to the display and erection of any sign except as provided in [§22-17.8\(b\)](#) of this Code.

B. **Permit not required.** A zoning permit is not required for the following, although a building permit may be required:

1. The changing of a sign message, including on marquees or ‘face’ changes, where no change to the size, height, structure, or support is made.
2. Temporary signs
3. Flags
4. Pavement markings
5. Window signs (any sign painted upon, attached to, and/or placed less than 24 inches inside a glass window or door, and which is intended for viewing from the exterior of such building).

6. Gravestones and burial markers
7. Signs on, and incidental and original to, mechanical equipment
8. Signs required by state or federal law
9. Wayfinding signs

For state law authority, see [Va. Code §15.2-2280](#) and [§15.2-2283](#).

Sec. 22-17.9. Prohibited signs.

- A. Signs requiring a permit shall not be attached to natural vegetation.
- B. Signs that emit smoke, flame, scent, mist, aerosol, liquid, gas, or sound are prohibited.

For state law authority, see [Va. Code §15.2-2280](#) and [§15.2-2283](#).

Division D. Standards for Telecommunication Antennas and Towers

Sec. 22-17.10. Telecommunication Antennas and Towers.

The provisions of this division ([§22-17.10](#) through [§22-17.22](#), both inclusive) shall be applicable to the construction, maintenance, operation and dismantling of telecommunication or other antennas and towers. The purpose of this division is to establish general guidelines for the siting of telecommunication or other towers and antennas and to set forth criteria to be considered by the Board of Supervisors in considering applications for Special Use Permits required pursuant to this chapter. The goal of this division is to (i) encourage the location of towers in order to maximize the benefits of telecommunications services while also minimizing the total number of towers and tower sites throughout Campbell County, (ii) encourage strongly the joint use of new and existing tower sites, (iii) encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal, (iv) encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas, (v) provide adequate sites for the provision of telecommunication service with minimal negative impact on the resources of the County, (vi) facilitate the creation of convenient, attractive and harmonious communities, (vii) protect against overcrowding of land, obstruction of light and air, danger and congestion in travel and transportation, (viii) encourage economic development activities that provide desirable employment and enlarge the tax base, (ix) provide for the preservation of agriculture and forestal lands and other lands of significance for the protection of the natural environment, and (x) protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities.

For state law authority, see [Va. Code §15.2-1200](#), [§15.2-2283](#), and [§15.2-2284](#). See also [47 USC §332\(c\)\(7\)\(A\)](#).

Sec. 22-17.11. Definitions.

The following terms, when used in this division, shall have the meaning ascribed to them below, unless otherwise clearly required by the context:

Administrative review-eligible project. A project that provides for:

1. The installation or construction of a new structure that is not more than 50 feet above ground level, provided that the structure with attached wireless facilities is (i) not more than 10 feet above the tallest existing utility pole located within 500 feet of the new structure within the same public right-of-way or within the existing line of utility poles; (ii) not located within the boundaries of a local, state, or federal historic district; (iii) not located inside the jurisdictional boundaries of a locality having expended a total amount equal to or greater than 35 percent of its general fund operating revenue, as shown in the most recent comprehensive annual financial report, on undergrounding projects since 1980; and (iv) designed to support small cell facilities; or

2. The co-location on any existing structure of a wireless facility that is not a small cell facility.

Alternative tower structure. Man-made trees, clock towers, bell steeples, lightpoles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna. Any apparatus designed for telephonic, data, radio, or television communications through the sending and/or receiving of electromagnetic waves.

Co-locate. To install, mount, maintain, modify, operate, or replace a wireless facility on, under, within, or adjacent to a base station, building, existing structure, utility pole, or wireless support structure. "Co-location" has a corresponding meaning.

Existing structure. Any structure that is installed or approved for installation at the time a wireless services provider or wireless infrastructure provider provides notice to a locality or the Department of an agreement with the owner of the structure to co-locate equipment on that structure. "Existing structure" includes any structure that is currently supporting, designed to support, or capable of supporting the attachment of wireless facilities, including towers, buildings, utility poles, light poles, flag poles, signs, and water towers.

FAA. The Federal Aviation Administration.

FCC. The Federal Communications Commission.

Height. When referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if the highest point is an antenna or lightning rod.

Micro-wireless facility. A small cell facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, not longer than 11 inches.

Small cell facility. A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

Sec. 22-17.12. Applicability of this division; exceptions.

The provisions of this division shall apply in any zoning district in Campbell County in which telecommunication antennas and/or towers are permitted under the specific regulations applicable to that zoning district, except as otherwise stated herein. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to [Va. Code §56-231.15 et seq.](#) shall be deemed to be substantially in accord with the comprehensive plan and Planning Commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

A. **Height limitations.** The requirements set forth in this division shall govern the location of towers that exceed, and antennas that are installed at greater than, fifty feet (50') in height.

B. **Amateur radio and receive-only antennas.**

1. Except as specified in this section, this division shall not govern any tower, or the installation of any antenna, that is (1) under fifty feet (50') in height and owned and operated by a federally-licensed amateur radio station operator or (2) used exclusively for receive-only antennas for amateur radio station operation.

2. This division shall not be deemed to (i) restrict amateur radio antenna height to less than two hundred feet (200') above ground level as permitted by the Federal Communications Commission or (ii) restrict the number of support structures.

3. Reasonable and customary engineering practices shall be followed in the erection of amateur radio antennas, regardless of height.

4. Amateur radio antennas, regardless of height, shall be subject to requirements contained in this division and elsewhere in this Code relating to the use of screening, setback, placement, and health and safety requirements. Pursuant to state law, any such requirements prescribed by ordinance shall reasonably accommodate amateur radio antennas and shall

impose the minimum regulation necessary to accomplish the legitimate purpose of Campbell County.

C. Existing structures and towers.

1. The placement of an antenna on or in an existing structure such as a building, sign, light pole, water tank, or other free-standing structure or existing tower or pole shall be permitted by right so long as the addition of said antenna shall not add more than twenty feet (20') in height to said structure or tower and shall not require additional lighting pursuant to FAA or other applicable requirements and shall not violate any specific conditions of an existing special use permit on the structure or tower. Such permitted use also may include the placement of additional buildings or other supporting equipment used in connection with said antenna so long as such building or equipment is placed within the existing structure or property and is necessary for such use.

2. Reasonable and customary engineering practices shall be followed in the placement of any such antenna or supporting equipment on or in an existing structure as described above.

3. Placement of such antenna, as well as the placement of additional buildings or other supporting equipment used in connection with said antenna, shall be subject to requirements contained in this division and elsewhere in this Code relating to the use of screening, setback, placement, and health and safety requirements.

D. Small Cell Facilities.

1. No zoning permit shall be required for any small cell facility installed by a wireless services provider or wireless infrastructure provider on an existing structure, provided that the wireless services provider or wireless infrastructure provider (i) has permission from the owner of the structure to co-locate equipment on that structure and (ii) notifies the locality in which the permitting process occurs.

2. No special use permit shall be required for the installation of a small cell facility by a wireless services provider or wireless infrastructure provider on an existing structure. The Zoning Administrator shall be authorized to issue a zoning permit for such a small cell facility following an administrative review process as described in this subsection. An applicant may submit up to 35 permit requests on a single application. In addition:

i. The Zoning Administrator shall approve or disapprove the application within 60 days of receipt of the complete application. Within 10 days after receipt of an application and a valid electronic mail address for the applicant, the Zoning Administrator shall notify the applicant by electronic mail whether the application is incomplete and specify any missing information; otherwise, the application shall be deemed complete. Any disapproval of the application shall be in writing and accompanied by an explanation for the disapproval. The 60-day period may be extended by the locality in writing for a period not to exceed an additional 30 days. The application shall be deemed approved if the locality fails to act within the initial 60 days or an extended 30-day period.

ii. The application shall be accompanied by a fee in the amount of one hundred dollars (\$100.00) each for up to five small cell facilities on a single permit application; and fifty dollars (\$50.00) for each additional small cell facility on the permit application.

iii. Approval for a permit shall not be unreasonably conditioned, withheld, or delayed.

iv. The Zoning Administrator may disapprove a proposed location or installation of a small cell facility only for the following reasons:

a. Material potential interference with other pre-existing communications facilities or with future communications facilities that have already been designed and planned for a specific location or that have been reserved for future public safety communications facilities;

b. The public safety or other critical public service needs;

c. Only in the case of an installation on or in publicly owned or publicly controlled property, excluding privately owned structures where the applicant has an agreement for attachment to the structure, aesthetic impact or the absence of all required approvals from all departments, authorities, and agencies with jurisdiction over such property; or

d. Conflict with an applicable local ordinance adopted pursuant to § 15.2-2306, or pursuant to local charter on a historic property that is not eligible for the review process established under 54 U.S.C. § 306108.

v. Nothing shall prohibit an applicant from voluntarily submitting, and the County from accepting, any conditions that otherwise address potential visual or aesthetic effects resulting from the placement of small cell facilities.

vi. Nothing in this section shall preclude the County from adopting reasonable rules with respect to the removal of abandoned wireless support structures or wireless facilities.

E. Notwithstanding anything to the contrary in this section, the installation, placement, maintenance, or replacement of micro-wireless facilities that are suspended on cables or lines that are strung between existing utility poles in compliance with national safety codes shall be exempt from locality-imposed permitting requirements and fees.

For state law authority for provisions regarding amateur radio antennas, see [Va. Code §15.2-2293.1](#). See also [Va. Code §15.2-2232\(G\)](#).

[Sec. 22-17.13. General guidelines and requirements.](#)

A. **Principal or accessory use.** For purposes of determining compliance with area requirements, antennas and towers may be considered either principal or accessory uses. An existing use or an existing structure on the same lot shall not preclude the installation of antennas or towers on such lot. For purposes of determining whether the installation of a tower or antenna complies with zoning district regulations, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased areas within such lots.

B. **Inventory of existing sites.** Each applicant for a permit under this division shall provide to the Planner or Zoning Administrator, upon request, an inventory of its existing facilities that are within the locality, including specific information about the location, height, and existing use and available capacity of each tower. The staff may share such information with other applicants applying for approvals or special use permits under this ordinance or other organizations seeking to locate antennas within the jurisdiction of the locality, provided, however, that the staff shall not, by sharing such information, in any way represent or warrant that such sites are available or suitable.

C. **Design.** The requirements set forth in this section shall govern the location of all towers and the installation of all antennas governed by this ordinance:

1. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness. Dish antennas will be of a neutral, non-reflective color with no logos.

2. At a facility site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structures.

3. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

4. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, such lighting shall be in strict compliance with the regulations of the FAA. Such lighting shall be oriented inward so as not to project onto surrounding property provided that such orientation is in compliance with applicable FAA regulations.

5. No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure.

6. To permit co-location, the tower shall be designed and constructed to permit extensions to a height of at least one hundred ninety-nine feet (199'), subject to FAA regulations. A waiver of this requirement can be granted only through the special use permit process and cannot be based solely on the cost of construction.

7. Towers shall be designed to collapse within the lot lines in the case of structural failure. Lot lines refer to those of the parent parcel and not a leased area or easement for the tower.

8. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas.

9. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is both installed and maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

D. **Information required.** Each applicant requesting a permit under this ordinance shall submit the following:

1. A scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, tower height requirements, setbacks, drives, parking, fencing, landscaping and adjacent uses.

2. An engineering report, certifying that the proposed tower is compatible for co-location with a minimum of three (3) users, including the primary user. The report shall also include information as to the height of the proposed tower at initial construction and its ability to be extended.

3. A copy of its co-location policy.

4. Copies of correspondence and/or approvals from applicable federal and state agencies.

5. Actual photographs of the site and, to the extent possible, those photographs shall include a simulated photographic image of the proposed tower. A photograph with the simulated image shall include the foreground, the midground, and the background of the site. This requirement will be waived when no special use permit is required.

6. Copies of propagation maps demonstrating that tower heights and location are appropriate to meet the goals of this division as stated in [§22-17.10](#). This requirement may be waived by the Zoning Administrator when it is not deemed applicable to the type of antenna proposed.

7. Evidence that no existing tower or structure can accommodate the applicant's proposed antenna as stated in [§22-17.15](#).

Cross reference: For application procedures for special use permit, see [§22-35](#) of this Code. See also [Va. Code §15.2-2232\(F\)](#).

Sec. 22-17.14. Factors considered in granting special use permits for new towers.

The applicant shall obtain a special use permit from the Board of Supervisors before erecting towers or antennas covered by these sections and other applicable sections of this Chapter.

A. Factors to be Considered

The Board of Supervisors shall consider the following factors in determining whether to issue a special use permit:

1. Height of the proposed tower;
2. Proximity of the tower to residential structures and residential district boundaries;
3. Nature of the uses on adjacent and nearby properties;
4. Surrounding topography;
5. Surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
7. Proposed ingress and egress;
8. Co-location policy;
9. Language of the lease agreement dealing with co-location;
10. Consistency with the comprehensive plan and the purposes to be served by zoning;
11. Availability of suitable existing towers and other structures as discussed below; and
12. Proximity to commercial or private airports.

B. Factors Not to be Considered.

The Board of Supervisors shall not consider, nor shall they disapprove any application on the basis of:

1. The applicant's business decision with respect to its designed service, customer demand for service, or quality of its service to or from a particular site;
2. The applicant's specific need for the project, including the applicant's desire to provide additional wireless coverage or capacity; or
3. The wireless facility technology selected by the applicant for use at the project.

C. Prohibitions.

The Board of Supervisors shall not:

1. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies, or information reviewed by a federal agency as part of the approval process for the same structure and wireless facility, provided that a locality may require an applicant to provide a copy of any approval granted by a federal agency, including conditions imposed by that agency;

2. Require the removal of existing wireless support structures or wireless facilities, wherever located, as a condition for approval of an application. A locality may adopt reasonable rules with respect to the removal of abandoned wireless support structures or wireless facilities;

3. Impose surety requirements, including bonds, escrow deposits, letters of credit, or any other types of financial surety, to ensure that abandoned or unused wireless facilities can be removed, unless the locality imposes similar requirements on other permits for other types of similar commercial development. Any such instrument shall not exceed a reasonable estimate of the direct cost of the removal of the wireless facilities;

4. Discriminate or create a preference on the basis of the ownership, including ownership by the locality, of any property, structure, base station, or wireless support structure, when promulgating rules or procedures for siting wireless facilities or for evaluating applications;

5. Impose any unreasonable requirements or obligations regarding the presentation or appearance of a project, including unreasonable requirements relating to (i) the kinds of materials used or (ii) the arranging, screening, or landscaping of wireless facilities or wireless structures;

6. Impose any requirement that an applicant purchase, subscribe to, use, or employ facilities, networks, or services owned, provided, or operated by a locality, in whole or in part, or by any entity in which a locality has a competitive, economic, financial, governance, or other interest;

7. Condition or require the approval of an application solely on the basis of the applicant's agreement to allow any wireless facilities provided or operated, in whole or in part, by a locality or by any other entity, to be placed at or co-located with the applicant's project;

8. Impose a setback or fall zone requirement for a project that is larger than a setback or fall zone area that is imposed on other types of similar structures of a similar size, including utility poles;

9. Limit the duration of the approval of an application, except a locality may require that construction of the approved project shall commence within two years of final approval and be diligently pursued to completion; or

10. Require an applicant to perform services unrelated to the project described in the application, including restoration work on any surface not disturbed by the applicant's project.

For state law authority concerning the consideration of Wireless Communication Infrastructure Permits, see [Va. Code §15.2-2316.4:2](#).

Sec. 22-17.15. Availability of suitable existing towers or other structures.

No new tower shall be permitted by special use permit unless the applicant demonstrates to the reasonable satisfaction of the Board of Supervisors that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

A. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.

B. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.

C. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

D. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

E. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding the cost of new tower development are presumed to be unreasonable.

F. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

Sec. 22-17.16. Setbacks.

