

SCOTT

VIRGINIA

At a meeting of the Scott County Board of Supervisors begun and held in the Supervisors' meeting room located at the Community Services Building in Gate City, Virginia on Wednesday the 4th day of September, 2024 at 9:00 a.m.

PRESENT: Darrel W. Jeter
L. Michele Glover
Eddie N. Skeen
Michael K. Brickey - Chairman
Danny M. Casteel
Christopher S. Maness – Vice-Chairman
Stefanie C. Addington

ABSENT: None.

Chairman Michael K. Brickey called the meeting to order.

Supervisor L. Michele Glover gave the invocation and led the Pledge of Allegiance.

On a motion by Darrel W. Jeter, duly seconded by Christopher S. Maness, this Board hereby amends the agenda by adding item 15b - Topics discussed during closed session.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by L. Michele Glover, duly seconded by Danny M. Casteel, this Board hereby approves the minutes and notes that the name, Peanut Marshall, was stated wrong during the meeting and should have been stated as Peewee Marshall instead.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

Chairman Michael K. Brickey opened Citizen Expression Period to receive public comments.

Bill Dingus announced a Household Hazardous Waste Pickup on Saturday, September 14, 2024 at the Gate City municipal parking lot.

Peggy Tyus spoke about Snowflake Road and all dirt roads. She went on to say that she called in work orders and a representative from the Virginia Department of Transportation returned her call this morning. She went on to say that all dirt roads are in bad shape with speed bumps, pot holes, and bushes. It affects school buses, FedEx, UPS, and mail carriers. She added that the rough roads do damage to vehicles. She went on to say that she wants to talk with Delegate Kilgore about getting more money for dirt roads. She expressed appreciation to the Board of Supervisors for all they do. Ms. Tyus questioned why some roads get paved that are not on the Six Year Plan. She added that something needs to be done at the riverfront property in Weber City. She thanked the Board of Supervisors for their service and requested that Snowflake Road remain on the Six Year Plan.

Chairman Brickey noted that the Board sympathizes with those who live on dirt roads. Chairman Brickey added that he attends meetings held by the Virginia Department of Transportation when he is in Richmond. He referenced funding being spent for road projects on the East Coast and throughout Northern Virginia.

Ms. Tyus asked if she needs to go to Richmond.

Chairman Brickey replied that Board members talked to the head man the last two times they were in Richmond.

Supervisor Eddie Skeen added that the Board is discussing how to get the pool bigger so that there is more funding to share.

Joseph Ketron spoke about Ketrontown Lane in East Carters Valley. He went on to say that a request was made to the Virginia Department of Transportation to straighten a curve on Venus Branch Road off East Carters Valley Road, and Virginia Department of Transportation advised him to contact the Board of Supervisors. He referenced culverts under the road, took photos of this area, and contacted Supervisor Michele Glover. Mr. Ketron noted that it is scheduled to be paved, and he would like to get the curve straightened before it is paved. It was noted that mowing is needed in East Carters Valley, and Mr. Ketron added that Route 702 rights-of-way are overgrown, and he is concerned about heavy snow bringing trees down into the road. Mr. Ketron noted ditch lines that are stopped up as well. Route 705 was paved, and he does not understand why the main road, Route 702, going to Tennessee was not paved since the equipment was already there. Mr. Ketron pointed out that the ditch lines are full and water is destroying that road.

Supervisor Glover stated that she would contact Virginia Department of Transportation to travel those roads with her to see what can be done.

Gary Baker of Boozy Creek expressed appreciation to the Board and for the work that the Virginia Department of Transportation has done. He stated that the Virginia Department of Transportation was doing a good job working on the ditches and culverts on Overland Drive, then 2.5 inches of rain fell. If they had started a quarter of a mile up the road, Mr. Baker stated that they would have gotten the ditches cleaned out. It was like a river coming down the road. EPA would not let them continue. Mr. Baker stated that there are only certain times that the EPA allows the Virginia Department of Transportation to clean out ditches. He noted that Tennessee can clean out their ditches. Mr. Baker pointed out that Tennessee has a sales tax; however, Virginia has a sales tax plus an income tax, and he does not know where the money is going. The Virginia Department of Transportation is doing the best they can with what they have. Governor Kaine wanted contractors instead and took it away from the Virginia Department of Transportation

Supervisor Brickey agreed with everything Mr. Baker stated.

Mr. Baker addressed land use and stated that he could arrange for someone to give a presentation. Mr. Baker disagreed with a tax being placed back on equipment.

Chairman Brickey reported that the Virginia Department of Transportation told the Board that they were getting a piece of equipment to clean out ditches and culverts. After a few years, Mr. Brickey stated that he asked about that and was told that the EPA stopped it due to a species that would be killed.

Mr. Baker replied that Tennessee can clean out ditches. In the past, the Board of Supervisors would address items brought up during Citizen Expression instead of behind closed doors. The Board needs to address it right then.

Mr. Casteel stated that the ditches used to be cleaned out. If the ditches were cleaned out now, there would not be water there for any species. Mr. Casteel stated that he has tried to get ditches cleaned out and was told that there were only a few months out of the year that they could clean out the ditches. He went on to say that Tennessee can clean their ditches, and he sees it as an excuse not to clean the ditches out.

Gary Baker replied that the money is being spent somewhere else, and we deserve it just as much as any other area.

Charlie Taylor from Bristol Highway spoke about driving to church three times per week. Five miles are driven in Scott County and twelve miles are driven in Washington County. He went on to say that Washington County roads are just as bad as Scott County. He suggested building a fire under Terry Kilgore to get something done about roads. This starts in Richmond. The Board of Supervisors is limited as to what it can do.

Katherine Stallard from Big Moccasin addressed the Board. Since speaking at the last meeting, she stated that she received messages from people who wanted to be here today, but they are at work. Ms. Stallard made a correction from what she stated at last month's meeting. She went on to say that the horses abandoned near her home were not owned by Peanut Marshall. She meant to say Peewee Marshall instead. Ms. Stallard stated that she did not get to attend the Jeff Burton case, and that was not the first time he has abused dogs. He goes to the Animal Shelter and gets more because his aunt answers the phone at the shelter so he can get all the dogs that he wants. Ms. Stallard stated that a lady contacted her about calling Animal Control, Bill Dingus, and Freda Starnes for over a year about a little dog chained outside 24/7.

There are laws in Virginia for that. Ms. Stallard presented the address, 6179 East Carters Valley, and stated that the law needs to be enforced.

Chairman Brickey replied that each Supervisor has talked with the Animal Control Officer, and that will be addressed later in the meeting.

Hearing no further comments, Chairman Brickey closed Citizen Expression Period.

Supervisor Eddie Skeen inquired about qualifications for land use in Scott County being 200 acres.

County Administrator Freda Starnes replied that is what was stated.

Supervisor Skeen inquired about Russell County and Washington County being different.

The County Administrator replied that she did not know.

Supervisor Eddie Skeen pointed out that in Russell and Washington Counties, it is five acres for land use, twenty acres if it is wooded, and one acre is added for a house site. He went on to say that he does not know how it could be any different.

Joseph Ketron stated that he spoke with Bill Dingus earlier this month about Tennessee trash at the East Carters Valley Solid Waste Center. He went on to say that they discussed a card being issued when citizens pay their taxes to scan at an automatic gate to enter the waste site. That would keep Tennessee trash out. On Monday, that site is full due to Tennessee people filling it up on Saturday.

Supervisor Michele Glover replied that she and Supervisor Casteel serve on the Solid Waste Committee. That is something being discussed. She went on to say that there are several sites that have Tennessee trash coming in to them. In addition, people are going through the trash and stealing metal as well. The metal from these sites is revenue for our budget. Supervisor Glover reported that the committee is looking at costs for a sliding gate.

Supervisor Casteel pointed out that he suggested cameras being installed and monitored but got no where with that. Also, people are using hooks to get items out of the dumpsters. He

went on to say that he spoke with the Sheriff's Office, and they say that they are working on it. He pointed out that he has seen three individuals himself. Supervisor Danny Casteel noted that there are things going on at the trash sites that the Board is aware of, and he does not want the citizens to think that the Board is not working on it. He went on to say that he does not know why there is nothing being done because it has been discussed.

Mr. Ketron suggested that the Board start with East Carters Valley and Yuma.

Supervisor Casteel pointed out that those out-of-county don't want to pay a trash fee so they sneak over here when they think that they can get away with it. In addition, Supervisor Casteel commented on \$11,700 per year being spent to educate kids coming to Scott County from Tennessee. He went on to say that he does not understand why Scott County has no tuition for Tennessee students. Supervisor Casteel pointed out that Tennessee does charge tuition for out-of-state students. He went on to say that it is his understanding that the School Board would have to implement a tuition. Supervisor Casteel stated that he cannot make the citizens of Scott County pay more taxes when Tennessee students are getting a free ride. Supervisor Casteel stated that he listens to those who speak during Citizen Expression, and he thanked those who spoke today.

Chairman Michael K. Brickey opened a public hearing on the Scott County Virginia Zoning Ordinance to amend Section 300-100.13 Miscellaneous Uses, to add Solar Generation Facility, Utility-Scale, and Section 600-200.13 Miscellaneous Use Types, to add definitions for Solar Facilities, Decommissioning, Solar Generation Facility-Small, and Solar Generation Facility, Utility-Scale.

Chairman Michael Brickey explained that this public hearing is continued from the last meeting. He went onto say that he met with some citizens from Nickelsville and listened to their concerns. At this time a solar company could come in, and the Board would have no control over that. If this is adopted, there would be requirements for a solar company. They would have to go to Planning Commission, each community would have an opportunity to speak to the Planning Commission, and it would come to the Board of Supervisors after that. He added that this ordinance is for the county as a whole.

Ben Wilson with Energy Right addressed the Board. Mr. Wilson stated that Energy Right is a Virginia based non-profit operating in about 70 counties trying to bring a conservative perspective for renewable energy to the conversation. He went on to say that they recognize the economic benefits of renewal energy and share a voice for property owners. The group advocates for land owner rights ensuring that they have the capacity to do as they wish with their land to get that economic benefit for themselves as well as their community. We are committed to responsible renewable energy development such as setbacks, vegetation, and the way they are constructed. There needs to be regulations on the books so that there is somewhere to start that is in-line across the county and provides a foundation to work from. This ordinance provides that and allows the citizens to bring their concerns to a public hearing. Your ordinance does protect that and does not go beyond what is necessary in regulation as far as hurting landowners. An ordinance allows county leadership the capacity to judge a project on its merits. He went on to say that Energy Right believes that discussion begins with the community. The concerns of the community must be considered. Your ordinance allows for that conversation to occur. Our organization loves to be a part of this conversation early on. Unfortunately, he was brought on the team a few months ago. Moving forward, he wants to be a resource with amendments to the ordinance. As projects are considered, he wants to provide facts and resources that have defined our work and positive development of renewable energy across the Commonwealth of Virginia. He encouraged the board to adopt this ordinance so that the entire county has something to stand on. Mr. Wilson stated that he looks forward to working with the Board in the future.