The following setback requirements shall apply to all towers and antennas:

A. The tower must be set back from the nearest load-bearing wall of any off-site residential structure no less than one hundred ten percent (110%) of the height of the tower at the time of the construction or any subsequent extension; and

B. Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures.

Sec. 22-17.17. Security fencing.

Towers shall be enclosed by security fencing not less than six feet (6') in height and shall also be equipped with an appropriate anti-climbing device.

Sec. 22-17.18. Landscaping.

The following requirements shall govern the landscaping surrounding towers and antennas:

A. Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support buildings or structures from adjacent property. The standard buffer shall consist of a landscaped strip at least four feet (4') wide outside the perimeter of the facilities.

B. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots or property zoned for industrial uses, natural growth around the property perimeter may be a sufficient buffer.

C. Existing trees within two hundred feet (200') of the tower shall not be removed except as may be authorized to permit construction of the tower, required ancillary components, and access.

Sec. 22-17.19. Local government access.

Owners of towers shall provide to the County, at fair market rates, co-location opportunities as a community benefit to improve communication for County departments and emergency services, provided such co-location does not conflict with other provisions of this ordinance.

Sec. 22-17.20. Removal of abandoned antennas and towers.

Any antenna or tower that is not operated for a continuous period of twenty-four (24) months shall be considered abandoned, and the owner of each such antenna or tower shall remove same within ninety (90) days of receipt of notice from the Zoning Administrator notifying the owner of such equipment removal requirement. For the purposes of this division, removal shall include the removal of the tower, all tower and fence footers, underground cables and support buildings. The buildings may remain with property owner's written approval. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower for its intended purpose for a continuous period of twenty-four (24) months.

Sec. 22-17.21. Required report.

The owner of each such antenna or tower shall, upon written request, submit a report to the Zoning Administrator stating the location and current user status of each antenna or tower no later than thirty (30) calendar days from the date of the request. Such report shall not be required more frequently than once per calendar year. Failure to submit the required report may be considered evidence that the antenna or tower is abandoned.

Sec. 22-17.22. Review fees.

In the event that the Board of Supervisors, or its designee, determines that engineering studies and/or other additional detailed information are required for a proper review of the application, the applicant shall reimburse the County for such studies or information at its own expense. A review fee of five hundred dollars (\$500.00) or actual cost to the County, which may include necessary outside consulting services, *whichever amount is greater*, shall be paid by the applicant upon notification by the Board of Supervisors, or its designee. Such fee shall in no instance exceed an amount commensurate with the services rendered taking into consideration the time, skill, and expenses involved in the review of such engineering studies, etc. Such review fee shall be in addition to the special use permit application fee required by this chapter.

For state law authority, see [Va. Code §15.2-2286\(A\)\(6\)](#).
For special notice requirements applicable to fees under this chapter, see [Va. Code §15.2-107](#).

Division E. Solar Energy Facilities

Sec. 22-17.23. Purpose, Intent, and Definitions.

A. The purpose of this division is to provide for and regulate the siting, development, construction, installation, operation, and decommissioning of solar energy facilities in the County in a manner that promotes economic development and the safe, effective, and efficient use of such facilities while protecting the health, safety, and welfare of the community and avoiding adverse impacts on County resources. The intent of this article is to encourage solar energy facilities in a manner that promotes the development of renewable energy sources while limiting impacts on natural resources, including pollinator and wildlife habitats, and existing agricultural, forestal, residential, commercial, industrial, historical, cultural, and recreational uses of property or the future development of such uses of property in the County. This article is not intended to abridge safety, health, environmental, or land use requirements contained in other applicable laws, codes, regulations, standards, or ordinances. The provisions of Article IX, Division E herein do not supersede or nullify any provision of state or federal law that applies to solar energy facility.

B. Definitions. The following words, terms and phrases, when used in this Code, shall have the meanings ascribed to them in this Division, except where the context clearly indicates a different meaning:

1. **Applicant.** The person or entity who submits an application to the County for a zoning permit or special use permit, as the case may be, to site, develop, construct, install, and operate a solar energy facility under this article.

2. **Community/shared solar energy facility.** A renewable energy project that either: (1) generates electricity from sunlight, consisting of one or more PV systems and other appurtenant structures and facilities within the boundaries of the site, or (2) utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy. The term applies to, but is not limited to, solar photovoltaic systems, solar thermal systems, and solar hot water systems. Community/ shared solar energy facilities shall have a rated capacity greater than 200 kilowatts (kw) and less than, or equal to, 5 megawatts (mw).

3. **Facility owner or owner.** The person or entity that owns all or a portion of the solar energy facility, whether or not it owns the site on which the facility is located.

4. **Integrated PV.** Photovoltaics incorporated into building materials, such as shingles.

5. **Large scale solar energy facility.** A renewable energy project that either: (1) generates electricity from sunlight, consisting of one or more PV systems and other appurtenant structures and facilities within the boundaries of the site, or (2) utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy. The term applies to, but is not limited to, solar photovoltaic systems, solar thermal systems, and solar hot water systems. The term excludes community/ shared solar energy facilities and small scale solar energy facilities. Large scale solar energy facilities shall have a rated capacity greater than five (5) megawatts (mw).

6. **Operator.** The person or entity responsible for the overall operation and management of the solar energy facility, if different than the facility owner.

7. **Photovoltaic or PV.** Materials and devices that absorb sunlight and convert it directly into electricity.

8. **Previously disturbed.** Any area of a site that has undergone mechanical land-forming, construction, or demolition activities within the past fifty (50) years.

9. **Project area.** The area within the security fencing of a solar energy facility.

10. **Rated capacity.** The maximum capacity of a solar energy facility based on the sum total of each photovoltaic system's nameplate capacity.

11. **Site.** The property containing a solar energy facility.

12. **Site owner.** The person or entity that owns all or a portion of the site, if different than the facility owner.

13. **Small scale solar energy facility.** A solar energy facility that: (1) has a project area of one acre or less; (2) has a rated capacity of 200 kw or less; (3) is mounted on or over a building, parking lot, or other previously disturbed area, or (4) utilizes integrated PV only.

C. The provisions of Article IX, Division E of this Code shall become effective on March 31, 2026, and shall apply to all Special Use Permits for solar energy facilities granted after that date.

[Sec. 22-17.24. Applications.](#)

In addition to materials required for a Special Use Permit application under [§22-35](#) of this Code, applications for all small scale, large scale, and community/shared solar energy facilities shall, unless otherwise provided herein, include the following information:

A. Project narrative. A narrative identifying the applicant, facility owner, site owner, and operator, if known at the time of the application, and describing the proposed large scale or community/ shared solar energy facility, including an overview of the project and its location; the size of the site and the project area; the current use of the site; the estimated time for construction and proposed date for commencement of operations; the planned maximum rated capacity of the facility; the approximate number, representative types and expected footprint of solar equipment to be constructed, including without limitation photovoltaic panels; ancillary facilities, if applicable; and how and where the electricity generated at the facility will be transmitted, including the location of the proposed electrical grid interconnection. The narrative shall include a description of the traffic impact on any road upon which the solar energy facility will front for the period of construction and post-construction. The applicant shall state the actions they intend to take to mitigate the impact of increased traffic to the site.

B. Site plan. The site plan shall include the following information:

1. Property lines, minimum required setback lines under this article, and any proposed setback lines that exceed the minimum requirements.

2. Existing and proposed buildings and structures, including preliminary location(s) of the proposed solar equipment.

3. Existing and proposed access roads, permanent entrances, temporary construction entrances, drives, turnout locations, and parking, including written confirmation from the Virginia Department of Transportation (VDOT) that all entrances satisfy applicable VDOT requirements; provided, however, these requirements shall not exceed VDOT requirements for other types of projects in the underlying zoning district.

4. Proposed locations and maximum heights of substations, electrical cabling from the solar systems to the substations, panels, ancillary equipment and facilities, buildings, and structures (including those within any applicable setbacks).

5. Fencing as required under this article and other methods of ensuring public safety.

6. Areas where the vegetative buffering required in this article will be installed and maintained and areas where pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers required in this article will be installed and maintained.

7. Existing wetlands as shown on the official delineation as certified by the Virginia Department of Environmental Quality and the Army Corp of Engineers, woodlands, and areas containing substantial woods or vegetation.

8. Identification of actively or recently cultivated lands and predominant soil types (based on publicly available data) of those lands.

9. Additional information may be required, as determined by the Zoning Administrator, such as a scaled elevation view and other supporting drawings, photographs of the proposed site, photo or other realistic simulations or modeling of the proposed solar energy facility from potentially sensitive locations as deemed necessary by the Zoning Administrator to assess the visual impact of the project, aerial image or map of the site, and additional information that may be necessary for a technical review of the proposal. The Planning Commission or Board of Supervisors may require other relevant information deemed to be necessary to evaluate the application.

C. Documentation of right to use property for the proposed facility. Documentation shall include proof of control over the proposed site or possession of the right to use the proposed site in the manner requested. The applicant may redact sensitive financial or confidential information.

D. Decommissioning plan; security.

1. The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the solar energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned pursuant to [§22-17.27](#) of this Code. The plan shall include the anticipated life of the facility, the estimated overall cost of decommissioning the facility in current dollars, the methodology for determining such estimate, and the manner in which the project will be decommissioned. The decommissioning plan and the estimated decommissioning cost will be updated upon the request of the Zoning Administrator, provided the update shall be no more frequently than once every five years and no less frequently than once every ten years. The estimated decommissioning cost shall not include any credit for the salvage value of materials.

2. Prior to commencing any sitework or construction on the Project Area, the applicant must provide security in the amount of the estimated cost of the decommissioning. The security shall be in the form of a performance surety bond in an amount equal to the estimated decommissioning cost developed and updated in accordance with the decommissioning plan acceptable to the County. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the County if the estimated cost of decommissioning the facility changes. The security must be renewed or replaced if necessary to account for any changes in the total estimated overall decommissioning cost in accordance with the periodic updated estimates required by the decommissioning plan. Obtaining and maintaining the requisite security will be a mandatory condition of the special use permit. The security shall be in favor of the County and shall be obtained and delivered to the County before any construction commences.

3. The decommissioning plan, cost estimates, and all updates of those plans and estimates shall be sealed by a professional engineer.

E. Site Plan Performance Bond. For any solar energy projects rated for or planned to produce greater than fifteen (15) megawatts (mw), in order to ensure the solar facility is sited, developed, constructed, and installed in compliance with this article, the conditions of the special use permit, and the approved site plan, the owner or applicant must, prior to the beginning any land disturbance activities at the site, provide the County with a site plan performance bond. The amount

of the site plan performance bond shall be \$100,000.00 per megawatt. This security shall be released once the project has been developed in substantial conformity with the site plan, this article, and the screening related conditions contained in the special use permit, all as determined in writing by the Zoning Administrator. The owner or applicant may appeal an adverse decision of the Zoning Administrator to the Board of Supervisors, request that the Board of Supervisors determine that the facility has developed the facility in substantial conformity with the site plan, this article, and the screening related conditions contained in the special use permit, and request the Board of Supervisors to direct the Zoning Administrator to release the site plan performance bond. The owner or applicant must file the appeal within thirty (30) days of the Zoning Administrator's written decision. The Board of Supervisors will hold a hearing on the appeal within thirty (30) days of the appeal.

F. Liability insurance. The applicant shall propose a reasonable amount of liability insurance that the applicant deems adequate to cover operations at the large scale or community/shared solar energy facility. The applicant shall provide proof of such reasonable and adequate liability insurance for the solar energy facility prior to the issuance of a building permit. Obtaining and maintaining the requisite liability insurance will be a mandatory condition of the special use permit.

G. Landscaping and screening plan. The applicant must submit a landscaping and screening plan that addresses the vegetative buffering required in this article, including the use of existing and newly installed vegetation to screen the facility. The plan also must address the use of pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the project area and in the setbacks as required by the Zoning Administrator under this article. For solar energy projects rated for or planned to produce less than fifteen (15) megawatts (mw) all landscaping and screening shown on the plan shall be listed as a required completion item on the erosion and sediment control plan, and funding sufficient to complete such items shall be included as a component of the erosion and sediment control bond.

H. Erosion and sediment control plan. An erosion and sediment control plan must be approved by the VESMP Authority prior to any land disturbing activity. At the discretion of the County, a third-party plan reviewer and/or compliance inspection services may be contracted. Any out-of-pocket costs incurred by the County for such review or inspection services by qualified third-parties shall be paid by applicant. Such plan must include plan for phased development so that no greater than 10% of the area intended to be utilized for Photovoltaic panels on the project will be disturbed at any one time. The plan required by this section shall identify any rivers, lakes, streams, or other bodies of water within one (1) mile of the project site and within the drainage catchment basin of the project site, and shall describe all measures to be taken to protect such rivers, lakes, streams, or other bodies of water from the effects of the development of the Solar Energy Facilities. All erosion and sediment control plans shall include, at a minimum, the following terms:

1. All civil construction (array grading, access roads, ESC and SWM best management practices) are to be complete and shall be stabilized with vegetative cover for at least six (6) months prior to issuance of building permits or other necessary permits for the installation of solar panels and equipment;
2. Hardened construction entrances with dedicated wash stations will be utilized (exceeding the standard 70ft stone entrance);

3. Sediment basins shall utilize “skimmers” and polyacrylamide (PAM) flocculant;
4. A sediment disposal plan will be required with designated disposal areas within the boundaries of the project site;
5. Site-specific stabilization plans and schedules will be required, including soil testing to determine proper nutrient requirements; and
6. Such other site-specific terms as may be required by the specific nature and topography of the site in the discretion of the VESMP Authority.

I. Stormwater management plan. A stormwater management plan must be approved by the VESMP Authority prior to any land disturbing activity. Such plan must include plan for phased development so that no greater than 10% of the area intended to be utilized for Photovoltaic panels on the project will be disturbed at any one time. The owner or operator shall conduct water quality testing of the water in all stormwater basins constructed pursuant to the stormwater management plan to monitor the water quality within the project for contaminants listed in the primary drinking water regulations (“Contaminants”) as compiled by the U.S. Environmental Protection Agency. The owner or operator shall obtain a baseline sample from each basin installed, while stormwater is present in such basin, following the construction and approval of the basins, but prior to the installation of any photovoltaic panels and have such sample tested by a qualified provider approved by the Zoning Administrator prior to commencing construction to establish a baseline. The owner or operator will inform the Zoning Administrator of the installation of the monitoring wells and provide the Zoning Administrator with an opportunity to inspect the well prior to the delivery of solar panels to the project site for storage or installation. The owner or operator shall likewise obtain samples and provide test results to the Zoning Administrator annually for the first five (5) years after commercial operation commences, and every three (3) years thereafter.

J. Virginia Cultural Resource Information System report. A report by the Virginia Department of Historic Resources Virginia Cultural Resource Information System must be submitted to identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.

K. Additional information. If deemed relevant to the consideration of a special use permit application or the conditions to be included in any special use permit, the Zoning Administrator, Planning Commission or Board of Supervisors may require the applicant to submit any of the following information, either as part of the special use permit application or as a condition of any special use permit:

1. As a condition of the special use permit, the applicant will be required to submit a construction plan, including a proposed construction schedule and hours of operation, before obtaining a building permit. There shall be no construction operations on Sunday, except in the case of an emergency.
2. The identification and location of any existing solar energy facilities and any known proposed solar energy facilities within a five (5) mile radius of the proposed site.

3. A report of impact on adjacent property values prepared by a qualified third-party, such as a licensed real estate appraiser.

4. An economic impact analysis prepared by a qualified third-party that reports any expected change in the value of the subject property, expected employment during the construction of the facility, any expected impact on the County's tax revenues, the estimated costs to the County associated with the facility in the form of additional services, and information on any other economic benefits or burdens from the facility that may be requested by the Zoning Administrator.

5. A copy of the cultural resources review conducted in conjunction with the state department of historic resources for the permit by rule process shall be submitted by the applicant prior to the issuance of a building permit. This report shall be in addition to the report required in subsection (J)(1) and shall further identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.