Hearing no further comments, Chairman Brickey closed the public hearing.

Supervisor Eddie Skeen stated that he lives in Nickelsville and had the opportunity to speak with several citizens including the person who did the Washington County ordinance and Mr. Wilson. Supervisor Skeen went on to say that this could have been handled differently. He added that Mr. Wilson assured him that this ordinance would allow for future negotiation with landowners once a project has been identified. From his past experience, landowners can negotiate with the developer.

Mr. Wilson replied that the ordinance would allow for the concerns of the citizens to be heard. It encourages the developers to engage, and provides better progress. The ordinance does provide that.

Supervisor Skeen clarified that the ordinance can be amended.

Supervisor Chris Maness noted that the Board has tried to balance the rights of the landowner versus the community and come to a good compromise with this ordinance.

Supervisor Michele Glover stated that it protects the county and people in the county.

Supervisor Maness agreed. In addition, it balances things so that we can make progress and be energy independent. Scott County has very little coal or natural gas and no means to generate energy. This gives us a means to have some independence.

On a motion by Christopher S. Maness, duly seconded by Darrel W. Jeter, this Board hereby adopts the following:

AN ORDINANCE TO AMEND THE SCOTT COUNTY, VIRGINIA ZONING ORDINANCE

Adopted on January 7, 2009

Amended on October 19, 2009

Amended on April 6, 2011

Amended on July 6, 2011

Amended on December 5, 2012

Amended on March 4, 2015

Amended on January 18, 2017

Amended on July 6, 2022

Amended on December 7, 2022

Amended on August 7, 2024

Amended on September 4, 2024

Effective Date of Implementation:

January 1, 2010

ORDINANCE 2024-06
SCOTT COUNTY ZONING ORDINANCE

Amendment	Amendment to the Official Zoning Map reviewed and adopted July 6, 2022 -----	vi
ARTICLE I	GENERAL PROVISIONS	
Sec. 100-100	Title and Authority-----	1
Sec. 100-102	Jurisdiction-----	1
Sec. 100-104	Purpose -----	1
Sec 100-106	Effective Date -----	2
Sec 100-108	Application of Regulations -----	2
Sec 100-110	Establishment of Zoning Districts -----	2
Sec 100-112	Interpretation of District Boundaries -----	3
Sec 100-114	Severability -----	3
ARTICLE II	DISTRICT REGULATIONS -----	4
Sec 200-100	AF AGRICULTURAL AND FORESTRY DISTRICT -----	4
Sec 200-100.1	Statement of Intent-----	4
Sec 200-100.2	Permitted Uses-----	4
Sec 200-100.3	Site Development Regulations (amended December 5, 2012)----	6
Amendments	Sec 200-100.2 (adopted 7/6/2022 & 9/4/2024)-----	7
Sec 200-200	AR AGRICULTURAL AND RESIDENTIAL DISTRICT -----	8
Sec 200-200.1	Statement of Intent-----	8
Sec 200-200.2	Permitted Uses-----	8
Sec 200-200.3	Site Development Regulations (amended December 5, 2012)---	11
Amendments	Sec 200-200.2 (adopted 7/6/2011, 3/4/2015, 10/4/2017, 7/6/2022 & 9/4/2024)-----	12
Sec 200-300	R-1 GENERAL RESIDENTIAL DISTRICT -----	13
Sec 200-300.1	Statement of Intent-----	13
Sec 200-300.2	Permitted Uses-----	13
Sec 200-300.3	Site Development Regulations (amended December 5, 2012)---	15
Amendments	Sec 200-300.2 (adopted 7/6/2011 & 9/4/2024)-----	16
Sec 200-400	MHP MANUFACTURED HOME PARK DISTRICT-----	17
Sec 200-400.1	Statement of Intent-----	17
Sec 200-400.2	Permitted Uses-----	17
Sec 200-400.3	Site Development Regulations -----	18
Sec 200-500	C-1 GENERAL COMMERCIAL DISTRICT -----	18
Sec 200-500.1	Statement of Intent-----	18
Sec 200-500.2	Permitted Uses-----	18
Amendment	Sec 200-400.2 (adopted 9/4/2024)-----	19
Amendments	Sec 200-500.2 (adopted 7/6/ 2011, 12/7/2022 & 9/4/2024) -----	23
Sec 200-500.3	Site Development Regulations (amended December 5, 2012)---	24
Sec 200-600	I-1 GENERAL INDUSTRIAL DISTRICT -----	24
Sec 200-600.1	Statement of Intent-----	24
Sec 200-600.2	Permitted Uses-----	24

Sec 200-600.3	Site Development Regulations (amended December 5, 2012)---	27
Amendments	Sec 200-600.2 (adopted 7/6/2011, 1/18/2017 & 9/4/2024) -----	28
Sec 200-700	FOD FLOODPLAIN OVERLAY DISTRICT-----	29
Sec 200-700.1	Statement of Intent-----	29
Sec 200-700.3	Definitions -----	29
Sec 200-700.5	Administration and Applicability-----	29
Sec 200-700.7	Establishment of Floodplain Districts and Restrictions -----	30
Sec 200-700.9	Development and Use by Special Use Permit -----	31
Sec 200-700.11	Development Regulation, All Districts -----	31
Sec 200-700.13	Development Restrictions, Floodways-----	33
Sec 200-700.15	Existing Structures and Vacant Land -----	33
Sec 200-700.17	Variances -----	34
Sec 200-700.19	Liability-----	36
ARTICLE III USE AND DESIGN STANDARDS -----		36
Sec 300-100	Generally -----	36
Sec 300-100.1	Agricultural Use Types-----	36
Sec 300-100.3	Residential Use Types -----	37
Sec 300-100.5	Civic Use Types -----	46
Sec 300-100.7	Office Use Types-----	46
Sec 300-100.9	Commercial Use Types (amended August 7, 2024)-----	46
Amendment	Sec 300-100.9 (adopted July 6, 2022) -----	50
Sec 300-100.11	Industrial Use Types-----	54
Sec 300-100.13	Miscellaneous Uses -----	55
Amendment	Sec 300-100.13 (adopted July 6, 2011) -----	57
Amendment	Sec 300-100.13 (adopted September 4, 2024) -----	60
Amendments	Sec 300-100.13 (adopted 12/5/2012 & 8/7/2024) -----	73
Sec 300-102	Accessory Uses and Structures -----	74
Sec 300-102.1	Accessory Uses: Agricultural Use Types -----	74
Sec 300-102.3	Accessory Uses: Residential Use Types -----	74
Sec 300-102.5	Accessory Uses: Civic Use Types -----	74
Sec 300-102.7	Accessory Uses: Office Use Types -----	75
Sec 300-102.9	Accessory Uses: Commercial Use Types-----	75
Sec 300-102.11	Accessory Uses: Industrial Use Types -----	76
ARTICLE IV DEVELOPMENT STANDARDS -----		76
Sec 400-100	Site Plan Review -----	76
Sec 400-102	Preliminary Site Plans -----	77
Sec 400-104	Final Site Plans -----	78
Sec 400-106	Format of Plans-----	80
Sec 400-108	Administrative Procedures and Requirements -----	80
Sec 400-110	Minimum Standards and Improvements Required -----	81
Sec 400-200	Buffer Yards and Screening and Landscaping-----	82
Sec 400-200.1	General Requirements -----	82
Sec 400-200.3	Buffer Yards -----	82
Sec 400-200.5	Standards for Buffer Yard Planting and Screening -----	83
Sec 400-200.7	Perimeter Landscaping Standards for Parking Lots-----	84
Sec 400-200.9	Use of Existing Woodland Areas -----	84
Sec 400-200.11	Conflicting Requirements-----	85
Sec 400-200.13	Nonconforming Uses and Sites -----	85
Sec 400-200.15	Additional Requirements for Exterior Storage, Refuse Disposal, Etc. -----	85

Sec 400-300	Off-Street Parking Requirements -----	85
Sec 400-300.1	Applicability -----	86
Sec 400-300.3	General Regulations -----	86
Sec 400-300.5	Disabled Parking -----	86
Sec 400-300.7	Permitted Locations-----	86
Sec 400-300.9	Access -----	86
Sec 400-300.11	Construction Standards-----	86
Sec 400-300.13	Parking Space Dimensions -----	87
Sec 400-300.15	Criteria for Determining Required Parking -----	87
Sec 400-300.17	Minimum Parking Required -----	87
Sec 400-320	Stacking Spaces and Drive-Through Facilities -----	92
Sec 400-400	Miscellaneous Provisions -----	93
Sec 400-400.1	Site Lighting -----	93
Sec 400-400.3	Plot Plans -----	93
Sec 400-400.5	Yard Height and Setback Requirements -----	93
Sec 400-400.7	Frontage Requirements on Cul-de-sacs -----	94
Sec 400-400.9	Pipestem Lots; Prohibition of Irregular Lots -----	94
Sec 400-400.11	Single Family Detached Dwellings; Number Permitted on a Single Lot -----	94
Sec 400-400.13	Public Utility Lots -----	94
Sec 400-400.15	Corner and Double Frontage Lots, Orientation of Yards-----	95
Sec 400-400.17	Establishment of Sight Triangles -----	95
Sec 400-400.19	Location and Design of Fences -----	95
Sec 400-400.21	Standards and Procedures for Review of Condominiums-----	95
ARTICLE V ADMINISTRATION-----		96
Sec 500-100	Zoning Administrator Powers and Duties (amended December 5, 2012) -----	96
Amendment	Amendment adopted April 6, 2011, to add “Relief in cases of steep topography” -----	98
Sec 500-102	Planning Commission Powers, Duties and Composition-----	99
Sec 500-104	Zoning Permits -----	99
Sec 500-106	Building Permits; Relation to Zoning -----	100
Sec 500-108	Certificates of Zoning Compliance -----	100
Sec 500-110	Temporary or Partial Certificates of Zoning Compliance-----	100
Sec 500-112	Fees-----	101
Sec 500-114	Enforcement -----	101
Sec 500-116	Penalties -----	101
Sec 500-118	Civil Penalties -----	101
Sec 500-120	Amendments to Ordinance -----	102
Sec 500-120.1	Commission Study and Action-----	104
Sec 500-120.3	Board of Supervisors Study and Action -----	104
Sec 500-122	Conditional Zoning -----	105
Sec 500-122.1	Enforcement of Conditions -----	106
Sec 500-122.3	Records of Conditions -----	106
Sec 500-122.5	Review of Administrator’s Decisions -----	106