6. A report on the potential impacts on wildlife and wildlife habitats at the site and within a two-mile radius of the proposed facility using information provided by the state department of game and inland fisheries or a report prepared by a qualified third-party.

7. A glint and glare study that demonstrates either that the panels will be sited, designed, and installed to eliminate glint and glare effects on roadway users, nearby residences, commercial areas, and other sensitive viewing locations, or that the applicant will use all reasonably available mitigation techniques to reduce glint and glare to the lowest achievable levels. The study will assess and quantify potential glint and glare effects and address the potential health, safety, and visual impacts associated with glint and glare. Any such assessment must be conducted by qualified individuals using appropriate and commonly accepted software and procedures.

8. Information and data sheets of solar voltaic panels proposed for use at the facility.

L. Review fees. The County may retain qualified third-parties to review portions of a permit application that are outside the County's areas of expertise and do not have adequate state and federal review. Any out-of-pocket costs incurred by the County for such review by qualified third-parties shall be paid by applicant.

M. Community meeting. A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed facility. The meeting shall adhere to the following:

1. The applicant shall inform the Zoning Administrator and adjacent property owners in writing of the date, time and location of the meeting, at least seven (7) but no more than fourteen (14) days, in advance of the meeting date;

2. The date, time and location of the meeting shall be advertised in a newspaper of record in the County by the applicant, at least seven (7) but no more than fourteen (14) days, in advance of the meeting date;

3. The meeting shall be held within a reasonably close proximity to the proposed facility, at a location open to the general public with adequate parking and seating facilities that will accommodate persons with disabilities;

4. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback; and

5. The applicant shall provide to the Zoning Administrator with a summary of any input received from members of the public at the meeting.

N. Post-application documentation and approvals. All documentation required to be submitted to and approvals required from the County after the issuance of the permit shall, unless otherwise stated in the conditions attached to the special use permit, be submitted or obtained no later than the date of any application for a building permit for the facility. The failure or refusal to submit required documentation or obtain required approvals following the issuance of a special use permit shall result in the suspension of the special use permit and the denial of the building permit.

For state law authority, see [Va. Code §15.2-2283](#) and [§15.2-2284](#).

Sec. 22-17.25. Location, appearance, and operational requirements.

The following requirements apply to large scale and community/ shared solar energy facilities:

A. Visual impacts. The applicant shall demonstrate through project siting and proposed mitigation, if necessary, that the solar project minimizes impacts on viewsheds, including from residential areas and areas of scenic, historical, cultural, archaeological, and recreational significance. The facility shall utilize only panels that employ anti-glare technology, anti-reflective coatings, and other available mitigation techniques, all that meet or exceed industry standards, to reduce glint and glare. The applicant shall provide written certification from a qualified expert acceptable to the County that the facility's panels incorporate and utilize anti-glare technology and anti-reflective coatings and reduce glint and glare to levels that meet or exceed industry standards.

B. Signage. All signage on the site shall comply with the County sign ordinance, as adopted and from time to time amended.

C. Noise. Noise levels from the facility shall comply at all times with the County noise ordinance, as adopted and from time to time amended.

D. Setbacks. The project area shall be set back a distance of at least 150 feet from all public rights-of-way and main buildings on adjoining parcels, and a distance of at least 150 feet from adjacent property lines. Exceptions may be made for adjoining parcels that are owned by the applicant, and all interior lot lines within the project area. Increased setbacks up to 800 feet and additional buffering may be included in the conditions for a particular permit on a case-by-case basis. Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.

E. Fencing. The project area shall be enclosed by chain link security fencing not less than six feet in height and equipped with an appropriate anticlimbing device such as strands of barbed wire on top of the fence. The height and/or location of the fence may be altered in the conditions for a particular permit. Fencing must be installed on the interior of the vegetative buffer required in this section so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained at all times while the facility is in operation.

F. Vegetative buffer. A vegetated buffer sufficient to mitigate the visual impact of the facility is required. The buffer shall consist of a landscaped strip at least 75 feet wide, shall be located within the setbacks required under subsection (D), and shall run around the entire perimeter of the property. The buffer shall consist of existing vegetation and, if deemed necessary for the issuance of a special use permit, an installed landscaped strip consisting of a minimum of four (4) rows of staggered trees and other vegetation. The rows shall be no more than 15 feet apart. A detailed, scaled drawing of the landscaped strip must be submitted with the application and must include tree species and growth expectations. This buffer must be made up of plant materials at least six and one-half (6.5) feet tall at the time of planting and that are reasonably expected to grow to a minimum height of ten (10) feet within three (3) years. New plantings must be installed prior to any land disturbance activities and shall be verified during the permitting process.

The Planning Commission or Board of Supervisors may require increased setbacks and additional or taller vegetative buffering in situations where the height of structures or the topography affects the visual impact of the facility. Non-invasive plant species and pollinator- friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers must be used in the vegetative buffer. Fencing must be installed on the interior of the buffer. Until such time as the vegetative buffer completely screens the solar energy facility from the view of adjacent property owners, the owner and/or operator shall use green privacy slats in the required fencing. A recommendation that the screening and/or buffer creation requirements be waived or altered may be made by the planning commission when the applicant proposes to use existing wetlands or woodlands, as long as the wetlands or woodlands are permanently protected for use as a buffer. Existing trees and vegetation may be maintained within such buffer areas except where dead, diseased or as necessary for development or to promote healthy growth, and such trees and vegetation may supplement or satisfy landscaping requirements as applicable. If existing trees and vegetation designated for the vegetative buffer are disturbed or removed, this action shall constitute a violation of the special use permit, and a new vegetative buffer plan will have to be submitted to the Zoning Administrator and approved by the Board of Supervisors before the owner or applicant may resume development of the site. The buffer shall be maintained for the life of the facility.

G. Pollinator habitats. The project area will be seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers as required by the Zoning Administrator. The project area will be seeded promptly following completion of construction in such a manner as to reduce invasive weed growth and sediment in the project area. The owners and operator also are required to install pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the setbacks and vegetative buffering.

H. Height. Ground-mounted solar energy generation facilities shall not exceed a height of twenty (20) feet, which shall be measured from the highest natural grade below each solar panel. This limit shall not apply to utility poles and the interconnection to the overhead electric utility grid.

I. Lighting. Lighting shall be limited to the minimum reasonably necessary for security purposes and shall be designed to minimize off-site effects. Lighting on the site shall comply with any dark skies ordinance the Board of Supervisors may adopt or, from time to time, amend.

J. Density; location. Large scale solar energy facilities shall not be located within one mile of an airport unless the applicant submits, as part of its application, written certification from the Federal Aviation Administration that the location of the facility poses no hazard for, and will not interfere with, airport operations. In addition, no more than three percent (3%) of the land in a five (5) mile radius of the center of any proposed new large scale solar energy facility may be approved for use as a large scale solar energy facility, except as provided herein. Notwithstanding the foregoing maximum density, the Board may, in compelling circumstances deemed appropriate by the Board, approve a special use permit for large scale solar energy facilities that exceed the maximum density set forth in the preceding sentence.

Community/ shared solar energy facilities shall not be located within one mile of an airport unless the applicant submits, as part of its application, written certification from the Federal Aviation Administration that the location of the facility poses no hazard for, and will not interfere with, airport operations. In addition, no more than one-half (1/2) percent of the land in a five (5) mile radius of the center of any proposed new community/ shared solar energy facility may be approved for use as a community/ shared solar energy facility, except as provided herein.

Notwithstanding the foregoing maximum density, the Board of Sueprvisors may, in compelling circumstances deemed appropriate by the Board, approve a special use permit for community/ shared solar energy facilities that exceed the maximum density set forth in the preceding sentence.

K. Entry and inspection. The owners and/or operator will allow designated County officials access to the facility for inspection purposes, provided such inspectors will be subject to the owners' and/or operator's safety requirements and protocols while within the facility.

L. Water Testing. The owner or operator shall drill test wells at locations agreed to on the final site plan to monitor the water quality within the project for contaminants listed in the primary drinking water regulations (“Contaminants”) as compiled by the U.S. Environmental Protection Agency. There shall be one (1) well for each 100 acres of Project Area.

1. Monitoring wells shall be installed to the first encountered groundwater beneath the Solar Facility in accordance with applicable Virginia DEQ guidance and regulations. Monitoring wells shall be installed prior to the delivery of solar panels to the project site for storage or installation. The owner or operator will inform the Zoning Administrator of the installation of the monitoring wells and provide the Zoning Administrator with an opportunity to inspect the well prior to the delivery of solar panels to the project site for storage or installation. Monitoring wells shall be tested by a qualified provider approved by the Zoning Administrator prior to commencing construction to establish a baseline.

2. Following baseline testing of monitoring wells and prior to commencing construction, the applicant shall make reasonable attempts to work with property owners whose property boundaries lie within 2,000 feet of any property boundary of the property on

which the solar energy project site is located to test the current conditions of the drinking water for those properties to create a baseline for future testing as may be required.

3. Testing wells shall be at the sole expense of the owner or operator and no portion of any cost incurred shall be borne by the County. The owner or operator shall provide the results of a test conducted by a qualified provider approved by the Zoning Administrator annually for the first five (5) years after commercial operation commences, and every three (3) years thereafter. The scope and/or frequency of the testing shall be increased at the discretion of the Zoning Administrator if there is reason to believe that the solar facility has introduced contaminants into the ground water to unsafe levels (based on EPA primary drinking water regulations). The Zoning Administrator also may require the owner or operator to initiate more frequent testing in the event of a natural disaster which has damaged the facility or its equipment.

4. Should test results indicate increased levels of contaminants attributable to the facility, the owner or operator shall offer to test all previously tested private wells within 2,000 feet of the boundaries of the site.

5. Should test results indicate unsafe levels of contaminants attributable to the facility, the owner or operator shall be responsible for submitting a written plan to the Zoning Administrator to take necessary actions in order to provide safe and adequate drinking water to any adjacent property owners affected by the facility.

M. Soil Testing. The owner or operator shall conduct soil testing on the site as follows:

1. Testing shall be conducted in no less than three (3) locations for each 100 acres of Project Area,

2. Testing shall be conducted prior to the issuance of a land disturbance permit and every five (5) years thereafter. Testing also shall be conducted immediately prior to decommissioning and immediately following the termination of decommissioning; and any upon the occurrence of any major event at the site, as determined by the County.

3. Samples shall be analyzed for type, acidity, and nutrient levels, including nitrogen, phosphorous, potassium, magnesium, sulfur, zinc, and calcium. Samples also shall be analyzed for heavy metals and other toxins in accordance with test parameters established by DEQ.

4. Testing shall be performed by a service provider retained by the owner or operator and approved by the County.

5. A test report for each testing event, including an executive summary, shall be provided to the Zoning Administrator within ten (10) days of the completion of the testing.

6. No cost shall be incurred by the County relating to soil testing or reports of soil testing provided to the County.

N. Prior to commencing construction, the owner/operator must submit a pre-construction evaluation of the condition of the roads along the delivery routes to the Zoning Administrator and VDOT review and acceptance. Upon completion of construction, the owner/operator must submit a post-construction evaluation of the condition of the roads along the delivery routes to the Zoning Administrator and VDOT for review. The post-construction evaluation shall include a plan for repairing any damage caused to the public roads along the delivery route directly attributable to the construction of the facility. The owner/operator shall be responsible for causing such repairs to be completed and shall be responsible for coordination of the repairs with VDOT. All roadway repairs along the delivery routes shall be made at owner/operator expense. As a condition of the issuance of a special use permit, the Board of Supervisors may require that the site plan performance bond be extended to cover costs associated with repairs required to be completed to the delivery route.

The roadway conditions evidenced in the pre-construction evaluation shall be the baseline expectation of roadway conditions to be maintained during the project at the owner/operator's sole expense.

A delivery route plan shall be submitted to the Zoning Administrator and VDOT for review prior to any deliveries to the project site. This plan shall indicate directional signage to be installed along the delivery routes servicing the project in order to effectively direct delivery vehicles along the designated routes

O. Community/ shared solar facilities shall submit an annual report of subscribers of the facility to the Zoning Administrator.

For state law authority, see [Va. Code §15.2-2283](#) and [§15.2-2284](#).

Sec. 22-17.26. Additional considerations for conditions.

To preserve and protect County viewsheds and resources, to protect the health, safety, and welfare of the community, and to otherwise advance the purpose and intent of this article, the following non-exhaustive list of additional criteria may be considered by the planning commission and the Board of Supervisors in addressing whether to recommend or grant a permit, and what conditions to impose on any permit, for a large scale or community/ shared solar energy facility:

- A. The topography of the site and the surrounding area.
- B. The proximity of the site to, observability from, and impact on urban and residential areas.
- C. The proximity of the site to, observability from, and impact on areas of historical, cultural, and archaeological significance.
- D. The proximity of the site to other large scale or community/ shared solar energy facilities, other energy generating facilities, and utility transmission lines.
- E. The proximity of the site to, observability from, and impact on areas of scenic significance, such as scenic byways, vistas, and blueways.

F. The proximity of the site to, observability from, and impact on public rights-of-way, including but not necessarily limited to highways, secondary roads, streets, and scenic byways.

G. The proximity of the site to, observability from, and impact on recreational areas, such as parks, battlefields, trails, lakes, rivers, and creeks.

H. The proximity of the site to airports.

I. The preservation and protection of wildlife and pollinator habitats and corridors.

J. The proximity of the site to any urban planning area or community planning area identified in the comprehensive plan.

K. The size of the site.

L. The proposed use of available technology, coatings, and other measures for mitigating adverse impacts of the facility.

M. Any other criteria addressed in sections [§22-17.24](#) and [22-17.25](#) of this Code

N. The preservation and protection of prime farmland in the County, provided that:

1. “Prime farmland” shall have the meaning assigned to it by the Natural Resource Conservation Service of the United States Department of Agriculture, except that lands established in silviculture shall not be considered prime farmland;

2. If no more than ten percent (10%) of the site is prime farmland, this consideration will be waived;

3. If more than ten percent of the site is prime farmland that is not contiguous, this consideration may be waived;

4. If more than ten percent of the site is prime farmland that is contiguous, the prime farmland can be removed from the project area; and

5. The Board of Supervisors may waive any or all of the foregoing.

O. The proposed dedication of real property of substantial value or substantial cash payments for, or proposed construction of, substantial public improvements, the need for which is not generated solely by the granting of a special use permit, so long as reasonably related to the project.

The enumeration of these criteria shall not prohibit the planning commission or Board of Supervisors from considering other factors deemed relevant to a specific special use permit application based on the details of the application. Nothing herein shall limit in any manner the nature and scope of reasonable conditions that may be recommended by the planning commission or imposed by the Board of Supervisors.

For state law authority, see [Va. Code §15.2-2283](#) and [§15.2-2284](#).

Sec. 22-17.27. Unsafe or abandoned projects; decommissioning.

A. If a solar energy facility has been determined to be unsafe by the County Building Official, the facility shall be required to be repaired by the facility owner, site owner, or operator to meet federal, state, and local safety standards, or to be removed by the owners or operator. The owners or operator must complete the repair or removal of the facility, as directed by the building official, within the time period allowed by the building official. If directed to do so by the building official, the owners or operator will remove the solar energy facility in compliance with decommissioning plan established for such facility.

B. If any solar energy generation facility is not operated for a continuous period of six (6) months, the County may notify the facility owner by registered or certified mail at its last known mailing address and provide forty-five (45) days for a response. In its response, the facility owner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the County deems the timetable for corrective action to be unreasonable, it may notify the facility owner, and the facility owner, site owner, or operator shall remove the solar energy facility in compliance with decommissioning plan established for such facility.

C. At such time that a solar energy facility is scheduled to be abandoned, the facility owner, site owner, or operator shall notify the Zoning Administrator in writing.

D. Within 365 days of the date of abandonment, whether as declared by the County under subsection (B) or as scheduled by the owners or operator under subsection (C), the facility owner, site owner, or operator shall complete the physical removal of the solar energy facility in compliance with decommissioning plan established for such facility. This period may be extended at the request of the owners or operator, upon approval of the Board of Supervisors.