Sec 500-122.7 Amendments of Conditions----- 106

Sec 500-124 Special Use Permits----- 106

Sec 500-124.1 General Standards----- 107

Sec 500-124.3 Application Requirements ----- 107

Sec 500-124.5 Review and Action----- 108

Sec 500-124.7 Time Limitations ----- 109

Sec 500-126 Non-Conforming Uses and Structures, Generally----- 109

Sec 500-126.1 Nonconformities; Relationship to Vested Rights----- 109

Sec 500-126.3 Nonconforming Uses of Buildings, Structures or Land ----- 110

Sec 500-126.5 Nonconforming Buildings and Structures ----- 110

Sec 500-126.7 Nonconforming Site Designs----- 111

Sec 500-128 Board of Zoning Appeals ----- 111

Sec 500-128.1 Powers and Duties ----- 111

Sec 500-128.3 Applications for Variances ----- 113

Sec 500-128.5 Applications for Appeals----- 113

Sec 500-128.7 Procedures for Variances and Appeal----- 113

Sec 500-128.9 Certiorari to Review Decision of BZA----- 114

ARTICLE VI DEFINITIONS AND USE TYPES ----- 115

Sec 600-100 Definitions ----- 115

Sec 600-200 Use Types ----- 125

Sec 600-200.1 Agricultural Use Types----- 126

Sec 600-200.3 Residential Use Types----- 126

Sec 600-200.5 Civic Use Types----- 128

Sec 600-200.7 Office Use Types----- 130

Sec 600-200.9 Commercial Use Types ----- 131

Sec 600-200.11 Industrial Use Types----- 137

Sec 600-200.13 Miscellaneous Use Types ----- 139

Amendment Sec 600-200.13 (adopted July 6, 2011) ----- 141

Amendment Sec 600-200.13 (adopted September 4, 2024) ----- 142

AMENDMENT

It is hereby ordained by the Board of Supervisors of Scott County that the Scott County, Virginia, Zoning Ordinance was amended throughout on October 19, 2009, to replace the paper parcel maps with digitized Geographic Information System (GIS) parcel maps as the Official Zoning Map of Scott County, Virginia, and the entire Ordinance as thus amended has been reviewed pursuant to Section 15.2-2236 of the Code of Virginia, as amended, and reordained effective on date of adoption and shall read as follows **(Adopted 7/6/2022)**:

ARTICLE I GENERAL PROVISIONS

Sec. 100-100 Title and Authority

- (A) This ordinance, and the Official Zoning Map of Scott County, Virginia, shall be known and referred to as the Scott County, Virginia, Zoning Ordinance.
- (B) The provisions of this ordinance have been adopted by the Scott County Board of Supervisors pursuant to the declaration of legislative intent contained in Section 15.2-2200, and the authority contained in Sections. 15.2-2280 and 15.2-2281 of the Code of Virginia, as amended.

Sec. 100-102 Jurisdiction

- (A) The provisions of this ordinance shall apply to all property within the unincorporated portions of Scott County, Virginia, with the exception that any property held in fee simple ownership by the United States of America or the Commonwealth of Virginia shall not be subject to the provisions of this ordinance.

Sec. 100-104 Purpose

- (A) This ordinance, and any amendments hereto, have been adopted for the general purpose of implementing the Comprehensive Plan of Scott County Virginia, and for the purpose of promoting the health, safety, and/or general welfare of the public. To these ends, this ordinance is designed to give reasonable consideration to each of the following purposes:
 - 1. Provide for adequate light, air, convenience of access, and safety from fire, flood, crime, and other dangers;
 - 2. Reduce or prevent congestion in the public streets;
 - 3. Facilitate the creation of a convenient, attractive and harmonious community;
 - 4. 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;
 - 5. Protect against destruction of, or encroachment upon, historic areas;
 - 6. 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, panic or other dangers;
 - 7. Encourage economic development activities that provide desirable employment and enlarge the tax base;
 - 8. Provide for the preservation of agricultural and forestal lands;
 - 9. Protect approach slopes and other safety areas of licensed heliports and airports;
 - 10. Promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the county;
 - 11. Protect surface and groundwater resources.

Sec. 100-106 Effective Date

- (A) This ordinance shall be effective on **January 1, 2010.**

Sec. 100-108 Application of Regulations

- (A) All land uses and activities not specifically provided for or addressed in this ordinance shall be considered uses and activities prohibited within the county unless the administrator finds that the land use or activity is compatible and consistent with the provisions of this ordinance.
- (B) If a land use or activity is deemed by the administrator to be prohibited within the county, that use or activity shall not be permitted within the county.
- (C) Where the standards imposed by this ordinance are more or less restrictive than the standards imposed by any other public regulation, the more restrictive standard shall apply.
- (D) This ordinance shall not apply to, or interfere with, any private covenant. However, if the regulations imposed by this ordinance are more restrictive, or impose a higher standard than the private covenant, then the provisions of this ordinance shall apply.
- (E) All county agencies and officials that have the responsibility to issue permits and licenses pertaining to the construction of buildings or the use of land within the county shall do so only in accordance with the provisions of this ordinance. If a permit or license is issued in conflict with the provisions of this ordinance, the permit or license shall be null and void.

Sec. 100-110 Establishment of Zoning Districts

- (A) The following zoning districts shall be established within Scott County. The location of these districts shall be shown on the official zoning map.

Agricultural Districts

AF - Agricultural and Forestry District
AR - Agricultural and Residential District

Residential Districts

R-1 - General Residential District
MHP - Manufactured Home Park District

Commercial Districts

C-1 - General Commercial District

Industrial Districts

I-1 - General Industrial District

Special Purpose Districts

FO - Floodplain Overlay District

Sec. 100-112 Interpretation of District Boundaries

- (A) If in the opinion of the administrator, uncertainty exists as to the exact location of any zoning district boundary, the administrator shall apply the following rules to determine the location of the boundary:
 - 1. Zoning district boundaries that appear to approximately follow the center lines of street, rights-of-way or alleys, shall be construed to follow such center lines.
 - 2. Zoning district boundaries that appear to follow platted lot lines shall be construed as following such platted lot lines except that the zoning designation of any lot shall extend to the center line of any adjacent street, right-of-way or alley. The modification of any platted lot line due to subdivision, resubdivision, or correction of map errors shall not move or otherwise modify a designated zoning district boundary.

- 3. Zoning district boundaries that appear to follow the center lines of streams and rivers shall be construed as following such center lines.
- (B) If the rules contained in (A) above do not provide sufficient certainty to determine the location of a zoning district boundary, the administrator may request the Board of Zoning Appeals interpret the location of the district boundary pursuant to the authority granted by Sec. 500-128.1.

Sec. 100-114 Severability

- (A) Should any article, section, subsection, or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of this ordinance as a whole or any part thereof other than the part declared to be invalid or unconstitutional.

ARTICLE II DISTRICT REGULATIONS

Sec. 200-100 AF – Agricultural and Forestry District

Sec. 200-100.1 Statement of Intent

- (A) The AF Agricultural and Forestry District consists of National Forest property, state park lands and very rural privately-owned properties that due to steep topography and very limited road access have limited development potential. Agricultural, forestry and related uses are encouraged within AF Districts. Residential and related uses are allowed in recognition that very low density rural residential development can be compatible with agricultural and forestry activities.

Sec. 200-100.2 Permitted Uses

- (A) The following uses are permitted by right in the AF Agricultural and Forestry District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards
 - 1. Agricultural Use Types
 - Agriculture *
 - Farm Stand *
 - Forestry Operation
 - Stable *
 - 2. Residential Use Types
 - Accessory Apartment *
 - Home Occupation *
 - Manufactured Home
 - Manufactured Home, Accessory
 - Manufactured Home, Emergency *
 - Manufactured Home Subdivision
 - Residential Human Care Facility
 - Single Family Dwelling, Detached
 - 3. Civic Use Types
 - Administrative Services
 - Camps
 - Cemetery *
 - Community Recreation

Public Parks and Recreational Areas
Religious Assembly
Safety Services

4. Office Use Types

(None)

5. Commercial Use Types

Agricultural Services
Antique Shops
Assembly Hall
Bed and Breakfast *
Veterinary Hospital/Clinic

6. Industrial Use Types

(None)

7 Miscellaneous Use Types

Amateur Radio Tower *

* Solar Generation Facility, Small See Supplement Page
Utility Services Minor

(B) The following uses are permitted by special use permit in the AF Agricultural and Forestry District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards.

1. Agricultural Use Types

Farm Employee Housing

2. Residential Use Types

Family Day Care Home

3. Civic Use Types

(None)

4. Office Use Types

(None)

5. Commercial Use Types

* Campgrounds * See Supplement Page
Day Care Center **
Kennel, Commercial

6. Industrial Use Types

(None)

7. Miscellaneous Use Types

Shooting Range, Outdoor
Tower *
Utility Services, Major

Sec. 200–100.3 Site Development Regulations

The following are general development standards for the AF Agricultural and Forestry District. For additional, modified or more stringent standards see Article III, Use and Design Standards.

(A) Minimum Lot Requirements

1. Area: 5 acres
2. Frontage: 200 feet on a public or private street

(B) Minimum Setback Requirements

1. Principal Structure:

Front Yard: No less than 20 feet from the property line along any right-of-way, including primary and secondary routes. **(Adopted 12/05/2012)**

Side Yard: 20 Feet

Rear Yard: 30 Feet

2. Accessory Structures:

Front Yard: No Requirement

Side Yard: 5 Feet

Rear Yard: 5 Feet

(C) Maximum Height of Structures

SUPPLEMENT SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2022, to add to Article III Use and Design Standards, Section**

300-100.9 Commercial Use Types the following use:

Campgrounds *

***Amendment adopted September 4, 2024, to add to Section 200-100 AF Agricultural and Forestry District, Section 200-100.2 Permitted Uses, (A) By Right, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Small

- 1. Principal Structures: 35 feet
- 2. Accessory Structures: 15 feet

Sec. 200–200 AR Agricultural and Residential District

Sec. 200–200.1 Statement of Intent

- (A) The AR Agricultural and Residential District applies to most of the land area in Scott County. Agricultural, forestry, low density residential and related uses are encouraged within AR Districts. The district also allows limited civic, commercial and industrial uses in recognition that these uses have historically occurred in the rural portions of the county.