E. When the facility owner, site owner, operator, or other responsible party decommissions a solar energy facility, he shall handle and dispose of the equipment and other facility components in conformance with federal, state, and local requirements. All equipment, both above and below ground, must be removed as part of the decommissioning plan. Internal paths, roads, travelways, and landscaping may be left at the discretion of the site owner.

F. If the facility owner, site owner, or operator fails to timely remove or repair an unsafe or abandoned solar energy facility after written notice, the County may pursue a legal action to have the facility removed at the expense of the facility owner, site owner, or operator, each of whom shall be jointly and severally liable for the expense of removing or repairing the facility. The County also may call upon the decommissioning security to remove the facility.

For state law authority, see [Va. Code §15.2-2241.2](#).

Sec. 22-17.28. Revenue sharing.

A. Campbell County hereby assesses: (i) a revenue share of \$1,400.00 per megawatt, as measured in alternating current (AC) generation capacity of the nameplate capacity of the facility

based on submissions by the facility owner to the interconnecting utility, on any solar photovoltaic (electric energy) project, and (ii) a revenue share of \$1,400.00 per megawatt, as measured in alternating current (AC) storage capacity, on any energy storage system.

B. The revenue share of \$1,400.00 per megawatt imposed pursuant to subsection (A) of this section shall be increased on July 1, 2026, and every five years thereafter, by ten percent.

1. The provisions of this subsection (B) shall not apply to solar photovoltaic projects or energy storage systems for which an application was filed with the locality, as defined by [Virginia Code §58.1-3660\(D\)](#), and such application was approved by the locality prior to January 1, 2021.

2. The provisions of this subsection (B) shall apply to all solar photovoltaic projects and energy storage systems for which an application is approved by the locality on or after January 1, 2021.

C. For purposes of this section, “solar photovoltaic (electric energy) project” shall not include any project that is (i) described in [§56-594](#), [§56-594.01](#), or [§56-594.2](#) of the Code of Virginia; or (ii) 20 megawatts or less, as measured in alternating current (AC) generation capacity, for which an initial interconnection request form has been filed with an electric utility or a regional transmission organization on or before December 31, 2018.

For state law authority, see [Va. Code §15.2-2636](#).

ARTICLE X. AIRPORT REGULATIONS

Sec. 22-18. Preston Glenn Airport and Brookneal/Campbell County Airport.

All zoning districts within the glide slopes of the two airports located in Campbell County shall be subject to all Federal and State regulations with regard to height of tower, utility pole, building or manmade structures.

For state law authority, see [Va. Code §15.2-2294](#), [§15.2-2283](#), and [§15.2-2284](#). See also [Va. Code §15.2-2293](#).

ARTICLE XI. CONDITIONAL ZONING

Sec. 22-19. Conditional zoning; declaration of policy and findings; purpose.

It is the general policy of this County to provide for the orderly development of land, for all purposes, through zoning and other land development enactments. Frequently, where competing and incompatible uses conflict, traditional zoning methods and procedures are inadequate. In these cases, more flexible and adaptable zoning methods are necessary to permit differing land uses and at the same time to recognize effects of change. It is the purpose of this section and [§22-20](#) through [§22-24](#) of this Code, in accordance with the provisions of [§22-35](#) of this Code, to provide a more flexible and

adaptable zoning method to cope with situations found in such zones through conditional zoning, whereby a zoning reclassification may be allowed subject to certain conditions proffered by the zoning applicant for the protection of the community that are not generally applicable to land similarly zoned. The provisions of this section and the following five (5) sections shall not be used for the purpose of discrimination in housing.

For state law authority, see [Va. Code §15.2-2296](#) and [Va. Code §15.2-2297](#).

Editor's note: Chapter 587 of the 1997 Virginia Acts of Assembly inserted a new next-to-last sentence in [Va. Code §15.2-2296](#) which is *not* set out in this section, but which provides as follows:

“The exercise of authority granted pursuant to §§15.2-2296 through 15.2-2302 shall not be construed to limit or restrict powers otherwise granted to any locality, nor to affect the validity of any ordinance adopted by any such locality which would be valid without regard to this section.”

Note that [Va. Code §15.2-2296](#), [§15.2-2297](#), [§15.2-2299](#), [§15.2-2300](#), [§15.2-2301](#), and [§15.2-2302](#) correspond to the provisions of [§22-19](#) through [§22-24](#) of this Code. *Ordinances pursuant to Va. Code §15.2-2298 have not been adopted by Campbell County at this time.*

Sec. 22-20. Conditions as part of rezoning or amendment to zoning map.

A. An applicant for a conditional zoning permit may voluntarily proffer in writing, provided that the applicant is the owner of the property, reasonable conditions, prior to a public hearing before the Board of Supervisors, in addition to the regulations provided for the zoning district or zone by this chapter, as a part of a rezoning or amendment to a zoning map; provided that (i) the rezoning itself must give rise to the need for the conditions; (ii) the conditions shall have a reasonable relation to the rezoning; (iii) the conditions shall not include a cash contribution to the County; (iv) the conditions shall not include mandatory dedication of real or personal property for open space, parks, schools, fire departments or other public facilities not otherwise provided for in the Subdivision Ordinance; (v) the conditions shall not include a requirement that the applicant create a property owners' association under [Va. Code §55.1-1800 et seq.](#) which includes an express further condition that members of a property owners' association pay an assessment for the maintenance of public facilities owned in fee by a public entity, including open space, parks, schools, fire departments and other public facilities not otherwise provided for in the Subdivision Ordinance; however, such facilities shall not include sidewalks, special street signs or markers, or special street lighting in public rights-of-way not maintained by the Virginia Department of Transportation; (vi) the conditions shall not include payment for or construction of offsite improvements except those provided for in the Subdivision Ordinance; (vii) no condition shall be proffered that is not related to the physical development or physical operation of the property; and (viii) all such conditions shall be in conformity with the comprehensive plan. The Board of Supervisors may also accept amended proffers once the public hearing has begun if the amended proffers do not materially affect the overall proposal. Once proffered and accepted as part of an amendment to the zoning ordinance, the conditions shall continue in effect until a subsequent amendment changes the zoning on the property covered by conditions. However, the conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

B. In the event proffered conditions include a requirement for the dedication of real property of substantial value or construction of substantial public improvements, the need for which is not generated solely by the rezoning itself, then no amendments to the zoning map for the property subject to such conditions, nor the conditions themselves, nor any amendments to the text of the zoning ordinance with respect to the zoning district applicable thereto initiated by the Board of Supervisors, which eliminate, or materially restrict, reduce, or modify the uses, the floor area ratio, or the density of use permitted in the zoning district applicable to such property, shall be effective with respect to such property unless there has been mistake, fraud, or a change in circumstances substantially affecting the public health, safety, or welfare.

C. Any landowner who has prior to July 1, 1990, proffered the dedication of real property of substantial value or construction of substantial public improvements, the need for which is not generated solely by the rezoning itself, but who has not substantially implemented such proffers prior to July 1, 1990, shall advise the Board of Supervisors by certified mail prior to July 1, 1991, that he intends to proceed with the implementation of such proffers. The notice shall identify the property to be developed, the zoning district and the proffers applicable thereto. Thereafter, any landowner giving such notice shall have until July 1, 1995, substantially to implement the proffers or such later time as the Board of Supervisors may allow. Thereafter, the landowner in good faith shall diligently pursue the completion of the development of the property.

Any landowner who complies with the requirements of this subsection shall be entitled to the protection against action initiated by the Board of Supervisors affecting use, floor area ratio, and density set out in subsection B of this section, unless there has been mistake, fraud, or a change in circumstances substantially affecting the public health, safety, or welfare, but any landowner failing to comply with the requirements of this subsection shall acquire no rights pursuant to this section.

D. The provisions of subsections B and C of this section shall be effective prospectively only, and not retroactively, and shall not apply to any zoning ordinance text amendments which may have been enacted prior to March 10, 1990. Nothing contained herein shall be construed to affect any litigation pending prior to July 1, 1990, or any such litigation nonsuited and thereafter refiled.

Nothing in this section shall be construed or affect or impair the authority of the Board of Supervisors to:

1. Accept proffered conditions which include provisions for timing or phasing of dedications, payments, or improvements; or
2. Accept or impose valid conditions pursuant to the granting of special exceptions under suitable regulations and safeguards as authorized by provision 3 of [Va. Code §15.2-2286\(A\)](#) or other provision of law.

E. A zoning permit fee of five hundred dollars (\$500.00) and additional fees related to the costs of publicizing and conducting the public hearing as required by the Board of Supervisors shall be paid when the application for conditional zoning permit is filed.

For state law authority, see [Va. Code §15.2-2297](#).

Sec. 22-21. Enforcement and guarantees.

A. Pursuant to the authority of [Va. Code §15.2-2286\(A\)\(4\)](#), the Zoning Administrator shall have all necessary authority on behalf of the Board of Supervisors to administer and enforce this zoning ordinance. His authority shall include:

1. ordering in writing the remedying of any condition found in violation of the zoning ordinance;
2. insuring compliance with the zoning ordinance, bringing legal action, including injunction, abatement, or other appropriate action or proceeding subject to appeal pursuant to [Va. Code §15.2-2311](#); and
3. in specific cases, making findings of fact and, with concurrence of the County Attorney, conclusions of law regarding determinations of rights accruing under [Va. Code §15.2-2307](#), or subsection (C) of [Va. Code §15.2-2311](#).

B. Pursuant to the authority of [Va. Code §15.2-2299](#), the Zoning Administrator is vested with all necessary authority on behalf of the Board of Supervisors to administer and enforce conditions attached to a rezoning or amendment to a zoning map, including:

1. the ordering in writing of the remedy of any noncompliance with the conditions;
2. the bringing of legal action to insure compliance with the conditions, including injunction, abatement, or other appropriate action or proceeding; and
3. requiring a guarantee, satisfactory to the Board of Supervisors, in an amount sufficient for and conditioned upon the construction of any physical improvements required by the conditions, or a contract for the construction of the improvements and the contractor's guarantee, in like amount and so conditioned, which guarantee shall be reduced or released by the Board of Supervisors, or agent thereof, upon the submission of satisfactory evidence that construction of the improvements has been completed in whole or in part. Failure to meet all conditions shall constitute cause to deny the issuance of any of the required use, occupancy, or building permits, as may be appropriate.

For state law authority, see [Va. Code §15.2-2299](#), [§15.2-2286\(A\)](#) at provision 4, and [§15.2-2208](#).

Editor's note: Subsections (A) and (B) above are identical to subsections (A) and (B) of [§22-6](#).

For provision requiring Zoning Administrator to respond within ninety (90) days of a request for a decision or determination on zoning matters within the scope of his authority unless the requester has agreed to a longer period, see [Va. Code §15.2-2286\(A\)](#) at provision 4 and also [§22-6\(E\)](#) of this Code.

Sec. 22-22. Records.

The zoning map shall show by an appropriate symbol on the map the existence of conditions attaching to the zoning on the map. The Zoning Administrator shall keep in his office and make available for public inspection a Conditional Zoning Index. The Index shall provide ready access to the ordinance creating conditions in addition to the regulations provided for in a particular zoning district or zone. The Zoning Administrator shall update the Index annually and no later than November 30 of each year.

For state law authority, see [Va. Code §15.2-2300](#).

Editor's note: [Va. Code §15.2-2300](#) also requires that the Conditional Zoning Index shall provide ready access to all proffered cash payments and expenditures disclosure reports prepared by the local governing body pursuant to [Va. Code §15.2-2303.2](#) in affected localities.

Sec. 22-23. Petition for review of decision.

Any zoning applicant or any other person who is aggrieved by a decision of the Zoning Administrator made pursuant to the provisions of [§22-21](#) of this Code may petition the Board of Supervisors for review of the decision of the Zoning Administrator. All petitions for review shall be filed with the Zoning Administrator and with the Clerk of the Board of Supervisors within thirty (30) days from the date of the decision for which review is sought and shall specify the grounds upon which the petitioner is aggrieved. A decision by the Board of Supervisors on an appeal taken pursuant to this section shall be binding upon the owner of the property which is the subject of such appeal only if the owner of such property has been provided written notice of the zoning violation, written determination, or other appealable decision.

An aggrieved party may petition the circuit court for review of the decision of the Board of Supervisors on an appeal taken pursuant to this section. The provisions of [Va. Code §15.2-2285\(F\)](#) shall apply to such petitions to the circuit court, mutatis mutandis.

For state law authority, see [Va. Code §15.2-2301](#).

Sec. 22-24. Amendments and variations of conditions.

A. Subject to any applicable public notice or hearing requirement of subsection (B) but notwithstanding any other provision of law, any landowner subject to conditions proffered pursuant to [Va. Code §15.2-2297](#), [§15.2-2298](#), [§15.2-2303](#), or [§15.2-2303.1](#) may apply to the governing body for amendments to or variations of such proffered conditions provided only that written notice of such application be provided in the manner prescribed by subsection (B) of [Va. Code §15.2-2204](#). Further, the approval of such an amendment or variation by the governing body shall not in itself cause the use of any other property to be determined a nonconforming use.

B. There shall be no such amendment or variation of any conditions proffered pursuant to [Va. Code §15.2-2297](#), [§15.2-2298](#), [§15.2-2303](#), or [§15.2-2303.1](#) until after a public hearing before the Board of Supervisors pursuant to the provisions of [Va. Code §15.2-2204](#). However, where an amendment to proffered conditions is requested pursuant to subsection A, and where such amendment does not affect conditions of use or density, the Board of Supervisors may waive the requirement for

a public hearing (i) under this section and (ii) under any other statute, ordinance, or proffer requiring a public hearing prior to amendment of such proffered conditions.

C. Once amended pursuant to this section, the proffered conditions shall continue to be an amendment to the zoning ordinance and may be enforced by the Zoning Administrator pursuant to the applicable provisions of this Chapter.

D. Notwithstanding any other provision of law, no claim of any right derived from any condition proffered pursuant to [Va. Code §15.2-2297](#), [§15.2-2298](#), [§15.2-2303](#), or [§15.2-2303.1](#) shall impair the right of any landowner subject to such a proffered condition to secure amendments to or variations of such proffered conditions.

E. Notwithstanding any other provision of law, the Board of Supervisors may waive the written notice requirement of subsection A in order to reduce, suspend, or eliminate outstanding cash proffer payments for residential construction calculated on a per-dwelling-unit or per-home basis that have been agreed to, but unpaid, by any landowner.

For state law authority, see [Va. Code §15.2-2302](#) and [§15.2-2204](#). See also [Va. Code §15.2-2205](#).

Sec. 22-24.01. Recorded plat or final site plan; conflicting zoning conditions.

If the provisions of a recorded plat or final site plan, which was specifically determined by the Board of Supervisors *and not its designee* to be in accordance with the zoning conditions previously approved pursuant to [§22-19](#) through [§22-24](#) of this Code, conflict with any underlying zoning conditions of such previous rezoning approval, the provisions of the recorded plat or final site plan shall control, and the zoning amendment notice requirements of [§22-4.1](#) of this Code and [Va. Code §15.2-2204](#) shall be deemed to have been satisfied.

For state law authority, see [Va. Code §15.2-2261.1](#).

ARTICLE XI.A. PLANNED UNIT DEVELOPMENT

Sec. 22-24.1. Purpose and intent.

A. It is the intent of the Planned Unit Development (PUD) article to provide flexible land use and design regulations through the use of performance criteria so that small to large scale neighborhoods or portions thereof may be developed within the County that incorporate a variety of residential and accessory commercial and service types and contain both individual building sites and common property which are planned and developed as a unit. It is the intent of the Board of Supervisors to create a superior living environment through unified planning and building operations, to encourage variety in housing and well-located community facilities, to protect the natural beauty of the landscape, to encourage preservation and more efficient use of open space, to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between land uses of different types and between land uses and transportation facilities, while protecting existing and future development and achieving the goals of the Comprehensive Plan. Such a planned unit is to be designed and organized so as to be capable of satisfactory use and

operation as a separate entity without necessarily needing the participation of other building sites or common property in order to function as a neighborhood.