Sec. 200–200.2 Permitted Uses

- (A) The following uses are permitted by right in the AR Agricultural and Residential District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards
 - 1. Agricultural Use Types
 - Agriculture *
 - Farm Stand *
 - Forestry Operation
 - Stable *
 - 2. Residential Use Types
 - Accessory Apartment *
 - Home Occupation *
 - Manufactured Home
 - Manufactured Home, Accessory
 - Manufactured Home, Emergency *
 - Manufactured Home Subdivision
 - Residential Human Care Facility
 - Single Family Dwelling, Detached
 - 3. Civic Use Types
 - Administrative Services
 - Camps
 - Cemetery *
 - Clubs
 - Community Recreation
 - Educational Facilities – Primary and Secondary
 - Post Office
 - Public Assembly
 - Public Parks and Recreational Areas
 - Religious Assembly
 - Safety Services
 - 4. Office Use Types
 - (None)

5. Commercial Use Types

Agricultural Services
Antique Shops
Assembly Hall
Bed and Breakfast *
Consumer Repair Services
Personal Services
Studio, Fine Arts
Veterinary Hospital/Clinic

6. Industrial Use Types

Resource Extraction, Oil and Gas

7. Miscellaneous Use Types

Amateur Radio Tower *
* Solar Generation Facility, Small See Supplement Page
Utility Services, Minor

(B) The following uses are permitted by special use permit in the AR Agricultural and Residential District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

Farm Employee Housing

2. Residential Use Types

Family Day Care Home
Multi-Family Dwelling *
Single Family Dwelling, Attached
Townhouse *
Two Family Dwelling

3. Civic Use Types

Assisted Care Residence
Correction Facilities
Cultural Services
Halfway House
Life Care Facility
Nursing Home

4. Office Use Types

General Office
Medical Office

5. Commercial Use Types

Automobile Repair Services - Minor
* Campgrounds * See Supplement Page
Commercial Outdoor Sports and Recreation
Construction Sales and Services
Convenience Store
Day Care Center **
Equipment Sales and Rental

- Flea Market
- Funeral Services
- Garden Center
- Gasoline Station
- Golf Course
- Kennel, Commercial
- Mini Warehouses *
- * Restaurant See Supplement Page
- Retail Sales

6. Industrial Use Types

- Asphalt Plant *
- Construction Yard
- Custom Manufacturing
- Landfill, Construction Debris
- Landfill, Rubble
- Landfill, Sanitary
- Railroad Facilities
- Resource Extraction, Mineral
- Scrap and Salvage Services *

7. Miscellaneous Use Types

- Aviation Facility
- Outdoor Gathering *
- * Parking Facility, Surface/Structure See Supplement Page
- Shooting Range, Outdoor
- * Sign, Animated * See Supplement Page
- * Sign, Billboard * See Supplement Page
- * Solar Generation Facility, Utility-Scale * See Supplement Page
- Tower *
- Utility Services, Major

Sec. 200–200.3 Site Development Regulations

The following are general development standards for the AR Agricultural and Residential District. For additional, modified or more stringent standards see Article III, Use and Design Standards.

(A) Minimum Lot Requirements

1. Area: 13,000 sq. ft. if served by public water and sewer.
20,000 sq. ft. if served by private well and or septic.
2. Frontage: 75 feet on a public or private street

(B) Minimum Setback Requirements

1. Principal Structure:

Front Yard: No less than 20 feet from the property line along any right-of-way, including primary and secondary routes. **(Adopted 12/05/2012)**

SUPPLEMENT
SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2011, to add to Section 200-200 AR Agricultural and Residential District, Section 200-200.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following uses:**

Sign, Animated *
Sign, Billboard *

***Amendment adopted March 4, 2015, to add to Section 200-200 AR Agricultural and Residential District, Section 200-200.2 Permitted Uses, (B) Special Use Permit, (5) Commercial Use Types the following use:**

Restaurant

***Amendment adopted October 4, 2017, to add to Section 200-200 AR Agricultural and Residential District, Section 200-200.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following use:**

Parking Facility, Surface/Structure

***Amendment adopted July 6, 2022, to add to Article III Use and Design Standards, Section 300-100.9 Commercial Use Types the following use:**

Campgrounds *

***Amendment adopted September 4, 2024, to add to Section 200-200 AR Agricultural and Residential District, Section 200-200.2 Permitted Uses, (A) By Right, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Small

***Amendment adopted September 4, 2024, to add to Section 200-200 AR Agricultural and Residential District, Section 200-200.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Utility-Scale *

Side Yard: 15 Feet

Rear Yard: 25 Feet

2. Accessory Structures:

Front Yard: No Requirement

Side Yard: 5 Feet

Rear Yard: 5 Feet

(C) Maximum Height of Structures

- 1. Principal Structures: 35 feet.
- 2. Accessory Structures: 15 Feet

Sec. 200-300 R-1 General Residential District

Sec. 200-300.1 Statement of Intent

The R-1 General Residential District applies to areas of the county where small lot single family development has historically occurred, and areas where such development would be appropriate due to the availability, or potential availability of public water and/or sewer services. Generally, R-1 districts are located near the incorporated communities in Scott County. This district is intended to provide the highest degree of protection from uses that are potentially incompatible with single family dwellings.

Sec. 200-300.2 Permitted Uses

(A) The following uses are permitted by right in the R-1 General Residential District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

- 1. Agricultural Use Types

(None)
- 2. Residential Use Types

Accessory Apartment *
Home Occupation *
Manufactured Home, Emergency *
Residential Human Care Facility
Single Family Dwelling, Detached
Community Recreation
- 3. Civic Use Types

Educational Facilities – Primary/Secondary
Public Parks and Recreation Areas
Religious Assembly
Safety Services
- 4. Office Use Types

(None)
- 5. Commercial Use Types

(None)
- 6. Industrial Use Types

(None)
- 7. Miscellaneous Use Types

Amateur Radio Tower *
* Solar Generation Facility, Small See Supplement Page
Utility Services Minor

(B) The following uses are permitted by special use permit in the R-1 General Residential District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

Stable *

2. Residential Use Types

Family Day Care Home
Multi-Family Dwelling *
Single Family Dwelling, Attached
Townhouse *
Two Family Dwelling

3. Civic Use Types
(None)

4. Office Use Types

(None)

5. Commercial Use Types

(None)

6. Industrial Use Types

(None)

7. Miscellaneous Use Types

* Sign, Animated * See Supplement Page
* Sign, Billboard * See Supplement Page
Tower *
Utility Services, Major

Sec. 200-300.3 Site Development Regulations

The following are general development standards for the R-1 General Residential District. For additional, modified or more stringent standards see Article III, Use and Design Standards.

(A) Minimum Lot Requirements

- 1. Area: 10,000 square feet
- 2. Frontage: 75 feet on a public or private street

(B) Minimum Setback Requirements

- 1. Principal Structure:

Front Yard: No less than 20 feet from the property line along any right-of-way, including primary and secondary routes. **(Adopted 12/05/2012)**

Side Yard: 10 feet

Rear Yard: 25 feet

2. Accessory Structures:

Front Yard: Behind the front building line of the principal structure.

**SUPPLEMENT
SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE**

***Amendment adopted July 6, 2011, to add to Section 200-300 R-1 General Residential District, Section 200-300.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following uses:**

- Sign, Animated ***
- Sign, Billboard ***

***Amendment adopted September 4, 2024, to add to Section 200-300 R-1 General Residential District, Section 200-300.2 Permitted Uses, (A) By Right, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Small

Side Yard: 5 feet

Rear Yard: 5 Feet

(C) Maximum Height of Structures

- 1. Principal Structures: 35 Feet.
- 2. Accessory Structures: 15 Feet

Sec. 200-400 MHP Manufactured Home Park District

Sec. 200-400.1 Statement of Intent

The MHP Manufactured Home Park District has been created in recognition that manufactured housing is an important and desired housing option for some county residents. Standards and uses for the MHP district have been designed to reflect standards and uses found in some current manufactured home park communities and to allow the development of new manufactured home communities that have a desirable living environment.

Sec. 200.400.2 Permitted Uses

(A) The following uses are permitted by right in the MHP Manufactured Home Park District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates

that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

(None)

2. Residential Use Types

Home Occupation *
Manufactured Home, Emergency *
Manufactured Home Park *

3. Civic Use Types

(None)

4. Office Use Types

(None)

5. Commercial Use Types

(None)

6. Industrial Use Types

(None)

7. Miscellaneous Use Types

* Solar Generation Facility, Small See Supplement Page
Utility Services, Minor

Sec. 200-400.3 Site Development Regulations

The following are general development standards for the MHP Manufactured Home Park District. For additional, modified or more stringent standards see Article III, Use and Design Standards.

(A) Minimum Lot Requirements

- 1. Area: None
- 2. Frontage: 50 feet on a public street

Sec. 200-500 C-1 General Commercial District

Sec. 200-500.1 Statement of Intent

The C-1 General Commercial District applies to areas of the county where commercial patterns of development currently exist and where future commercial development is encouraged. A wide range of civic, office and commercial uses are permitted in C-1 General Commercial Districts

Sec. 200-500.2 Permitted Uses

- (A) The following uses are permitted by right in the C-1 General Commercial District, subject to all other applicable requirements contained in this ordinance. An asterisk (*)

indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

(None)

2. Residential Use Types

Manufactured Home, Emergency *

SUPPLEMENT
SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted September 4, 2024, to add to Section 200-400 MHP Manufactured Home Park District, Section 200-400.2 Permitted Uses, (A) By Right, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Small

3. Civic Use Types

- Administrative Services
- Assisted Care Residence
- Cemetery *
- Clubs
- Community Recreation
- Crises Center
- Cultural Services
- Educational Facilities, College/University
- Educational Facilities, Primary/Secondary
- Guidance Services
- Life Care Facility
- Nursing Home
- Post Office
- Public Assembly
- Public Maintenance and Service Facilities
- Public Parks and Recreation Areas
- Religious Assembly
- Safety Services

4. Office Use Types

- Financial Institutions
- General Offices
- Laboratories
- Medical Offices

5. Commercial Use Types

- Agricultural Services
- Antique Shops
- Assembly Hall

- Automobile Dealership, New *
- Automobile Dealership, Used *
- Automobile Parts/Supply, Retail
- Automobile Rental/Leasing
- Automobile Repair Services, Minor
- Bed and Breakfast *
- Business or Trade School
- Business Support Services
- Campground
- Car Wash
- Commercial Indoor Amusement
- Commercial Indoor Entertainment
- Commercial Indoor Sports and Recreation
- Commercial Outdoor Entertainment
- Commercial Outdoor Sports and Recreation
- Communication Services
- Construction Sales and Services
- Consumer Repair Services
- Convenience Store
- Dance Hall
- Day Care Center *
- Equipment Sales and Rental
- Flea Market
- Funeral Services
- Garden Center
- Gasoline Station
- Hospital
- Hotel/Motel/Motor Lodge
- Kennel, Commercial
- Laundry
- Mini Warehouses *
- Pawn Shop
- Personal Improvement Services
- Personal Services
- Recreational Vehicle Sales and Service *
- Restaurant
- Retail Sales
- Studio, Fine Arts
- Veterinary Hospital/Clinic

6. Industrial Use Types

- Recycling Centers and Stations
- Transportation Terminal

7. Miscellaneous Use Types

- Amateur Radio Tower *
- * Solar Generation Facility, Small See Supplement Page
- Utility Services, Minor

(B) The following uses are permitted by special use permit in the C-1 General Commercial District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

(None)

2. Residential Use Types

- * Accessory Apartment * See Supplement Page
 - * Family Day Care Home * See Supplement Page
 - * Home Occupation * See Supplement Page
 - * Multi-Family Dwelling * See Supplement Page
 - * Residential Human Care Facility See Supplement Page
 - * Single Family Dwelling, Attached See Supplement Page
 - * Single Family Dwelling, Detached See Supplement Page
 - * Townhouse * See Supplement Page
 - * Two Family Dwelling See Supplement Page
3. Civic Use Types
- Correction Facilities
 - Halfway House
4. Office Use Types
- Substance Abuse Clinic *
5. Commercial Use Types
- Adult Uses *
 - Automobile Repair Services, Major *
 - Golf Course
 - Manufactured Home Sales *
 - Truck Stop
6. Industrial Use Types
- Construction Yard
 - Custom Manufacturing
 - Transfer Station
 - Truck Terminal
7. Miscellaneous Use Types
- Aviation Facility
 - Outdoor Gathering *
 - Parking Facility, Surface/Structure
 - * Sign, Animated * See Supplement Page
 - * Sign, Billboard * See Supplement Page
 - * Solar Generation Facility, Utility-Scale * See Supplement Page
 - Tower *
 - Utility Services, Major

SUPPLEMENT
SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2011, to add to Section 200-500 C-1 General Commercial District, Section 200-500.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following uses:**

- Sign, Animated ***
- Sign, Billboard ***

***Amendment adopted December 7, 2022, to add to Section 200-500 C-1 General Commercial District, Section 200-500.2 Permitted Uses, (B) Special Use Permit, (2) Residential Use Types the following uses:**

- Accessory Apartment ***
- Family Day Care Home ***
- Home Occupation ***
- Multi-Family Dwelling ***
- Residential Human Care Facility**
- Single Family Dwelling, Attached**
- Single Family Dwelling, Detached**
- Townhouse ***
- Two Family Dwelling**

***Amendment adopted September 4, 2024, to add to Section 200-500 C-1 General Commercial District, Section 200-500.2 Permitted Uses, (A) By Right, (7) Miscellaneous Use Types the following use:**

- Solar Generation Facility, Small**

***Amendment adopted September 4, 2024, to add to Section 200-500 C-1 General Commercial District, Section 200-500.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following use:**

- Solar Generation Facility, Utility-Scale ***

Sec. 200-500.3 Site Development Regulations

The following are general development standards for the C-1 General Commercial District. For additional, modified or more stringent standards see Article III, Use and Design Standards.

- (A) Minimum Lot Requirements**
 - 1. Area: No Minimum Requirement
 - 2. Frontage: No Minimum Requirement
- (B) Minimum Setback Requirements**
 - 1. Principal Structure:

Front Yard: No less than 20 feet from the property line along any right-of-way, including primary and secondary routes. **(Adopted 12/05/2012)**

Side Yard: No Minimum Requirement

Rear Yard: No Minimum Requirement

2. Accessory Structures:

Front Yard: No Minimum Requirement

Side Yard: 5 Feet

Rear Yard: 5 Feet

(C) Maximum Height of Structures

1. Principal Structures: 45 Feet

2. Accessory Structures: 15 Feet

Sec. 200-600 I-1 General Industrial District

Sec. 200-600.1 Statement of Intent

The I-1 General Industrial District is created to establish and preserve areas within the county that are suitable for business and more intensive industrial uses. The district allows a wide variety of intensive industrial and warehouse uses.

Sec. 200-600.2 Permitted Uses

(A) The following uses are permitted by right in the I-1 General Industrial District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

(None)

2. Residential Use Types

Manufactured Home, Emergency *

3. Civic Use Types

Administrative Services

* Cultural Services See Supplement Page
Public Maintenance and Service Facilities
Safety Services

4. Office Use Types

Financial Institutions
General Office
Laboratories
Medical Offices

5. Commercial Use Types

Automotive Repair Services, Major *
Business Support Services
Construction Sales and Services
Day Care Center *
Equipment Sales and Rental
Laundry
Manufactured Home Sales *
Mini-Warehouse *
Truck Stop

6. Industrial Use Types

Asphalt Plant *
Construction Yard
Custom Manufacturing
Industry Type I
Industry Type II
Meat Packing and Related Industries
Railroad Facilities
Recycling Centers and Stations
Resource Extraction, Oil and Gas
Transfer Station
Transportation Terminal
Truck Terminal
Warehousing and Distribution

7. Miscellaneous Use Types

Parking Facility, Surface/Structure
* Solar Generation Facility, Small See Supplement Page
Utility Services, Major
Utility Services, Minor

(B) The following uses are permitted by special use permit in the I-1 General Industrial District, subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in Article III, Use and Design Standards

1. Agricultural Use Types

(None)

2. Residential Use Types

(None)

3. Civic Use Types

(None)

4. Office Use Types

(None)

5. Commercial Use Types

(None)

6. Industrial Use Types

Industry Type III
Landfill, Construction Debris
Landfill, Rubble
Landfill, Sanitary
Resource Extraction, Mineral
Scrap and Salvage Services *

7. Miscellaneous Use Types

- * Sign, Animated * See Supplement Page
- * Sign, Billboard * See Supplement Page
- * Solar Generation Facility, Utility-Scale * See Supplement Page
- Tower *

Sec. 200-600.3 Site Development Regulations

The following are general development standards for the I-1 General Industrial District. For additional, modified or more stringent standards see Article III, Use and Design Standards.

(A) Minimum Lot Requirements

- 1. Area: No Minimum Requirement
- 2. Frontage: No Minimum Requirement

(B) Minimum Setback Requirements

- 1. Principal Structure:

Front Yard: No less than 20 feet from the property line along any right-of-way, including primary and secondary routes. **(Adopted 12/05/2012)**

Side Yard: No Minimum Requirement

Rear Yard: No Minimum Requirement
- 2. Accessory Structures:

Front Yard: No Minimum Requirement

Side Yard: 5 feet

Rear Yard: 5 feet

(C) Maximum Height of Structures

SUPPLEMENT
SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2011, to add to Section 200-600 I-1 General Industrial District, Section 200-600.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following uses:**

Sign, Animated *
Sign, Billboard *

***Amendment adopted January 18, 2017, to add to Section 200-600 I-1 General Industrial District, Section 200-600.2 Permitted Uses, (A) Permitted by Right, (3) Civic Use Types the following use:**

Cultural Services

***Amendment adopted September 4, 2024, to add to Section 200-600 I-1 General Industrial District, Section 200-600.2 Permitted Uses, (A) By Right, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Small

***Amendment adopted September 4, 2024, to add to Section 200-600 I-1 General Industrial District, Section 200-600.2 Permitted Uses, (B) Special Use Permit, (7) Miscellaneous Use Types the following use:**

Solar Generation Facility, Utility-Scale *

- 1. Principal Structures: 45 Feet
- 2. Accessory Structures: 15 Feet

Sec. 200-700 FOD Floodplain Overlay District

Sec. 200-700.1 Statement of Intent

It is the intent of the Floodplain Overlay District to aid in providing safety and protection from flooding. More specifically, the standards contained in this district help to prevent the creation of health and safety hazards, the loss of property and life, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by:

- 1 Restricting the unwise use, development and occupancy of lands subject to inundation, which may result in soil erosion, sedimentation and siltation, pollution of water resources, and general degradation of the natural and manmade environment;
- 2. Regulating uses, activities and development which, acting alone or in combination with other existing or future uses, activities and development, if unregulated, will cause unacceptable increases in flood heights, velocities and frequencies;

3. Restricting or prohibiting certain uses, activities and development from locating within areas subject to flooding;
4. Requiring all those uses, activities and developments that do occur in flood prone areas to be protected and/or flood proofed against flooding and flood damage;
5. Protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards; and
6. Adequately providing for qualification and continuation of the Scott County in the regular program of the national flood insurance program as administered by the Federal Emergency Management Agency.

Sec. 200-700.3 Definitions

- (A) All definitions pertaining to the administration and enforcement of the Floodplain Overlay District are found in Article VI Definitions and Use Types

Sec. 200-700.5 Administration and Applicability

The provisions codified in this section shall apply to all lands within Scott County identified as being floodplain districts as stipulated in this section. No land shall be developed and no development and/or structure shall be located, related, constructed, reconstructed, enlarged or structurally altered except in full compliance with the terms and provisions of this district and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this ordinance.

Sec. 200-700.7 Establishment of Floodplain Districts and Restrictions

- (A) Floodplain districts shall include all land subject to inundation by the waters of the 100—year flood. The source of this delineation shall be the flood insurance study for Scott County as prepared by the Federal Insurance Administration-Federal Emergency Management Agency, dated (Insert Date), or the most recent revision thereof. The designated floodplain districts and accompanying regulations shall be overlays to the existing underlying zoning districts as shown on the official zoning map, and as such the provisions for floodplain districts shall serve as a supplement to the underlying zoning district regulations. The physical boundaries of the floodplain districts are established as shown on the flood insurance rate map (FIRM) from the above-cited flood insurance study, which map is declared to be a part of this ordinance and which shall be kept on file in the office of the Building Official. In the event of any conflict between the provisions of the overlaying floodplain districts and the underlying existing zoning regulations, the more restrictive provisions shall apply.
- B. The delineation of any floodplain district may be revised, amended and modified by the Board of Supervisors after Planning Commission and Board public hearings as required by Sec. 500-120 of this ordinance and, Section 15.2–2204 of the Code of Virginia, in compliance with the national flood insurance program, when there are changes through natural, man-made or other causes and/or changes are indicated by future detailed hydrologic and hydraulic studies. All such changes are subject to the review and approval of the Federal Emergency Management Agency.

Initial interpretations of the boundaries of the floodplain districts shall be made by the building official. Should a dispute arise concerning the boundaries of any of the areas, the Board of Zoning appeals, in accordance with Sec. 500-128.1 shall make the necessary determination. Persons questioning or contesting the location of the flood boundary shall be given a reasonable opportunity to present their case to the Board and to submit technical evidence.