This article recognizes that while standard zoning function (bulk) and the subdivision function (planning and design) are appropriate for the regulation of land use in areas or neighborhoods that are already substantially developed, these controls represent a type of preregulation, regulatory rigidity and uniformity which may be inimical to the techniques of land development contained in the Planned Unit Development concept. Thus, where PUD techniques are deemed appropriate by the Board of Supervisors, all dimensional specifications, setback requirements, buffering requirements, landscaping requirements, location of off-street parking facilities and location of recreation facilities prescribed elsewhere in this Code are herein replaced by an approval process in which an approved site plan becomes the basis for continuing land use controls.

B. In order to carry out the intent of this article, a PUD shall achieve the following objectives:

1. A maximum choice in types of environment; occupancy tenure (e.g., cooperatives, individual ownership condominium, leasing); types of housing; lot sizes; and community facilities available to existing and potential residents at all economic levels and, where appropriate, specific types of community to be developed;
2. More open space and recreation areas;
3. The preservation of trees, outstanding natural topography and geological features and prevention of soil erosion;
4. A creative use of land and related physical developments which allows an orderly transition of undeveloped land to high intensity mixed use development;
5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering housing costs;
6. A development pattern in harmony with the objectives of the Campbell County Comprehensive Plan; and
7. A more desirable environment than would be possible through the strict application of other articles of the Zoning or Subdivision Ordinances.

C. For purposes of this article, a Planned Unit Development is defined in [§22-2\(B\)\(67\)](#) of this Code and shall mean a form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculations are performed for the entire development rather than on an individual lot basis.

For state law authority, see [Va. Code §15.2-2200](#) and [Va. Code §15.2-2286](#), especially (A)(9).

Editor’s note: Pursuant to [Va. Code §1-216](#) and §1-2 of the Campbell County Code of 1988, regarding the use of gender-specific words in statutes or ordinances, “Gender” is defined as follows: “A word used in the masculine includes the feminine and neuter.” See also [Va. Code §2.2-3901](#).

Sec. 22-24.2. General requirements for Planned Unit Developments.

A. **Minimum Area.** Generally, the minimum area required to qualify for a Planned Unit Development shall be twenty-five (25) contiguous acres of land. Where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this article, the Board of Supervisors, upon recommendation of the Planning Commission, may consider projects with less acreage.

B. **Ownership.** The tract of land for a project may be owned, leased, controlled or under option by a single person or corporation or by a group of individuals or corporations. The application for establishment of a PUD must be filed by the owner or jointly by all owners of property included in the project or by the property owner’s authorized agent having a power of attorney to sign the petition. In case of multiple ownership, the approved plan shall be binding on all owners. The application for the establishment of a PUD District may include a proposal for subsequent division of ownership into one or more separately owned or operated units. If approved with the remainder of the application, said division may be accomplished without further approval under the Subdivision Ordinance or otherwise. A new or amended plan of division shall be considered as an amendment to an approved planned unit development.

C. **Location of Planned Unit Developments.** A Planned Unit Development may be established by a special use permit in R-MF residential zones within the County where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this article and are consistent with the Comprehensive Plan of Campbell County.

D. **Management and Ownership of Common Open Space Property and Facilities in Planned Unit Developments.** All common open space properties and facilities shall be preserved for their intended purpose as expressed in the approved plan. The developer shall provide for the establishment of a homeowner’s association of all individuals or corporations owning property within the Planned Unit Development to ensure the maintenance of all common open space properties and facilities. Performance guarantees may be required as hereinafter set forth.

E. **Fee Schedule For Planned Unit Development Approval.** A fee of five hundred dollars (\$500.00) or actual cost to the County, which may include necessary outside consulting services, *whichever amount is greater*, shall be paid by the applicant for the examination and approval or disapproval of each phase of a Planned Unit Development reviewed by the County of Campbell. Such fee shall in no instance exceed an amount commensurate with the services rendered taking into consideration the time, skill, and expense involved.

The fee charged under this section shall be *in addition to* any other fee charged under [§22-33](#) or [§22-35](#) of this Code.

For state law authority, see [Va. Code §15.2-2286](#), especially (A)(6). See also [Va. Code §15.2-107](#).

Sec. 22-24.3 Permitted uses in Planned Unit Developments.

All uses within an area designated as a Planned Unit Development are determined by the provisions of this article and the approved plan for the project.

A. **Residential Uses.** Residences may be of any variety and type. In developing a balanced community, the use of a variety of housing types shall be deemed to be most in compliance with the intent of this article. However, at least twenty (20%) percent of the total number of dwelling units within any Planned Unit Development shall be in single-family detached structures. Upon receipt of a recommendation of the Planning Commission, the Board of Supervisors may reduce or eliminate the mandatory single-family detached structure requirement.

B. **Accessory Commercial, Service and other Nonresidential Uses.** Commercial, service and other nonresidential uses may be permitted (or required) where such uses are designed to serve the residents of the Planned Unit Development. The following proportions are deemed to be in keeping with the overall intent of the Planned Unit Development concept:

1. Where the Planned Unit Development contains one hundred (100) or more dwelling units, a maximum of twenty-four hundred square feet (2,400 ft.²) of floor area for every one hundred (100) dwelling units may be used for limited commercial and/or service purposes. Such commercial or service area may be in separate buildings or incorporated within two-family or multi-family structures or in a suitable combination of these alternatives.

2. Where the Planned Unit Development contains three hundred (300) or more dwelling units, a maximum of one-half (½) acre of land for every one hundred (100) dwelling units may be used for commercial and/or service purposes.

C. **Accessory and Associate Uses.** Customary accessory and associated uses such as private garages, storage spaces, recreational and community activities, churches, and schools shall also be permitted as appropriate to the Planned Unit Development.

Sec. 22-24.4. Residential density in Planned Unit Developments.

A. **Basic Density Calculations.** The total number of dwelling units permitted shall be determined by dividing the net development area by six thousand five hundred square feet (6,500 ft.²). Net development areas shall be determined by subtracting the area set aside for churches, schools, or commercial use from the gross development area and deducting twenty-five (25%) percent of the remainder for streets, or the actual area of proposed streets, whichever is less. The area of land set aside for common open space and recreational use shall be included in determining the number of dwelling units permitted.

B. **Density Bonus for Design Elements.** The number of dwelling units permitted may be increased in accordance with the following schedule up to a maximum total increase of thirty-five (35%) percent, if the Planning Commission finds that the character of the development and the amenities incorporated in the development warrant such increases. Percentages of increase are to be applied individually and treated as additive, not compounded.

Maximum
Percentage
Increase _____

Design Elements _____

- 2 % For each 5% of the net development area (up to 30%) devoted to improved common open space.
- 1.5% For each 5% of the net development area (up to 20%) devoted to unimproved common open space.
- 2 % Excellence in use of existing topography and/or land recontouring.
- 4 % Excellence in siting buildings and building groupings, which may include variations in building setbacks.
- 2 % Provision in design for courtyards, gardens and patios.
- 1 % Excellence in pedestrian-way treatment.
- 3 % Excellence in quality and amount of tree and shrub planting, including peripheral and interior screen planting and fencing, landscaping in parking lots, and use of existing trees in the landscape plan.
- 3 % Lakes and water features.
- 4 % Use of sculpture, fountains, reflecting pools and similar features in design.
- 15 % Recreational facilities, not to exceed 5% each for swimming pools, tennis courts and community center building or club.

The Planning Commission may recommend, and the Board of Supervisors may permit, increases in number of dwelling units comparable to the schedule above.

Sec. 22-24.5. Planned Unit Development application procedure.

Before any permit shall be issued for the erection of a permanent building in a proposed Planned Unit Development, and before any subdivision plat or any part thereof may be filed in the Office of the Circuit Court, the developer or developer’s authorized agent shall apply for and secure approval of such Planned Unit Development in accordance with the following procedures:

A. **Preapplication Conference.** A meeting or meetings will be held between the applicant and the staff of the Campbell County Department of Community and Economic Development for a review of the Planned Unit Development regulations and to discuss the proposed plans of the applicant.

B.

1. Site Plan and Special Use Permit Required. The Developer shall submit copies of a site plan, the number of which shall be determined by the County Planner (prepared by a Virginia licensed architect, certified landscape architect, land surveyor or professional engineer, as those terms are defined in [Va. Code §54.1-400](#), *with seal and signature affixed to the plan*) of developer's proposal to the Planning Commission. The site plan shall be approximately to scale, though it need not be to the precision of a finished engineering drawing, and it shall clearly show the following information:

- i. The location of the various uses and their areas in acres;
- ii. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private;
- iii. Delineation of the various residential areas, indicating for each area its general extent, size, and composition in terms of total number of dwelling units; approximate percentage allocations by dwelling unit type (i.e., single-family detached, duplex, townhouse, garden apartments, high-rise); and general description of the intended market structure (i.e., luxury, middle-income, moderate-income, elderly units, family units, etc.); plus a calculation of the residential density as stated in [§22-24.4](#) of this Code for each area;
- iv. The interior open space system;
- v. The overall drainage system including stormwater management;
- vi. If grades exceed three percent (3%) or any portions of the site have a moderate to high susceptibility to erosion or a moderate to high susceptibility to flooding, a topographic map showing contour intervals of not more than five feet (5') in elevation shall be provided along with an overlay outlining the above susceptible soil areas, if any;
- vii. Principal ties to the community at large with respect to transportation, water supply, and sewage disposal;
- viii. General description of the provision of other community facilities such as schools, fire protection services, and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated;
- ix. A location map showing uses, zoning, and ownership of abutting land.

2. In addition, the following documentation shall accompany each site plan:

- i. Evidence of how the developer's particular mix of land uses meets existing community demands; and
- ii. Evidence that the proposal is compatible with the goals of the County's Comprehensive Plan; and

- iii. General statement as to how common open space is to be owned and maintained; and
- iv. If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be staged, the site plan of this section shall show the intended total project;

C. **Zoning Administrator and County Planner.** The Zoning Administrator and County Planner shall review all materials submitted and notify the applicant when the application for site plan and special use permit approval is complete. Upon determination that the application is complete, the Zoning Administrator shall refer the application to the Planning Commission.

D. **Planning Commission.** The Planning Commission shall review the site plan and application for special use permit and related documentation and shall render either a favorable recommendation to the Board of Supervisors or unfavorable report:

1. A favorable recommendation shall include a recommendation to the Board of Supervisors that the special use permit and site plan be approved for the Planned Unit Development. The recommendation shall be based upon the following review standards which shall be included as a part of the written report which shall be required of the Planning Commission:

- i. The Planning Commission shall review the conformity of the proposed development with the standards of the Comprehensive Plan and recognized principles of civic design, land use planning and landscape architecture. The minimum lot and yard requirements and maximum height requirements of the zoning district in which the development is located need not apply except that the Commission shall insure an appropriate relationship between uses of high intensity or height within a PUD and uses of low intensity or height, existing or future, outside the PUD, and to this end may require that the regulation for minimum lot and yard and maximum height shall be complied with inside of and near the boundaries of the PUD district.
- ii. The Planning Commission may impose conditions regarding the layout, circulation and performance of the proposed development and, where applicable, shall require that appropriate deed restrictions be filed enforceable by the County. Where open space is not dedicated for public use, legal agreements shall include an open space easement granted to the County, and provision for adequate future maintenance suitable in form to the County Attorney, to include, but not limited to, posting of bond, letters of credit or other guarantees or performance and, where appropriate, the creation and provision for the operation of property owners' associations.
- iii. The Planning Commission shall review the location of proposed townhouses, multiple dwellings, or commercial uses, where such are

allowed, and shall determine the appropriate character of such uses, but shall have no power to reduce the amount of such uses below the maximum established by this article unless such uses create immediate conflicts along project boundary lines.

2. The Planning Commission shall prepare a written report and recommendation to the Board of Supervisors on the proposed planned unit development, said report to comment specifically on the following:

- i. Compliance with the requirements of this article as regards land uses and population density, including specific reasons for recommending increased density if such recommendation is made.
- ii. Compliance with the requirements of this article regarding site plans.
- iii. General compliance with the Comprehensive Plan or desirability of an amendment to the Comprehensive Plan.
- iv. The relationship of land uses within the project to each other and to exterior land uses, existing and probable future.
- v. The layout of the internal transportation system, including parking and pedestrian circulation and the relationship of that system to exterior transportation facilities.
- vi. The adequacy of proposed public facilities including water supply and distribution, sanitary sewers, storm drainage, schools, school sites and recreation areas.
- vii. The adequacy of proposed easement or provisions for dedication of any land or facilities to the County or for operation and maintenance of any land or facilities reserved for the common use of occupants of the project.
- viii. Proposed treatment of the landscape, including grading, maintenance of existing trees, erosion and sediment control during and after construction and proposed planting.
- ix. Specific conditions, if any, which should be imposed at the time of final special use permit, including recommendations for posting of bond to insure construction of improvements.

3. An unfavorable recommendation shall state clearly reasons therefor and, if appropriate, point out to the Board of Supervisors and the applicant what might be necessary in order to receive a favorable recommendation.

E. **Board of Supervisors.** Upon receipt of the report of the Planning Commission, the Board of Supervisors shall set and conduct a public hearing for the purpose of considering a special

use permit and final site plan approval for the Planned Unit Development. If the Board of Supervisors grants the special use permit and final site plan approval, the zoning map shall be so noted by an appropriate symbol to show the existence of an approved Planned Unit Development. The Board of Supervisors, in order to fully protect the public health, safety and welfare of the community, may attach to its zoning resolution any additional conditions or requirements for the applicant to meet. Such requirements may include, but are not limited to, visual and acoustical screening, land use mixes, order of construction and/or occupancy, circulation systems both vehicular and pedestrian, availability of sites within the area for necessary public services such as schools, firehouses, and libraries, protection of natural and/or historic sites, and other such physical or social demands. The Board of Supervisors will state its findings at this time with respect to the land use intensity and dwelling unit density called for in [§22-24.4](#) of this Code.

Sec. 22-24.6. Other requirements.

Off-street parking shall be provided meeting the minimum requirements of these regulations. Design and improvements of parking lots and garages shall also conform with these regulations and other applicable regulations or ordinances. Design, arrangement and improvement of streets and driveways shall conform with this article and other regulations governing the subdivision of land except that these requirements may be specifically modified by the Board of Supervisors on recommendation of the Planning Commission to meet the special requirements of a particular Planned Unit Development.

Sec. 22-24.7 Guarantee of completion.

Before approval of a site plan and special use permit, the Planning Commission may recommend and the Board of Supervisors may require a contract with safeguards approved by the County Attorney securing construction of public improvements and guaranteeing completion of the development plan or designated section thereof within a period to be established by the Commission, but which period shall not exceed five (5) years unless extended by recommendation of the Commission for due cause shown and approved by the Board of Supervisors.

Sec. 22-24.8 Financial responsibility.

No building permit shall be issued for construction within a Planned Unit Development until public improvements are installed or performance bond or other satisfactory guarantee of performance has been posted or made in accordance with the foregoing section of this Article.

Sec. 22-24.9. Schedule of construction.

In approving a PUD final site plan and special use permit the Board of Supervisors shall adopt a schedule of construction. No permits for construction shall be issued except in accordance with the adopted schedule. In the case of mixed dwelling types, the schedule shall require that lower density dwellings and higher density dwelling be constructed concurrently or that at least fifty percent (50%) of lower density dwellings be constructed or partly constructed before construction of higher density dwellings has started. Where nonresidential uses are part of a development, the schedule may require that a minimum percentage of residential construction be completed before construction on nonresidential uses is started.

Sec. 22-24.10. Right of developer to continue project.

The rights of the developer to continue with construction of an approved project shall not be abridged so long as it proceeds toward completion with reasonable care and diligence and in accordance with the terms of approval.

Sec. 22-24.11. Review of abandoned projects.

In the event that a site plan and special use permit, or section thereof, is given final approval and thereafter the applicant or its successor shall abandon said plan or section thereof, and shall so notify the Board of Supervisors in writing; or in the event the applicant or its successor fails to commence the Planned Unit Development within two (2) years after final approval has been granted, then and in that event such final approval shall terminate and be deemed null and void unless such time period is extended by the Board of Supervisors upon recommendation of the Planning Commission upon written application by the applicant or its successor. Upon termination of an approval, the Board of Supervisors shall review any changes in the zoning district map brought about by the proposed development and if it deems said changes to be inappropriate unless a part of the planned development, shall amend the zoning map accordingly.

ARTICLE XII. BOARD OF ZONING APPEALS

Sec. 22-25. Board of Zoning Appeals created; membership; organization, etc.

There is hereby created a Board of Zoning Appeals, that shall consist of a member from each Election District of Campbell County, to be appointed by the Circuit Court for Campbell County. Their terms of office shall be for five (5) years each, except that original appointments shall be made for one (1), two (2), three (3), four (4), and five (5) year terms, respectively, such that the term of one member shall expire each year. The Secretary of the Board shall notify the Court at least thirty (30) days in advance of the expiration of any term of office, and shall also notify the Court promptly if any vacancy occurs. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members may be reappointed to succeed themselves. Members of the Board shall hold no other public office in the County except that one may be a member of the Planning Commission, any member may be appointed to serve as an officer of election as defined in [Va. Code §24.2-101](#), and any elected official of the Town of Altavista or the Town of Brookneal may serve. A member whose term expires shall continue to serve until his successor is appointed and qualifies.

With the exception of its Secretary, the Board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves. The Board may elect as its Secretary either one of its members or a qualified individual who is not a member of the Board. A Secretary who is not a member of the Board shall not be entitled to vote on matters before the Board. Notwithstanding any other provision of law, general or special, for the conduct of any hearing, a quorum shall be not less than a majority of all the members of the Board and the Board shall offer an equal amount of time in a hearing on the case to the applicant, appellant or other person aggrieved under [Va. Code §15.2-2314](#), and the staff of the local governing body. Except for matters governed by [Va. Code. §15.2-2312](#), no action of the Board shall be valid unless authorized by a majority vote of those present and voting. The Board may make, alter and rescind rules and forms for its procedures, consistent with ordinances of Campbell County and general laws of the Commonwealth. The Board

shall keep a full public record of its proceedings and shall submit a report of its activities to the Board of Supervisors at least once each year.

Upon request of the Board of Zoning Appeals, the Board of Supervisors shall consider appropriation of funds so that the Board may employ or contract for secretaries, clerks, legal counsel, consultants and other technical and clerical services. If a Board has needs that surpass the budgeted amount, the Board of Supervisors shall review the Board's request. Members of the Board may receive such compensation as may be authorized by the Board of Supervisors. Any Board member may be removed for malfeasance, misfeasance or nonfeasance in office, or for other just cause, by the Court which appointed him, following a hearing which is held after at least fifteen (15) days notice.

For state law authority, see [Va. Code §15.2-2308](#).

Editor's Note: [Va. Code §15.2-2308](#) specifies that: "Every locality...shall establish a board of zoning appeals, which shall consist of either five or seven residents of the locality... appointed by the circuit court for the locality." Campbell County's Board of Zoning Appeals consists of a member from each Election District in the County. There are seven (7) Election Districts in Campbell County. (See [§7-6 et seq.](#) of this Code).

Sec. 22-25.1. Board of Zoning Appeals, ex parte communications, proceedings.

A. The non-legal staff of the governing body may have *ex parte* communications with a member of the Board prior to the hearing but may not discuss the facts or law relative to a particular case. The applicant, landowner or his agent or attorney may have *ex parte* communications with a member of the Board prior to the hearing but may not discuss the facts or law relative to a particular case. If any *ex parte* discussion of facts or law in fact occurs, the party engaging in such communication shall inform the other party as soon as practicable and advise the other party of the substance of such communication. For purposes of this section, regardless of whether all parties participate, *ex parte* communications shall not include (i) discussions as part of a public meeting or (ii) discussions prior to a public meetings to which staff of the governing body, the applicant, landowner or his agent or attorney are all invited.

B. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the Board, shall be made available without cost to such applicant, appellant or other person aggrieved under [Va. Code §15.2-2314](#), as soon as practicable thereafter, but in no event more than three business days of providing such materials to a member of the Board. If the applicant, appellant or other person aggrieved under [Va. Code §15.2-2314](#) requests additional documents or materials be provided by the locality other than those materials provided to the Board, such request shall be made pursuant to the Freedom of Information Act at [Va. Code §2.2-3704](#). Any such materials furnished to a member of the Board shall also be made available for public inspection pursuant to the Freedom of Information Act at [Va. Code §2.2-3707\(F\)](#).

C. For the purposes of this section, "non-legal staff of the governing body" means any staff who is not in the office of the attorney for the locality, or for the Board, or who is appointed by special law or pursuant to [Va. Code §15.2-1542](#). Nothing in this section shall preclude the board from having *ex parte* communications with any attorney or staff of any attorney where such communication is protected by the attorney-client privilege or other similar privilege or protection of confidentiality.

D. This section shall not apply to cases where an application for a special exception has been filed pursuant to subdivision 6 of [Va. Code §15.2-2309](#).

For state law authority, see [Va. Code §15.2-2308.1](#).

Sec. 22-26. Powers and duties of Board of Zoning Appeals.

The Board of Zoning Appeals shall have the following powers and duties:

A. To hear and decide appeals from any order, requirement, decision or determination made by an Administrative Officer in the administration or enforcement of this chapter of the Campbell County Code of 1988, as amended, or of [Va. Code §§15.2-2280 et seq.](#) The decision on such appeal shall be based on the Board's judgment of whether the Administrative Officer was correct. The determination of the Administrative Officer shall be presumed to be correct. At a hearing on an appeal, the Administrative Officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The Board shall consider any applicable ordinances, laws and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an Administrative Officer. Any appeal of a determination to the Board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

B. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in [Va. Code §15.2-2201](#); provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in [Va. Code §15.2-2201](#) and the criteria set out in this section.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability, and

1. the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;

2. the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

3. the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

4. the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and

5. the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to [Va. Code §15.2-2309](#), subdivision 6 or the process for modification of a zoning ordinance pursuant to [Va. Code §15.2-2286\(A\)\(4\)](#) at the time of the filing of the variance application.

Any variance granted to provide a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 as applicable. If a request for a reasonable modification is made to a locality and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990, as applicable, such request shall be granted by the locality unless a variance from the Board of Zoning Appeals under this section is required in order for such request to be granted.

No variance shall be considered except after notice and hearing as required by [Va. Code §15.2-2204](#). However, when giving any required notice to the owners, their agents, or the occupants of abutting property and property immediately across the street or road from the property affected, the Board may give such notice by first-class mail rather than by registered or certified mail.

In granting a variance the Board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

C. To hear and decide appeals from the decision of the Zoning Administrator after notice and hearing as provided by [Va. Code §15.2-2204](#). However, when giving any required notice to the owners, their agents, or the occupants of abutting property and property immediately across the street or road from the property affected, the Board may give such notice by first-class mail rather than by registered or certified mail.

D. To hear and decide applications for interpretation of the official zoning district map where there is any uncertainty as to the location of a zoning district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by [Va. Code §15.2-2204](#), the Board may interpret the map in such way as to carry out the intent and purpose of this chapter for the particular section or district in question. However, when giving any required notice to the owners, their agents, or the occupants of abutting property and property immediately across the street or road from the property affected, the Board may give such notice by first-class mail rather than by registered or certified mail. The Board shall not have the power to change substantially the locations of district boundaries as established by this chapter.

E. No provision of [Va. Code §15.2-2309](#) or of this section shall be construed as granting the Board of Zoning Appeals the power to rezone property or to base decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

F. To hear and decide applications for special exceptions *as may now or hereafter be authorized in this chapter*. The Board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

No special exception may be granted except after notice and hearing as provided by [Va. Code §15.2-2204](#). However, when giving any required notice to the owners, their agents, or the occupants of abutting property and property immediately across the street or road from the property affected, the Board may give such notice by first-class mail rather than by registered or certified mail.

G. To revoke a special exception *previously granted by the Board of Zoning Appeals* if the Board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by [Va. Code §15.2-2204](#). However, when giving any required notice to the owners, their agents, or the occupants of abutting property and property immediately across the street or road from the property affected, the Board may give such notice by first-class mail rather than by registered or certified mail. If the Board of Supervisors reserves unto itself the right to issue special exceptions pursuant to [Va. Code §15.2-2286\(A\)\(3\)](#), and, if the Board of Supervisors determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided in this subdivision.

H. The Board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with [Va. Code §15.2-2312](#) shall be conducted at the continued meeting and no further advertisement is required.

For state law authority, see [Va. Code §15.2-2309](#).

Cross-reference: For provisions whereby the Board of Supervisors reserves unto itself the right to issue special exceptions pursuant to [Va. Code §15.2-2286\(A\)\(3\)](#) and sets forth application procedures for issuance of special use permits and for conditions that may be imposed on residential special use permits, see [§22-35](#) of this Code, especially subsection (B)(6). As to state provisions that applications for special exceptions and variances may be made by any property owner, tenant, government official, department, board or bureau, see [Va. Code §15.2-2310](#).

Editor's note: For additional written notice required to be given, at least ten days before the hearing, to the chief administrative officer, or his designee, of an adjoining locality "when a proposed comprehensive plan or amendment thereto; a proposed change in zoning map classification; or an application for special exception for a change in use or to increase by greater than fifty percent of the bulk or height of an existing or proposed building, but not including renewals of previously approved

special exceptions, involves any parcel of land *located within one-half mile of a boundary of an adjoining locality* of the Commonwealth,” see [Va. Code §15.2-2204](#).

Sec. 22-26.1. Application to Zoning Administrator for modifications from certain requirements; fee.

A. Application for modifications from certain requirements of this chapter may be made by any property owner, tenant, governmental official, department, board or bureau. The Zoning Administrator is hereby authorized to grant a modification from any provision contained in this chapter with respect to physical requirements on a lot or parcel of land, including but not limited to size, height, location or features of or related to any building, structure or improvements if the Administrator finds in writing that (i) the strict application of the ordinance would produce undue hardship; (ii) such hardship is not shared generally by other properties in the same zoning district and the same vicinity; and (iii) the authorization of the modification will not be of substantial detriment to the adjacent property and the character of the zoning district will not be changed by the granting of the modification.

B.

1. Prior to the granting of a modification, the Zoning Administrator shall give, or require the applicant to give, all adjoining property owners written notice of the request for modification and an opportunity to respond to the request within twenty-one (21) days of the date of the notice.

2. The Zoning Administrator shall make a decision on the application for modification and issue a written decision with a copy provided to the applicant and any adjoining landowner who responded in writing to the notice sent pursuant to this subsection.

3. The decision of the Zoning Administrator shall constitute a decision within the purview of [Va. Code §15.2-2311](#), and may be appealed to the Board of Zoning Appeals as provided by that section. Decisions of the Board of Zoning Appeals may be appealed to the circuit court as provided by [Va. Code §15.2-2314](#).

C. The Zoning Administrator shall respond within ninety (90) days to a request for a decision or determination on matters within the scope of his authority under this section unless the requester has agreed to a longer period.

D. Substantially the same application for any modification will not be considered by the Zoning Administrator within one (1) year from the consideration of any prior application with respect to the same property or matter by the Zoning Administrator or Board of Zoning Appeals, as the case may be.

E. The fee for processing an application for modification under this section shall be one hundred dollars (\$100.00).

For state law authority, see [Va. Code §15.2-2286\(A\)\(4\)](#).
See also [Va. Code §15.2-2310](#).

Cross-reference: Sections [§22-16.04\(E\)](#), [§22-16.05\(D\)](#), and [§22-16.06\(F\)](#) of this Code prohibit the Zoning Administrator from granting variances from the acreage requirements, setback requirements, or buffering and screening requirements prescribed by Article VII-A (Development Standards for Intensive Agricultural Facilities) of this chapter.

Sec. 22-27. Applications for variances – Board of Zoning Appeals.

A. Applications for variances may be made by any property owner, tenant, government official, department, board or bureau. Applications shall be made to the Zoning Administrator in accordance with rules adopted by the Board of Zoning Appeals. The application and accompanying maps, plans or other information shall be transmitted promptly to the Secretary of the Board who shall place the matter on the docket to be acted upon by the Board. No variance shall be authorized except after notice and hearing as required by [Va. Code §15.2-2204](#). The Zoning Administrator shall also transmit a copy of the application to the local planning commission which may send a recommendation to the Board or appear as a party at the hearing.

B. Substantially the same application for any variance will not be considered by the Board of Zoning Appeals within one year from the consideration of any prior application with respect to the same property or matter.

C. The fee for all applications or appeals to the Board of Zoning Appeals requiring public hearing consideration by the Board shall be two hundred dollars (\$200.00).

For state law authority, see [Va. Code §15.2-2310](#).

Editor’s note: “Board”, as used in subsection (A) of this section, refers to the Board of Zoning Appeals of Campbell County.

Pursuant to [Va. Code §15.2-2232\(F\)](#), the Planning Commission’s decision on any application for a telecommunications facility shall comply with the Federal Telecommunications Act of 1996 *and the time limits prescribed therein*. See also [§22-35\(B\)\(4\)](#) of this Code.

Sec. 22-28. Appeals to Board.

A. An appeal to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the County affected by any decision of the Zoning Administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this chapter or of [Va. Code §§15.2-2280 et seq.](#), or any modification of zoning requirements pursuant to [§22-26.1](#) of this Code or [Va. Code §15.2-2286\(A\)\(4\)](#). Notwithstanding any charter provision to the contrary, any written notice of a zoning violation or a written order of the Zoning Administrator dated on or after July 1, 1993, shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within thirty (30) days in accordance with [Va. Code §15.2-2311](#), and that the decision shall be final and unappealable if not appealed within thirty (30) days. The zoning violation or written order shall include the applicable appeal fee and a reference to where additional information may be obtained regarding the filing of an appeal. The appeal period shall not commence until the statement is given and the Zoning Administrator’s written order is sent by registered or certified mail to, or posted at, the last known address or usual place of abode of the property owner or its registered

agent, if any. There shall be a rebuttable presumption that the property owner's last known address is that shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Clerk of the State Corporation Commission. The appeal shall be taken within thirty (30) days after the decision appealed from by filing with the Zoning Administrator, and with the Board, a notice of appeal specifying the grounds for the appeal. The Zoning Administrator shall transmit forthwith to the Board all the papers constituting the record upon which the action appealed from was taken. The fee for filing an appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the Board on appeal taken pursuant to this section shall be binding upon the owner of the property which is the subject of such appeal only if the owner of such property has been provided notice of the zoning violation or written order of the zoning administrator in accordance with this section. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the Board's decision due to failure of the owner to receive the notice of zoning violation or written order.

B. An appeal will stay all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the Board or by a court of record, on application and on notice to the Zoning Administrator and for good cause shown.

B. In no event shall a written order, requirement, decision or determination made by the Zoning Administrator or other administrative officer be subject to change, modification or reversal by any Zoning Administrator or other administrative officer after sixty (60) days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the Zoning Administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the Zoning Administrator or other administrative officer or through fraud. The sixty-day limitation period shall not apply in any case where, with the concurrence of the County Attorney, modification is required to correct clerical errors.

D. In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

For state law authority, see [Va. Code §15.2-2311](#).

Cross-reference: For provisions regarding time period for appeal to circuit court as to action of Board of Supervisors, see [Va. Code §15.2-2285\(F\)](#) and [§15.2-2204\(E\)](#), as well as [§22-37\(F\)](#) of this Code. [Sec. 22-29. Procedure on appeal; costs.](#)

A. The Board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within ninety (90) days of the filing of the application or appeal. In exercising its powers the Board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision or determination appealed from. The concurring vote of a majority of the membership of the Board shall be necessary to reverse any order, requirement, decision or determination of an administrative officer or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter or to effect any

variance from this chapter. The Board shall keep minutes of its proceedings and other official actions which shall be filed in the office of the Board and shall be public records. The Chairman of the Board, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.