- C. All applications for development in the floodplain district and all permits issued for the floodplain shall incorporate the following information. Additional information may be required by the administrator.
 - 1. For structures to be elevated, the elevation of the lowest floor (including basement).
 - 2. For structures to be flood proofed (nonresidential only), the elevation to which the structure will be flood proofed.
 - 3. The elevation of the 100-year flood.
 - 4. Topographic information showing existing and proposed ground elevations.

Sec. 200-700.9 Development and Use by Special Use Permit

- A. All uses, activities, development, new construction and substantial improvements, including prefabricated buildings and manufactured homes, occurring within any floodplain district shall be undertaken only upon the issuance of a Special Use Permit, in accordance with Sec. 500-124 and shall be undertaken only in strict compliance with the provisions of this ordinance and with all other applicable codes and ordinances, including the Scott County Subdivision Ordinance. Prior to the issuance of any such permit, the Building Official shall require all applications to include compliance with all applicable state and federal laws.

Sec. 200-700.11 Development Regulations, All Districts

- A. In any floodplain overlay district, the development and/or use of land (including new construction and substantial improvements, placement of manufactured home and prefabricated buildings) shall be permitted in accordance with the regulations of the underlying district, provided that all such uses, activities and/or development shall be undertaken in strict compliance with flood proofing, elevation, anchorage and related provisions contained in the Virginia Uniform Statewide Building Code and all other applicable codes and ordinances, and shall be constructed with material and utility equipment resistant to flood damage, and be constructed by methods and practices that minimize flood damage.
- B. All electrical water heaters, electric furnaces, other critical electrical installations and all other electrical, heating, ventilation, plumbing and air condition equipment shall be permitted only at elevations at or above the level of the 100-year flood in all floodplain districts, or shall be so designed or located such that waters from the base flood cannot enter or accumulate within any components.
- C. All telephone utilities to be placed in any floodplain district shall be located and constructed to minimize the chance of impairment during a flood, including being elevated above the level of the 100-year flood whenever possible.
- D. New and replacement water supply systems, sanitary sewage systems including pumping stations and collector systems, and gas and oil supply systems shall be designed and located to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters in all floodplain districts.
- E. Streets and sidewalks in all floodplain districts shall be designed to minimize their potential for increasing and aggravating the levels of flood flow. Drainage openings shall be required to minimize flood flows without significantly increasing flood heights or established elevations identified within floodplain districts.
- F. Adequate drainage shall be provided to minimize exposure to flood hazards in all floodplain districts and be designed to convey the flow of surface waters without damage to persons or property. The system shall ensure drainage away from buildings, onsite waste disposal sites and septic tank facilities with subsurface disposal fields. The County

may require a primarily underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with all local, regional and state drainage plans and requirements. All facilities shall be designed to prevent the discharge of runoff onto adjacent properties.

- G. Preliminary subdivision plat requirements in accordance the Scott County Subdivision Ordinance shall include a map showing the location of the proposed subdivision and/or land development with respect to any designated flood district, including information on but not limited to, the 100-year flood elevations, boundaries of the floodplain districts, proposed lots and sites, fills and flood or erosion protective facilities. Proposals for any other new development shall also include base flood elevation data and location of any floodplain districts. Subdivision proposals and other proposed new development, including manufactured home parks and subdivisions, shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood prone area, any such proposals shall be reviewed to assure that:
 - 1. All such proposals are consistent with the need to minimize flood damage within the flood prone area;
 - 2. All public utilities and facilities, such as sewer, gas, electrical and water systems, are located and constructed to minimize or eliminate flood damage; and
 - 3. Adequate drainage is provided to reduce exposure to flood hazards.
- H. All manufactured homes to be placed or substantially improved within any floodplain district shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one foot above the base flood elevation and is securely anchored to an adequately anchored foundation system in accordance with the provisions of the Virginia Uniform Statewide Building Code. The provision shall apply to subdivisions and lots where an existing manufactured home is replaced, any expansion to an existing park or subdivision, an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood, and to new parks, subdivisions and installation constructed after the effective date of the initial floodplain regulations.
- I. Recreational vehicles placed on sites shall either:
 - 1. Be on the site for fewer than 180 consecutive days; and
 - 2. Be fully licensed and ready for highway use; or
 - 3. Meet the permit requirements for placement in the elevation and anchoring requirements for manufactured homes in Sec. 300-100.3 of this section.
- J. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect.

Sec. 200-700.13 Development Restrictions, Floodways

- A. Under no circumstances shall any use, activity, stream bed alteration or relocation, new construction, substantial improvements and/or development adversely affect the capacity of the channels or floodways of any watercourse, drainage ditch or any other drainage facility or system. In floodways, no encroachments, fill, new construction, substantial improvements or other development shall be permitted, except where the effect of such development (as may be permitted in accordance with the regulations of the underlying zoning district) on flood heights is fully offset by accompanying improvements which have been approved by appropriate local, state and/or federal authorities as required by

law (i.e., no proposed use, development or activity shall be permitted within the floodway which would cause any increase in flood levels during the 100-year flood).

- B. Prior to any proposed alteration or relocation of any channels or floodways of any watercourse, stream, etc., within Scott County approval shall be obtained from the U.S. Corps of Engineers, the State Water Control Board and the State Marine Resources Commission. Furthermore, notification of the proposal shall be given by the applicant to all affected adjacent jurisdictions, the Department of Conservation and Recreation, (Division of Soil and Water Conservation) and the Federal Insurance Administration.
- C. The placement of any manufactured home within any floodway is strictly prohibited except in an existing manufactured home park or existing manufactured home subdivision.

Manufactured homes shall be elevated so that either: (1) the lowest floor of the manufactured home is one foot above the base flood elevation; or (2) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

Sec. 200-700.15 Existing Structures and Vacant Land

- A. A structure or use of a structure or premises which lawfully existed before the enactment of this ordinance but which is not in conformity with the provisions of in this section may be continued in accordance with Sec. 500-126. In addition, such structure or use shall be subject to the following additional requirements:
 - 1. Existing structures and/or uses located in floodways shall not be expanded or enlarged, unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying improvements.
 - 2. Any modification, alteration, repair, reconstruction or improvement of any kind to a structure and/or use located in any floodplain overlay district, to an extent or amount of less than 50 percent of its market value, shall be elevated and/or flood proofed to the greatest extent possible.
 - 3. The owner and/or agents of any existing structure and/or use located in any flood plain overlay districts shall fully disclose in writing to all prospective interested parties including, but not limited to, purchasers and renters that
 - (a) the land and/or structures are located in flood prone areas, and
 - (b) whether any variances have been granted for certain structures located in flood prone areas.

Sec. 200-700.17 Variances

- (A) The Board of Zoning Appeals, in accordance with Sec. 500-128.1 may consider petitions for variance(s) from the provisions of this ordinance; provided, however, that all relevant factors pertaining to the danger to life and property caused by increased flood levels and velocities due to encroachments are thoroughly examined. In considering applications for variances, the Board shall consider the following factors:
 - 1. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - 2. The danger that materials may be swept onto other lands or downstream to the injury of others.

3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
 5. The important of the services provided by the proposed facility to the community.
 6. The requirements of the facility for a waterfront location and a location within a floodplain district.
 7. The availability of alternate locations not subject to flooding for the proposed use.
 8. The compatibility of the proposed use with existing development anticipated in the foreseeable future.
 9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 10. The safety access to the property by ordinary and emergency vehicles in times of flood.
 11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site.
 12. Such other factors which are relevant to the purposes of this ordinance.
- (B) No variance shall be granted for any proposed use, development or activity within any floodway district, except in full compliance with all of the following requirements:
1. The variance will not cause any increase in flood levels during the 100-year flood. Appropriate documentation from a registered engineer must be submitted which substantiates the impact on flood heights, velocities and flows through hydrologic and hydraulic analyses and calculations. If the variance involves any alterations or relocations to a floodway or its channel, such alterations or relocations shall also be approved as required by law.

The Board of Zoning Appeals shall notify the applicant for a variance(s) in writing that the issuance of a variance(s) to construct a structure below the 100-year flood elevation:

1. Increases the risks to life and property; and
2. Will result in increased premium rates for flood insurance.

A record of the required notification as well as all variance actions, including justification for their issuance, shall be maintained, and any variances, which are issued, shall be noted in the annual report submitted as required by law.

Variances may be issued for the reconstruction, rehabilitation or restoration of structure listed on the National Register of Historic Places or the state landmarks register without regard to the procedures set forth in this section.

Requirements for granting a variance within the floodplain shall be as follows:

1. The failure to grant the variance would result in exceptional hardship to the applicant;
2. The variance will be the minimum relief to any hardship; and
3. The granting of such variance will not result in:
 - a. Unacceptable or prohibited increases in flood heights;
 - b. Additional threats to public safety;

- c. Nuisances; or
 - d. Conflicts with local laws or ordinances.
4. The applicant has shown a good and sufficient cause to justify the variance.

Sec. 200-700.19 Liability

The degrees of flood protection sought by the provisions of this ordinance are considered reasonable for regulatory purposes and are based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. These provisions do not imply that areas outside the floodplain districts, or that land uses permitted within such districts, will be free from flooding or flood damages.

The provisions of this ordinance shall not create liability on the part of the county or any office or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made there under.

ARTICLE III USE AND DESIGN STANDARDS

Sec. 300-100 Generally

- (A) The standards contained in Article II District Regulations shall apply to all of the following use types, unless specifically modified and/or superseded by the use and design standards in this article.
- (B) The standards listed as general standards shall apply in all zoning districts in which the use type is permitted, either by right or by-special use.
- (C) Where a specific zoning district is indicated, the use and design standards listed in this article shall apply to that zoning district, and shall be in addition to any general standard for that use.

Sec. 300-100.1 Agricultural Use Types

Agriculture

- (A) General standards:
 - 1. Commercial uses such as gift shops and restaurants associated with viticulture operations shall only be allowed by special use permit.

Farm Stand

- (A) General standards:
 - 1. At least 50 percent of the products offered for sale at the farm stand shall be produced on the site of the stand or on contiguous property.
 - 2. Ingress and egress to the site of the farm stand shall be clearly delineated, and the location and design of such shall be approved by the Virginia Department of Transportation.

Stable**(A) General Standards:**

None

(B) Stables shall comply with the following standards in R-1 districts:

1. Minimum lot size: 2 acres
2. On lots less than 5 acres no more than one stable animal per acre shall be permitted.
3. Corrals shall comply with setback requirements for accessory structures.
4. Stables shall manage animal waste so as not to create a nuisance or health hazard to adjoining or nearby properties.