B. The fee for all applications or appeals to the Board of Zoning Appeals requiring public hearing consideration by the Board shall be two hundred dollars (\$200.00), which shall include advertising costs.

For state law authority, see [Va. Code §15.2-2312](#) and [§15.2-2286\(A\)\(6\)](#). For special notice requirements regarding fees imposed under this chapter, see [Va. Code §15.2-107](#).

Sec. 22-30. Certiorari (a means of appeal) to review decisions of Board.

Any person or persons jointly or severally aggrieved by any decision of the Board of Zoning Appeals, or any taxpayer or any officer, department, board or bureau of the County, may file with the Clerk of the circuit court for the County a petition that shall be styled “In Re: [date] Decision of the Board of Zoning Appeals of Campbell County” specifying the grounds on which aggrieved within thirty (30) days after the final decision of the Board.

Upon the presentation of such petition, the Court shall allow a writ of certiorari to review the decision of the Board of Zoning Appeals and shall prescribe therein the time within which a return thereto must be made and served upon the secretary of the board of zoning appeals or, if no secretary exists, the chair of the board of zoning appeals, which shall not be less than ten (10) days and may be extended by the Court. Once the writ of certiorari is served, the Board of Zoning Appeals shall have twenty-one (21) days or as ordered by the court to respond. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the Court may, on application, on notice to the Board and on due cause shown, grant a restraining order.

Any review of a decision of the board shall not be considered an action against the board and the board shall not be a party to the proceedings; however, the board shall participate in the proceedings to the extent required by this section. The governing body, the landowner, and the applicant before the board of zoning appeals shall be necessary parties to the proceedings. The court may permit intervention by any other person or persons jointly or severally aggrieved by any decision of the board of zoning appeals.

The Board of Zoning Appeals shall not be required to return the original papers acted upon by it but it shall be sufficient to return certified or sworn copies thereof or of the portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

The Court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.

In the case of an appeal from the Board of Zoning Appeals to the Circuit Court of an order, requirement, decision or determination of a zoning administrator or other administrative officer in the

administration or enforcement of any ordinance or provision of state law, or any modification of zoning requirements pursuant to [§22-26.1](#) of this Code or [Va. Code §15.2-2286\(A\)\(4\)](#), the findings and conclusions of the Board of Zoning Appeals on questions of fact shall be presumed to be correct. The appealing party may rebut that presumption by proving by a preponderance of the evidence, including the record before the Board of Zoning Appeals, that the Board of Zoning Appeals erred in its decision. Any party may introduce evidence in the proceedings in the Court. The Court shall hear any arguments on questions of law *de novo*.

In the case of an appeal by a person of any decision of the Board of Zoning Appeals that denied or granted an application for a variance, the decision of the Board of Zoning Appeals shall be presumed to be correct. The petitioner may rebut that presumption by proving by a preponderance of the evidence, including the record before the Board of Zoning Appeals, that the Board of Zoning Appeals erred in its decision.

In the case of an appeal from the Board of Zoning Appeals to the circuit court of a decision of the Board, any party may introduce evidence in the proceedings in the court in accordance with the Rules of Evidence of the Supreme Court of Virginia.

Costs shall not be allowed against the County or its governing body, unless it shall appear to the Court that the County or its governing body acted in bad faith or with malice. In the event the decision of the Board is affirmed and the court finds that the appeal was frivolous, the Court may order the person or persons who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the County or its governing body may request that the court hear the matter on the question of whether the appeal was frivolous.

For state law authority, see [Va. Code §15.2-2314](#).

Cross-reference: For provisions whereby the Board of Supervisors reserves unto itself the right to issue *special exceptions* pursuant to [Va. Code §15.2-2286\(A\)\(3\)](#) and sets forth application procedures for issuance of special use permits and for conditions that may be imposed on residential special use permits, see [§22-35](#) of this Code, especially subsection (B)(6).

ARTICLE XIII. ZONING PERMITS AND CHANGES

Sec. 22-31. Procedure for issuance of zoning permits; exceptions; approval of site plan or plan of development required prior to issuance of building permit.

A. Application for issuance of a zoning permit shall be presented to the Zoning Administrator and shall include all drawings, plans, specifications, and other documentation necessary to demonstrate that the proposed use conforms with the provisions of this chapter. Upon determination that the permit requested meets all the requirements set forth in this chapter, the Zoning Administrator shall issue a zoning permit which may be incorporated into the building permit issued under the Virginia Uniform Statewide Building Code. The zoning permit shall indicate whether the use is a permitted use or a special use. Zoning permits shall be conspicuously posted and displayed on the premises during the period of construction or reconstruction.

A zoning permit shall not be required for:

1. General agriculture uses, including the construction of farm buildings not used for residential purposes and frequented generally by the owners, member of his family, and farm employees, in districts where agriculture is permitted, **except that a zoning permit shall be required for intensive agricultural activities, as defined in Article VII-A of this chapter**, and such intensive agricultural activities shall comply with the setback requirements, minimum area requirements, and other requirements set out in Article VII-A of this chapter.

2. Gardens, incidental agriculture, or incidental silviculture in any district, provided that such use shall not be objectionable by reason of odor, dust, noise, pollution, erosion, sedimentation or drainage. Incidental agriculture shall include the keeping of up to 10 chicken hens in the rear yard of any property with the following provisions: 1) chickens must be kept inside a fenced enclosure at least ten feet (10') from any property line; 2) the enclosure shall include a coop large enough to shelter all hens; 3) no roosters may be kept at any time; and 4) all dead animals and animal waste must be properly managed and kept off adjoining properties and out of natural or man-made drainage systems. Incidental agriculture shall also include bee-keeping and the production of honey for personal use of the owners or occupants, or as part of an approved home occupation.

3. Buildings for public convenience or welfare, less than two hundred fifty-six square feet (256 ft.²), usually unoccupied, and erected and maintained by, and for the use of, a public utility.

4. Wayside stands, less than two hundred fifty-six square feet (256 ft.²), for the sale of agricultural products within districts where agriculture or commercial activity is permitted by right.

5. Surface extraction of sand and gravel as permitted by the Department of Mines on sites of land that are less than ten (10) acres and located on waters of the Commonwealth.

6. The usual and customary activities and events of farm wineries, limited breweries, or limited distilleries licensed in accordance with Title 4.1 of the Code of Virginia unless there is a substantial impact on the health, safety, or welfare of the public. The County is prohibited from regulating and does not regulate any activity conducted by farm wineries, limited breweries, or limited distilleries specified in [Va. Code §15.2-2288.3](#), [Va. Code §15.2-2288.3:1](#) or [Va. Code §15.2-2288.3:2](#).

7. Mobile food vendors, mobile food units and sales, mobile retail sales, fireworks stands, peddlers, itinerant merchants, and Christmas tree and pumpkin stands within the Business – General Commercial, Business – Heavy Commercial, Industrial – General, and Industrial – Heavy zoning districts.

B. Site plans or plans of development required under this article as a prerequisite to the issuance of a building permit shall be subject to the provisions of [§21-7](#), [§21-8](#), [§21-8.1](#) of this Code, *mutatis mutandis*.

C. Site plans or plans of development, or alterations of any such site plan or plan of development, shall be submitted and approved prior to the issuance of building permits to assure compliance with regulations contained in this chapter, and with requirements and regulations contained in Chapters 18, 21, and 22 of this Code and/or in the duly adopted regulations and policies of the Campbell County Utilities and Service Authority (CCUSA) as to water, sewer and other facilities. Such provisions shall: (i) require that the water source shall be an approved source of supply capable of furnishing the needs of the eventual inhabitants of such subdivision proposed to be served thereby, (ii) include requirements as to the size and nature of the water and sewer and other utility mains, pipes, conduits, connections, pumping stations or other facilities installed or to be installed in connection with the proposed water or sewer systems, and (iii) include requirements to extend and connect to abutting or adjacent public water or sewer systems. Compliance with the above-referenced requirements shall be a specific condition precedent to approval of a site plan or development plan, or alteration thereof.

For state law authority, see [Va. Code §15.2-2286\(A\)\(8\)](#) and [Va. Code §15.2-2258](#). For authority as to subsection (C), see [Va. Code §15.2-2121](#). See also [Va. Code §3.2-300 et seq.](#), [Va. Code §15.2-2288](#), and [Va. Code §62.1-44.17:1](#) and [§62.1-44.17:1.1](#).

Cross-reference: See [§22-16\(E\)](#) of this Code which provides that neither a *special exception nor a special use permit* is required for any production agriculture or silviculture activity in an area that is zoned as an agricultural district or classification. See also [Va. Code §15.2-2288](#). For provisions of Right to Farm Act, see [Va. Code §3.2-300 et seq.](#)

Sec. 22-31.1. Site plan review fees.

The costs of site plan review required under this chapter are generally included in the permit application fee or other applicable fee. However, when required by the Zoning Administrator, site plans for certain developments, which because of size, phasing, or other complexities necessitate more intensive review, shall be reviewed by the County Project Evaluation Committee. The review fee for site plans requiring such intensive review shall be two hundred dollars (\$200.00), unless specific provisions of this Code set such review fee at a greater amount in which case the larger fee shall apply.

For state law authority, see [Va. Code §15.2-2286\(A\)\(6\)](#). See also [Va. Code §15.2-107](#).

Sec. 22-32. Application Procedures.

Applications for zoning permits and rezoning requests shall contain the following:

A. Copies of an acceptable site plan, (the number required to be submitted shall be determined by the Zoning and Subdivision Administrator), prepared by a Virginia-licensed Architect, Professional Engineer, Certified Landscape Architect, or Land Surveyor with each application for the following developments:

1. All business and industrial facilities including offstreet parking;

2. All institutional facilities such as schools, hospitals, and clubs;
3.
 - i. All residential developments involving more than four (4) dwelling units in one building or on one lot;
 - ii. All residential developments in A-1 districts involving more than two (2) dwelling units in one building or on one lot; the site plan shall show that the arrangement of such additional dwellings are in such a manner that if the lot or parcel of land is ever divided, no substandard lots or non-conforming buildings are created;
4. Manufactured home parks;
5. Conditional zoning, rezoning applications, or special use permit applications.
6. Solar energy facilities.

The Zoning and Subdivision Administrator may accept a plot plan in lieu of a site plan for accessory buildings and conditional zoning, rezoning applications, or special use applications for requests that would not otherwise require a site plan for construction. The plot plan shall be legibly drawn to scale and shall clearly indicate the area, shape, and dimensions of the property proposed for development. All existing easements, water courses, and existing and proposed improvements shall be shown on the plan. The plan shall clearly indicate the minimum distances between existing and proposed uses and all property lines. Proposed access to the property shall also be shown.

B. Each Site Plan shall include as a minimum:

1. Lot dimensions with property line monuments;
2. Location and size of existing and proposed structures;
3. Easements (public and private);
4. Water courses;
5. Fences;
6. Roads or street names;
7. Road rights-of-way;
8. Owners of record of all abutting property affected by the proposed development;
9. Location of all utilities and connections thereto;

10. When any part of the land lies in a drainage district, such fact shall be set forth on the face of the site plan;

11. When any grave, object or structure marking a place of burial is located on the land, such grave, object or structure shall be identified on the site plan; and

12. When the land involved lies wholly or partly within an area subject to the joint control of more than one political subdivision, the site plan shall be submitted to the local commission or other designated agent of the political subdivision in which the tract of land is located.

13. When the land involved lies wholly or partly within a zoning district subject to landscaping requirements imposed under this chapter, the area to be landscaped shall be clearly marked on the site plan and shall include a detailed list of the materials to be used, plant species and height or size at time of planting.

14. When the land involved lies wholly or partly within a zoning district subject to sidewalk requirements imposed under this chapter, such proposed sidewalks shall be clearly marked on the site plan, such plan being approved by VDOT and Campbell County as evidenced by the appropriate signatures. The Zoning Administrator may waive this requirement after consultation with VDOT, for areas where sidewalks do not presently exist, and are not likely to be constructed.

15. When any part of the land proposed for subdivision lies in a mapped dam break inundation zone such fact shall be set forth on the site plan.

14. When the land involved lies wholly or partly within a zoning district subject to buffering and screening requirements imposed under this chapter, or qualifies as a solar energy facility, the buffering and screening shall be clearly marked on the site plan and shall include a detailed list of the materials to be used, plant species, height or size at the time of planting, and mature height or size.

17. When the land involved qualifies as a solar energy facility, the applicant shall fully comply with the provisions of [Article IX, Division E](#) of this Code.

C. Zoning permit fees may be established or modified by ordinance adopted by the Board of Supervisors following public hearing. A schedule of such fees shall be set out in [Chapter 23](#) of this Code, the Appendix of Fees Imposed Under the Campbell County Code of 1988, which may be revised from time to time by duly adopted ordinance of the Board of Supervisors, and which is incorporated herein by reference.

For state law authority, see generally [Va. Code §15.2-2286](#) and [Va. Code §15.2-2258](#). For requirements as to bonding provisions for solar projects, see [Va. Code §15.2-2241.2](#). For authority to promulgate fees see [Va. Code §15.2-2286\(A\)\(6\)](#). For special notice requirements regarding fees imposed under this chapter,

see [Va. Code §15.2-107](#). For licensing requirements for architects, professional engineers, surveyors, landscape architects, and interior designers, see [Va. Code §54.1-400 et seq.](#)

Editor's note: See editor's note following [§22-26](#) of this Code as to additional notice requirements in certain circumstances.

Cross-references: For certain landscaping, buffering and screening, and sidewalk requirements applicable to Business Districts and Industrial Districts, see [§22-12 et seq.](#) and [§22-14 et seq.](#) of this Code.

Sec. 22-33. Review of application; fees.

A. The Zoning Administrator shall, upon determination that the proposed construction, reconstruction, or intended uses conform to all requirements of this chapter, sign and return one copy of the site plan to the applicant and issue a zoning permit. One copy shall remain on file in the Zoning Administrator's office.

B. Should the Zoning Administrator find, upon inspection of the plan, that the work described in the application does not conform to the requirements set forth in this chapter, he shall return one copy of the plan to the applicant together with the reason for refusal. The refusal notice shall state:

1. Reasons for refusal.
2. Portions of ordinance with which the submitted application does not comply.

The Zoning Administrator shall retain one (1) copy of the plan for his records, and two (2) copies of the refusal document.

C. The fee for all zoning permits requiring public hearing consideration by the Planning Commission and/or Board of Supervisors shall be five hundred dollars (\$500.00).

D. The Zoning Administrator shall respond within ninety (90) days of a request for a decision or determination on zoning matters within the scope of his authority unless the requester has agreed to a longer period.

For state law authority, see [Va. Code §15.2-2286](#). See also [Va. Code §15.2-107](#) and [Va. Code §15.2-2241](#) at provision 9 regarding fees and notice requirements applicable when fee imposed or increased. See also [Va. Code §15.2-2258](#).

Cross reference: For authority and duties of Zoning Administrator, see [§22-6](#) of this Code.

Sec. 22-34. Certificate of Occupancy.

A. A Certificate of Occupancy shall be issued by the Zoning Administrator when it has been determined that the proposed use of land or structures conforms to the standards set forth in this chapter and has been constructed or reconstructed to the applicable requirements set forth herein as stated in the application for such certificate and shown on the site plan upon which the zoning permit was issued and all utilities are connected or available.

B. A Certificate of Occupancy shall be required prior to occupancy or use of:

1. A building hereafter erected.

2. Subject to the provisions of [§22-7](#), [§22-7.1](#), and [§22-8](#) hereof, buildings hereafter altered with respect to use, height or front, rear or side yard dimensions.

C. A Certificate of Occupancy shall not be issued if the use of a building or land does not conform to the requirements set forth herein, or if the building as finally constructed does not comply with the site plan upon which the zoning permit was issued.

For state law authority, see [Va. Code §15.2-2286](#).

[Sec. 22-35. Application procedures for special use permits; revocation for noncompliance with terms and conditions of permit.](#)

A. Applications for a special use permit may be made by any property owner, tenant, government official, department, board or bureau. An application shall be submitted to the Zoning Administrator, who shall refer the application to the Planning Commission and schedule a public hearing.

B. Applications for a special use permit shall be submitted in accordance with the following procedures:

1. Reasonably required copies of an acceptable site plan prepared in accordance with the requirements of [§22-32](#) of this Code shall be submitted with the application.

2. Zoning permit fee of five hundred dollars (\$500.00) and additional fees related to the cost of publicizing and conducting the public hearing as required by the Board of Supervisors shall be paid when the application is filed.

3. Reserved.

4. The Zoning Administrator shall, upon receipt of the application, forward it to the Planning Commission for their review and recommendation. The Planning Commission shall consider the proposed special use permit after complying with the provisions of [Va. Code §15.2-2204](#) and action on the proposed special use permit shall be taken within ninety (90) days of the submission of the application.

The Planning Commission's decision on any application for a telecommunications facility shall comply with the requirements of the Federal Telecommunications Act of 1996 and the time limits prescribed therein, such that failure of the Planning Commission to act on any such application for a telecommunications facility *within ninety (90) days of such submission* shall be deemed approval unless the Board of Supervisors has authorized an extension of time for consideration, not to exceed an additional sixty (60) days, or the applicant has agreed to an extension of time. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

5. The Planning Commission shall forward its recommendation to the Board of Supervisors.

6. The Board of Supervisors shall consider the proposed special use after complying with the provisions of [Va. Code §15.2-2204](#) and action on the proposed special use shall be taken within ninety (90) days from the date of public hearing. Upon approval of the Board of Supervisors, the Zoning Administrator shall issue the zoning permit indicating the conditional nature of the use. Conditions imposed in connection with residential special use permits, wherein the applicant proposes affordable housing, shall be consistent with the objective of providing affordable housing. When imposing conditions on residential projects specifying materials and methods of construction or specific design features, the approving body shall consider the impact of the conditions upon the affordability of housing. The Zoning Administrator shall retain one (1) copy of the zoning permit and one (1) copy of the site plan for his record.

7. When the Board of Supervisors disapproves the application for special use, it shall inform the applicant in writing stating the reasons for disapproval. The Zoning Administrator shall retain one (1) copy of the site plan and two (2) copies of the refusal document for his record.

C. Substantially the same application for special use will not be considered by the Board more often than once every six (6) months for use affecting the same parcel of land.

D. The Board of Supervisors reserves unto itself the right to impose a period of validity for any special use permit; however, in the case of any residential project, the period of validity shall be no less than three (3) years.

E. The Board of Supervisors reserves unto itself the right to issue special exceptions pursuant to [Va. Code §15.2-2286\(A\)\(3\)](#), and, if the Board of Supervisors determines that there has not been compliance with the terms and conditions of the permit, then it may revoke special exceptions previously granted by it. No special exception may be revoked except after notice and hearing as provided in [Va. Code §15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the Board of Supervisors may give such notice by first-class mail rather than by registered or certified mail.

For state law authority, see [Va. Code §15.2-2286](#), especially at (A)(3), [Va. Code §15.2-2309](#) at 7, [Va.](#)

[Code §15.2-2209.1:2](#) and [Va. Code §15.2-2310](#). See also [Va. Code §15.2-2232\(A\)](#) and (F).

Cross-reference: For definition of “affordable housing,” see [Va. Code §15.2-2201](#) and [§22-2\(B\)](#) of this Code. See also [Va. Code §15.2-2305](#) regarding authority for affordable dwelling unit ordinances.

Editor’s note: For statute providing that “notwithstanding any other provisions of this article [Article 7 (Zoning) of Chapter 22 (Planning, Subdivision of Land and Zoning) of the Code of Virginia], the governing body of any locality may reserve unto itself the right to issue such special exceptions,” see [Va. Code §15.2-2286\(A\)\(3\)](#).

Editor’s note re time constraints on grant/denial of use of certain public rights-of-way by certificated providers of telecommunications services: Pursuant to [Va. Code §56-458\(D\)](#), any permit or other permission required by a locality pursuant to a franchise, ordinance, or other permission to use the public rights-of-way or by the Commonwealth Transportation Board of a certificated provider of telecommunications services to use the public rights-of-way shall be granted or denied within forty-five (45) days from submission and, if denied, accompanied by a written explanation of the reasons the permit was denied and the actions required to cure the denial.

Sec. 22-36. Stale zoning permits.

Zoning permits are issued for a period of one year from date of approval. Zoning permits shall automatically expire if the applicant cannot demonstrate that the permit is being exercised for the purpose for which it was issued, or if the work authorized in the permit is suspended or discontinued for a period of more than two (2) years.

Nothing in this section shall impair the ability of any person to apply for additional extensions of time beyond the period specified in this section where permitted by other law.

For general state law authority, see [Va. Code §15.2-2307](#) and [Va. Code §15.2-2288.4](#). See also [Va. Code §15.2-2286](#), generally.

Sec. 22-37. Requests for change in zoning.

A. Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Board of Supervisors may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property. Any such amendment may be initiated (i) by resolution of the Board of Supervisors, (ii) by motion of the Planning Commission, or (iii) by petition of the owner, contract purchaser with the owner’s written consent, or the owner’s agent therefor, of the property which is the subject of the proposed zoning map amendment, addressed to the Board of Supervisors or the Planning Commission, who shall forward such petition to the Board of Supervisors; however, substantially the same petition will not be reconsidered within a period of six (6) months. Any such resolution or motion by the Board of Supervisors or Planning Commission proposing the rezoning shall state the above public purposes therefor. Any petition by the owner of

the property, contract purchaser with the owner's written consent, or the owner's agent therefor, requesting rezoning or other action under this section shall be accompanied by an application fee in the amount of five hundred dollars (\$500.00). Petition procedures shall be as outlined in [§22-32](#) of this Code.

B. Reserved. [See [§22-6.1](#) of this Code.]

C. All motions, resolutions or petitions for amendment to the zoning ordinance, and/or map shall be acted upon and a decision made within such reasonable time as may be necessary which shall not exceed twelve months unless the applicant requests or consents to action beyond such period or unless the applicant withdraws his motion, resolution or petition for amendment to the zoning ordinance or map, or both. In the event of and upon such withdrawal, processing of the motion, resolution or petition shall cease without further action as otherwise would be required by this section.

D. No provision in this chapter shall be amended or reenacted unless the Board of Supervisors has referred the proposed amendment or reenactment to the Planning Commission for its recommendation. Failure of the Commission to report one hundred (100) days after the first meeting of the Commission after the proposed amendment or reenactment has been referred to the Commission, or such shorter periods as may be prescribed by the Board of Supervisors, shall be deemed approval, unless the proposed amendment or reenactment has been withdrawn by the applicant prior to the expiration of the time period. The Board of Supervisors shall hold at least one public hearing on a proposed reduction of the Commission's review period. The Board of Supervisors shall publish a notice of the public hearing in a newspaper having general circulation in the locality at least fourteen (14) days prior to the proposed adoption date and shall also publish the notice on the County's website. In the event of and upon such withdrawal, processing of the proposed amendment or reenactment shall cease without further action as otherwise would be required by this section.

E. Before approving and adopting any provision of this chapter or any amendment thereof, the Board of Supervisors shall hold at least one public hearing thereon pursuant to public notice as required by [Va. Code §15.2-2204](#), after which the Board of Supervisors may make appropriate changes or corrections in the chapter or proposed amendment to this chapter. In the case of a proposed amendment to the zoning map, such public notice shall state the street address and or tax map parcel of the parcels subject to the action. However, no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice required by [Va. Code §15.2-2204](#). Zoning ordinances and amendments thereto shall be enacted in the same manner as all other ordinances.

F.

1. Every action contesting a decision of the Board of Supervisors adopting or failing to adopt a proposed portion of this chapter or amendment thereto or granting or failing to grant a special exception shall be filed within thirty (30) days of the decision with the circuit court having jurisdiction of the land affected by the decision. However, nothing in this subsection shall be construed to create any new right to contest the action of the Board of Supervisors.

2. Every action contesting a decision of the Board of Supervisors based on a failure to advertise or give notice as may be required by [Va. Code §15.2-2204](#) or this chapter

shall be filed within thirty (30) days of such decision with the circuit court having jurisdiction of the land affected by the decision.

For state law authority, see [Va. Code §15.2-2286\(A\)\(7\)](#), [Va. Code §15.2-2285](#) at subsections (B), (C), and (F), [Va. Code §15.2-2204\(E\)](#). See also [Va. Code §15.2-2232](#) at subsections (A) and (F).

Editor's note: See editor's note following [§22-26](#) of this Code as to additional notice requirements in certain circumstances.

Pursuant to [Va. Code §15.2-2232\(F\)](#), the Planning Commission's decision on any application for a telecommunications facility shall comply with the Federal Telecommunications Act of 1996 *and the time limits prescribed therein*. See also [§22-35\(B\)\(4\)](#) of this Code.

Pursuant to [Va. Code §15.2-2232\(H\)](#), a solar facility subject to [Va. Code §15.2-2232\(A\)](#) shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under [Va. Code §56-594](#) or [Va. Code §56-594.01](#) or by a small agricultural generator under [Va. Code §56-594.2](#); or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with [Va. Code §15.2-2232\(H\)](#). However, Campbell County may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process. Pursuant to [Va. Code §15.2-2209.1:2](#) any granted special use permit shall allow the applicant a minimum of three (3) years to commence the project.

ARTICLE XIV. PENALTIES AND OTHER REMEDIES

Sec. 22-38. Violations as misdemeanor.

Violation of any provision of this chapter shall be a misdemeanor punishable by a fine of not more than one thousand dollars (\$1,000.00). If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with the zoning ordinance, within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not more than one thousand dollars (\$1,000.00); any such failure during a succeeding ten (10) day period shall constitute a separate misdemeanor offense punishable by a fine of not more than one thousand five hundred dollars (\$1,500.00); and any such failure during any succeeding ten (10) day period shall constitute a separate misdemeanor offense for each ten (10) day period punishable by a fine of not more than two thousand dollars (\$2,000.00).

However, any conviction resulting from a violation of provisions regulating the storage or disposal of nonagricultural excavation material, waste, and debris shall be punishable by a fine of \$2,000. Failure to abate the violation within the specified time period shall be punishable by a fine of

\$5,000, and any such failure during any succeeding 10-day period shall constitute a separate misdemeanor offense for each 10-day period punishable by a fine of \$7,500.

However, any conviction resulting from a violation of provisions regulating the number of unrelated persons in single-family residential dwellings shall be punishable by a fine of up to two thousand dollars (\$2,000.00). Failure to abate the violation within the specified time period shall be punishable by a fine of up to five thousand dollars (\$5,000.00), and any such failure during any succeeding ten (10) day period shall constitute a separate misdemeanor offense for each ten (10) day period punishable by a fine of up to seven thousand five hundred dollars (\$7,500.00). However, no such fine shall accrue against an owner or managing agent of a single-family residential dwelling unit during the pendency of any legal action commenced by such owner or managing agent of such dwelling unit against a tenant to eliminate an overcrowding condition in accordance with Chapter 13 or Chapter 13.2 of Title 55 of the Code of Virginia, as applicable. A conviction resulting from a violation of provisions regulating the number of unrelated persons in single-family residential dwellings shall not be punishable by a jail term.

For state law authority, see [Va. Code §15.2-2286 \(A\)\(5\)](#). See also [Va. Code §15.2-1432](#).

Cross-reference: For statute authorizing any locality to adopt an ordinance establishing a uniform schedule of civil penalties for violations of specified provisions of the zoning ordinance, see [Va. Code §15.2-2209](#).

Sec. 22-39. Other remedies.

A. Pursuant to the authority of [Va. Code §15.2-2286\(A\)\(4\)](#), the Zoning Administrator shall have all necessary authority on behalf of the Board of Supervisors to administer and enforce this zoning ordinance. His authority shall include:

1. ordering in writing the remedying of any condition found in violation of the zoning ordinance;
2. insuring compliance with the zoning ordinance, bringing legal action, including injunction, abatement, or other appropriate action or proceeding subject to appeal pursuant to [Va. Code §15.2-2311](#); and
3. in specific cases, making findings of fact and, with concurrence of the County Attorney, conclusions of law regarding determinations of rights accruing under [Va. Code §15.2-2307](#), or [Va. Code §15.2-2311\(C\)](#).

B. Any violation or attempted violation of this zoning ordinance may be restrained, corrected, or abated as the case may be by injunction or other appropriate proceeding.

C. The Zoning Administrator or his agent may make an affidavit under oath before a magistrate or court of competent jurisdiction and if such affidavit establishes probable cause that a zoning ordinance violation has occurred, request that the magistrate or court grant the Zoning Administrator or his agent an inspection warrant to enable the Zoning Administrator or his agent to enter the subject dwelling for the purpose of determining whether violations of the zoning ordinance

exist. After issuing a warrant under this section, the magistrate or judge shall file the affidavit in the manner prescribed by [Va. Code §19.2-54](#). After executing the warrant, the Zoning Administrator or his agent shall return the warrant to the Clerk of Campbell County Circuit Court. The Zoning Administrator or his agent shall make a reasonable effort to obtain consent from the owner or tenant of the subject dwelling prior to seeking the issuance of an inspection warrant under this section.

D. At any time after the filing of an injunction or other appropriate proceeding to restrain, correct, or abate a zoning ordinance violation and where the owner of the real property is a party to such proceeding, the Zoning Administrator or the Board of Supervisors may record a memorandum of *lis pendens* pursuant to Va. Code §8.01-268. Any memorandum of *lis pendens* admitted to record in an action to enforce a zoning ordinance shall expire after one hundred eighty (180) days. If Campbell County has initiated an enforcement proceeding against the owner of the real property and such owner subsequently transfers the ownership of the real property to an entity in which the owner holds an ownership interest greater than fifty percent (50%), the pending enforcement proceeding shall continue to be enforced against the owner.

For state law authority, see [Va. Code §15.2-2286\(A\)\(4\) and \(A\)\(15\)](#) and [Va. Code §15.2-2208](#). See also [Va. Code §15.2-1429](#).

Editor's note: The provisions of subsection (A) of this section are identical to subsection (A) in both [§22-6](#) and [§22-21](#) of this Code.

Cross reference: For provisions regarding appeals to the Board of Zoning Appeals of any written notice of a zoning violation or a written notice of the Zoning Administrator, and specific notice requirements, see [§22-28](#) of this Code.

Sec. 22-39.1. Proceedings to prevent construction of building in violation of zoning ordinance.

Where a building permit has been issued and the construction of the building for which the permit was issued is subsequently sought to be prevented, restrained, corrected or abated as a violation of this chapter, by suit filed within fifteen (15) days after the start of construction by a person who had no actual notice of the issuance of the permit, the court may hear and determine the issues raised in the litigation even though no appeal was taken from the decision of the administrative officer to the Board of Zoning Appeals.

For state law basis, see [Va. Code §15.2-2313](#). See also [Va. Code §15.2-2208](#).

ARTICLE XV. SEVERABILITY AND EFFECTIVE DATES.

Sec. 22-40. Severability.

Should any section, subsection or provision of this chapter be decided by final order of a Court of competent jurisdiction to be unconstitutional, invalid or otherwise unenforceable, such decision

shall not affect the validity of this chapter as a whole nor of any part thereof other than the part or parts so decided to be unconstitutional, invalid or otherwise unenforceable.

Sec. 22-41. Effective date.

This chapter shall become and be effective at 12:01 a.m. on July 1, 1985. Subsequent amendments to this chapter shall become effective upon adoption by the Board of Supervisors of Campbell County or upon a date fixed by the Board. If no effective date is specified, then such amendment shall become effective upon adoption.

For state law authority, see [Va. Code §15.2-1427](#).