Sec. 300-100.3 Residential Use Types**Accessory Apartment****(A) General Standards:**

1. An accessory apartment shall only be considered accessory to a detached single-family dwelling.
2. At the completion of construction, no accessory apartment shall contain more than 40 percent of the finished floor area of the principal dwelling.
3. No accessory apartment shall contain less than 300 square feet of finished floor area, or more than 1000 square feet of finished floor area.
4. Only one accessory apartment shall be allowed per lot or per principal dwelling.
5. The owner of the principal dwelling shall reside on the property and the accessory apartment shall only be occupied by a family member of the owner of the principal dwelling.

Family Day Care Home**(A) General Standards:**

1. All family day care homes shall comply with the Minimum Standards for Family Day Care Homes established by the Virginia Department of Social Services, as may be amended.

Home Occupation

- (A) Intent:** These standards for home occupations are established in recognition that certain small-scale business activities may be appropriate as an accessory use to a residential dwelling. The character and scale of the business activity must be clearly minor and subordinate to the principal use of the property as a residence.

(B) General Standards:

1. All home occupations shall be operated by the resident occupants of the dwelling that is the location of the home occupation.
2. Only residents of the dwelling shall be engaged in the home occupation activity. No other employees shall be allowed at the site of the home occupation.
3. No dwelling used for a home occupation shall be altered or used in any manner that would cause the dwelling to differ in character from a residential use.
4. No retail or wholesale sales shall be permitted as part of any home occupation.
5. Lessons in the fine arts (dance, music, art), or tutoring shall be allowed as a home occupation provided the total number of students shall not exceed ten per day.
6. The care of up to a maximum of five individuals (including the children of the owner/operator of the home occupation), shall be permitted as a home occupation.
7. Upholstery, taxidermy, carpentry and cabinet making and tailoring shops shall be allowed as home occupations in the AR Agricultural Residential District, provided the scale and operation of such businesses comply with the home occupation standards contained herein.
8. Except in the AR Agricultural Residential District no signage shall be allowed. Signs shall be allowed for home occupations in the AR district. Such signs shall not exceed sixteen square feet in size nor have a height greater than five feet above grade. All home occupation signs shall be located a minimum of ten feet from any property line.
9. The home occupation shall not require the use or storage of hazardous or toxic materials not normally found in a residential dwelling, and no such materials shall be associated with the home occupation.
10. There shall be no external storage of equipment or materials associated with the home occupation, and there shall be no external evidence of the existence of the home occupation on the property.
11. The volume and characteristics of traffic associated with the home occupation shall be consistent with the volume and characteristic of traffic associated with dwellings in the general area.
12. The home occupation shall not involve the commercial delivery of materials or products to or from the premises. Incidental deliveries common to residential dwellings shall be permitted.
13. More than one home occupation may be located within a single dwelling provided the level of activity associated with all of the home occupations, when considered together, does not violate any of these general standards.

(C) Application Process:

1. The administrator shall be responsible for reviewing all applications for home occupations.
2. Applicants for home occupations shall complete a home occupation application and in doing so shall indicate compliance with the intent of these regulations and the general standards contained herein.
3. If the administrator believes that a proposed home occupation will comply with the intent and general standards contained herein, the application for the home occupation shall be approved.

4. If the administrator believes that a proposed home occupation will not comply with the intent and general standards contained herein, the administrator shall notify the applicant of the changes necessary to achieve compliance with these provisions. If the applicant disagrees with the opinion of the administrator, the administrator may, and at the request of the applicant shall, refer the application to the Commission and Board of Supervisors, which shall review the application as a special use permit pursuant to the provisions of this ordinance.

(D) Enforcement:

1. The administrator shall have the authority to require compliance with these provisions. When, in the opinion of the administrator, an operator of a home occupation violates the home occupation standards contained herein, the administrator shall require compliance pursuant to the procedures contained in Sec. 500-114.

Manufactured Home, Emergency

- (A) These regulations are adopted in recognition that temporary emergency housing options may be necessitated by fire, flood, or other unforeseen and sudden acts of nature.

(B) General Standards:

1. The Board of Supervisors may authorize the emergency use of a manufactured home on any residential lot if the building official certifies that the permanent dwelling on the lot has been lost or destroyed by a fire, flood, or other unforeseen and sudden acts of nature, and as a result is uninhabitable.
2. Only one emergency manufactured home shall be permitted on a lot of record. It shall be located on the same lot as the destroyed dwelling, and must be occupied only by the person or family whose dwelling was destroyed.
3. The emergency manufactured home shall meet all setback and yard requirements for the district in which it is located. It shall be anchored and stabilized in accordance with applicable building code provisions.
4. The emergency manufactured home must be removed as soon as reconstruction or replacement of the uninhabitable dwelling is complete, or within a twelve-month period of its placement on the site, whichever is sooner. A onetime extension of up to six additional months may be granted by the Board of Supervisors if substantial reconstruction of the destroyed dwelling has occurred and work has, and is continuing to progress. No final certificate of occupancy for the reconstructed dwelling shall be issued until the emergency manufactured home is removed from the site.

- (C) Where the President of the United States has declared a federal disaster; the Board may authorize the placement of temporary manufactured homes supplied by the Federal Emergency Management Agency (FEMA) to disaster victims who lost their homes. In such cases all local zoning and building code requirements shall be waived in favor of FEMA standards.

Manufactured Home Park

(A) Approval Process:

1. Manufactured home parks shall only be allowed in Manufactured Home Park Districts (MHP).
2. Applicants wishing to develop a new manufactured home park or expand an existing park shall request an amendment to the official zoning map pursuant to the provisions of this ordinance. All requests for MHP districts shall be considered conditional rezoning requests.

3. If the Board approves a new or expanded MHP district the applicant shall submit a site plan in accordance with Sec. 400-100 of this ordinance. The submitted site plan shall be approved by the County prior to commencing development of the park.

(B) General Standards:

1. There shall be no minimum lot size for any new or expanding park.
2. Any new or expanding park shall have a minimum of 50 feet of frontage on a public street.
3. Any new or expanding park shall have a minimum lot width of 50 feet at the adjacent public street, and any portion of the park devoted to the placement of manufactured homes shall have a minimum lot width of 100 feet.
4. Public water and sewer service shall be provided to all residential lots and accessory uses within any new or expanding manufactured home park.
5. No portion of any new or expanded manufactured home park shall be located within any Floodplain Overlay District.

(C) Density and Individual Lot Requirements:

1. The maximum density of any new or expanding park shall be 10 manufactured home units per acre.
2. New individual lots devoted to the placement of manufactured homes shall have a minimum area of 3,000 square feet and a minimum width of 30 feet.
3. Each manufactured home lot shall have a pad constructed for the placement of the manufactured home. Each pad constructed shall be located to allow the placement of a manufactured home in full compliance with the area, lot and setback requirements contained herein.
4. Each manufactured home shall be anchored to the pad in accordance with applicable building code requirements
5. Each manufactured home shall be skirted with a durable material within 30 days of placement of the manufactured home on the site.

(D) Setback Requirements:

Manufactured homes on new individual lots within any new or expanded manufactured home park shall comply with the following minimum requirements:

1. Front Yard: 20 feet from any street or driveway interior to the park; 30 feet from any perimeter street or driveway.
2. Side Yard: 5 feet
3. Rear Yards: 10 feet

(E) Open Space and Recreational Areas

1. Any new or expanded manufactured home park shall devote a minimum of 10 percent of the area of the park to recreational and open space uses.
2. Areas of the park devoted to individual lots, streets, driveways, parking areas, and/or office or laundry facilities shall not be counted as open space or recreation areas.

3. Open space and recreation areas may be passive or active. No area shall have a contiguous size of less than 5,000 square feet. The location and character of open space and recreation areas should be appropriate to meet the needs of park residents and shall include such facilities as recreation centers, swimming pools, athletic courts, bikeways, walking trails, picnic areas, tot lots and other similar facilities.

(F) Management Offices and Resident Services Facilities:

1. An office area devoted solely to the management of the park shall be allowed within the park.
2. A convenience store, located within the building occupied by the management office, and designed to serve only the daily needs of the park residents may be located within the park. No signage associated with this use shall be allowed on the outside of this building, or be visible from any property or road outside the park.
3. Management provided laundry and storage facilities shall be allowed within the park, provided these facilities are designed and located to primarily serve the needs of park residents. These facilities may be located within the management office building, or may be located elsewhere in the park.

(G) Streets and Parking:

1. Private streets and driveways shall be allowed within the manufactured home park. All private streets and driveways shall be paved.
2. Each manufactured home shall be provided a minimum of two parking spaces. These spaces may be located on the individual manufactured home lots, or may be located within common parking areas that are in a location convenient to the individual lots. The surface material of all parking areas shall be established by the County as part of the approval of the MHP District
3. In addition to the above, parking spaces shall be provided for the management office and all resident services facilities.

(H) Status of Existing Parks:

1. In manufactured home parks established prior to the adoption of these provisions, individual manufactured homes on existing lots may be removed and replaced, provided the replacement home is located in approximately the same location as the home removed.

Multi-Family Dwelling

- (A) Intent: The following minimum standards are intended to create a safe and healthy multi-family living environment. Setback and density regulations have been established to insure an adequate separation between buildings

(B) General Standards:

1. Applicants for multi-family developments shall submit a site plan in accordance with Sec. 400-100 of this ordinance. The submitted site plan shall be approved by the County prior to commencing development of the site.
2. The following minimum lot areas shall be required for all multi-family dwelling units. The listed square footage requirements shall be in addition to a base minimum lot area required by the district regulations

Number of Bedrooms in Unit	Square Feet Required
Efficiency	1,500
One Bedroom	2,000
Two Bedroom	2,500
Three Bedrooms	3,000
Four or more Bedrooms	3,500

For the purposes of calculating minimum lot area requirements, any room, other than a living room, dining room or area, kitchen or bathroom that could be used for sleeping purposes shall be counted as a bedroom.

3. All multi-family dwellings shall be served by public water and sewer.
4. A minimum 40-foot separation shall be provided between buildings containing multi-family dwellings. This minimum separation may be reduced to 20 feet if both facing walls contain no windows, doors or balconies, or the corners of adjacent buildings are at right angles to one another.
5. Any new or expanded multi-family use containing over 20 units shall devote a minimum of 10 percent of the area of the development to recreational and open space uses.
6. Open space and recreation areas may be passive or active. The location and character of open space and recreation areas should be appropriate to meet the needs of residents and shall include such facilities as recreation centers, swimming pools, athletic courts, bikeways, walking trails, picnic areas, tot lots and other similar facilities.

Townhouse

- (A) Intent: The following minimum standards are established in recognition that common-wall single family dwellings on individual lots of record are a viable housing alternative to conventional detached single-family dwellings. These standards are intended to allow flexibility in unit arrangements, unit size and yard space, thereby allowing the creation of efficient and economical housing arrangements.
- (B) General Standards:
1. Applicants for townhouse developments shall submit a site plan in accordance with Sec. 400-100 of this ordinance. The submitted site plan shall be approved by the County prior to commencing development of the site. A final subdivision plat pursuant to the provisions of the Scott County Subdivision Ordinance shall be approved prior to the sale of any townhouse lot.
 2. The minimum development size for any townhouse development shall be one acre. The maximum density of any townhouse development shall be 10 dwelling units per acre.
 3. All townhouse developments shall be served by public water and sewer.
 4. Contiguous townhouse groupings shall contain a minimum of three units and a maximum of twelve units.
 5. The facades of contiguous townhouses shall be varied by staggered front yards and variations in design and materials. No more than four abutting townhouses shall have the same front yard setback and the same architectural treatment of facades and roof lines. The front yard stagger, when required, shall be a minimum of two feet.
 6. There shall be no minimum lot size for individual townhouse lots. However, each townhouse lot shall be of sufficient size and dimension to comply with the unit width and yard requirements of this section.

7. The minimum lot/unit width for any townhouse shall be sixteen feet.
8. The minimum front yard setback, for any townhouse fronting on a public street shall be as specified in Article II, District Regulations.
9. When practical, all townhouses shall be arranged such that only the front or side of any unit shall face a public street. If site characteristics require that the backs of townhouses face a public street, then vegetative screening shall be required per the provisions of this ordinance. Such vegetative screening shall not be located in the required rear yard of any townhouse unit.
10. The minimum front yard setback for any townhouse unit fronting on any private drive, parking area, walkway or open space area intended for the common use of townhouse occupants shall be a minimum of fifteen feet.
11. In addition to any buffer yard requirements as specified in Sec. 400-200 of this ordinance, the minimum side yard for any contiguous townhouse grouping adjacent to property outside the townhouse development shall be twenty-five feet. Where groupings of townhouses adjoin a private drive, parking area or walkway intended for the common use of the townhouse occupants, a side yard of not less than ten feet shall be provided.
12. There shall be a minimum rear yard of twenty-five feet for any townhouse unit.
13. A minimum 40-foot separation shall be provided between groupings of townhouse units. This minimum separation may be reduced to 20 feet if both facing walls contain no windows, doors or balconies, or the corners of adjacent buildings are at right angles to one another.
14. No required townhouse yard shall contain any parking area, driveway, or parking easement. Required yards shall be free of all physical improvements except for the following:
 - a. Pedestrian walkways and sidewalks.
 - b. Privacy fences in rear yards.
 - c. Accessory buildings in rear yards. No accessory building shall exceed 100 square feet in size.
15. The maximum height of any townhouse unit shall be three stories or 45 feet.
16. A homeowner's association shall be created for each townhouse development. The homeowner's association shall be responsible for the perpetual maintenance of all open space and common areas within the townhouse development.

Sec. 300-100.5 Civic Use Types

Cemetery

(A) General Standards:

1. Minimum Parcel Size: 5 acres. The minimum parcel size shall not apply to any family cemetery provided that no graves or entombment rights therein are sold or offered for sale to the public.
2. For cemeteries established after the effective date of the ordinance, no interment shall occur within 25 feet of the property line.

Sec. 300-100.7 Office Use Types

Substance Abuse Clinic

(A) General Standards:

1. No substance abuse clinic may be constructed, developed or operated within one thousand (1,000) feet of any other such substance abuse clinic.
2. No substance abuse clinic may be constructed, developed or operated within five hundred (500) feet of a residentially or agriculturally zoned district, or within one-half mile of property occupied or used for an educational facility, place of religious assembly, public park and recreation area or day care center.
3. The minimum lot size for any substance abuse clinic shall be one acre. This required acreage shall be topographically suitable for the placement of buildings and/or required parking and shall be located outside of any floodplain, or area otherwise subject to flooding
4. A special use permit, granted by the Board shall be required prior to the construction, development, or operation of any substance abuse clinic.
5. The "establishment" of a substance abuse clinic as referred to in this section includes the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion, in whole or part, of an existing business to a substance abuse clinic.

Sec. 300-100.9 Commercial Use Types

Adult Uses

(A) General Standards:

1. No adult use may be constructed, developed or operated within one thousand (1,000) feet of any other such adult use in any zoning district.
2. No adult use may be constructed, developed or operated within five hundred (500) feet of a residentially or agriculturally zoned district, or within five hundred (500) feet of property occupied or used for an educational facility, place of religious assembly, public park and recreation area or day care center.
3. A special use permit, granted by the Board shall be required prior to the construction, development, or operation of any adult use.
4. In addition to these requirements, all adult uses shall be required as part of the special use permit process to demonstrate compliance with the provisions of Scott County Ordinances 2002-07 and 2006-02 adopted by the Board on December 4, 2002 and May 3, 2006.
5. The "establishment" of an adult use as referred to in this section includes the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion, in whole or part, of an existing business to any adult use.

Automobile Dealership, New

(A) General standards:

1. Outdoor display areas in conjunction with automobile sales shall be constructed of the same materials required for off-street parking areas as required by Sec. 400-300 of this ordinance.
2. A perimeter landscaping strip and landscaping shall be provided as required by Sec. 400-200.7 of this ordinance.
3. The storage and/or display of motor vehicles in the perimeter landscaping strip shall be prohibited.
4. Exterior display or storage of new or used automobile parts is prohibited.

Automobile Dealership, Used

(A) General standards:

1. Outdoor display areas in conjunction with automobile sales shall be constructed of the same materials required for off-street parking areas as required by Sec. 400-300 of this ordinance.
2. A perimeter landscaping strip and landscaping shall be provided as required by Sec. 400-200.7 of this ordinance.
3. The storage and/or display of motor vehicles in the perimeter landscaping strip shall be prohibited.
4. Exterior display or storage of new or used automobile parts is prohibited.
5. Any vehicle, which is missing major mechanical or body parts or have been substantially damaged shall be placed in a storage yard. The storage yard shall be fully screened from public view and shall be set back at least 100 feet from any adjoining residential district.

Automobile Repair Services, Major

(A) General standards:

1. All vehicles stored on the premises in excess of 72 hours shall be placed in a storage yard. The storage yard shall be fully screened from public view and shall be set back at least 100 feet from any adjoining residential district.

Bed and Breakfast

(A) General standards:

1. The owner or owner's family shall reside on the same parcel occupied by the bed and breakfast.
2. No more than five guest sleeping rooms shall be utilized for a bed and breakfast. The maximum number of guest occupants at any one time shall not exceed 20 guests.
3. Any building erected, enlarged or modified to accommodate a bed and breakfast shall maintain the appearance of a residence. No rooms shall have direct entrance or exit to the outside of the building, except that emergency exits when required by the fire marshal may be provided for emergency purposes only.
4. Guests may stay no more than 30 consecutive nights in any one calendar year.

5. Meals shall be provided only to overnight guests and no cooking shall be permitted in guest rooms.
6. Required parking areas for guests and employees shall be provided on-site.

* Campgrounds See Supplement Page

Day Care Center

(A) General Standards:

1. All day care centers shall comply with the Minimum Standards for Day Care Centers established by the Virginia Department of Social Services, as may be amended, unless specifically exempt from those minimum standards.
2. Parking areas and access driveways at all day care centers shall be designed to allow for the easy and safe drop off and pick up of center attendees. No day care center shall be allowed that causes congestion, or the disruption of traffic flow on adjacent or nearby streets
3. The administrator shall have the authority to require a special use permit for any day care center, that due to its location and/or parking lot or access driveway design, has the potential to result in congestion, or the disruption of traffic flow on adjacent or nearby streets.
4. * The administrator shall have the authority, pursuant to Section 15.2-2292.2 of the Code of Virginia, as amended, to waive any requirements for zoning permits for the operation of a child day program in an office building, defined as any building containing more than two rental units that are rented primarily for retail, commercial, or professional use, provided that such facility satisfies the requirements for state licensure as a child day program, where such office building is located in an Agricultural and Forestry (AF) or Agricultural and Residential (AR) District and listed in this ordinance as requiring a special use permit. **(Amended 08/07/2024)**

Manufactured Home Sales

(A) General Standards:

1. A perimeter landscaping strip and landscaping shall be provided as required by Sec. 400-200.7
2. The storage and/or display of manufactured homes in the perimeter landscaping strip required above shall be prohibited.
3. The storage of used manufactured homes on the premises, which are not suitable for occupancy, shall be prohibited.

SUPPLEMENT SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2022, to add to Article III Use and Design Standards, Section 300-100.9 Commercial Use Types, the following:**

Campgrounds

- (A) Intent. The primary purpose of development standards for campgrounds is to protect the health and safety of occupants and local residents and to maintain compatibility with surrounding land uses. Important considerations are suitability of the proposed site for campground development, size and spacing of campsites, vehicle circulation and parking, accessory uses, open space, and accessibility for emergency services. These use and design standards apply only to campgrounds, as defined in this ordinance, and shall apply in addition to requirements of state law for campgrounds, including without limitation those provisions set out in Title 35.1 of the Code of Virginia and 12VAC5-450-10, et seq., for permitting and regulation by the Virginia Department of Health.
- (B) Definitions:
1. *Camping unit* means tents, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed, marketed, and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.
 2. *Campsite* means any plot of ground within a campground used or intended for the exclusive occupation by a camping unit.
 3. *Primitive campsites* means campsites that are characterized by the absence of toilets, showers, lavatories, electrical connections, or any combination thereof
- (C) General standards:
1. Every application submitted for a special use permit for a campground shall contain the following:
 - a. Complete site plans and specifications of the proposed campground showing:
 1. The area, dimensions and topography of the entire tract of land;
 2. The land uses occupying the adjacent properties;
 3. The number, size and location of the proposed campsites, and parking areas;
 4. The location, right-of-way, surfaced roadway, width and surfacing materials of roadways and walkways;
 5. The proposed interior vehicular and pedestrian circulation patterns;
 6. The location of existing or proposed structures, use intended for each structure, and location of open space recreation areas;
 7. The locations and details of lighting, electric and gas systems;
 8. Letter of review of proposed site access issued by the Virginia Department of Transportation;
 9. If access is not from a publicly maintained street, then the applicant shall provide proof of unencumbered access; and
 10. Written acknowledgement of the need to comply with the permitting requirements of the Virginia Department of Health as well as the county zoning ordinance.

- b. Where a campground is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage.

(D) Development standards:

1. Compliance with state standards. Campgrounds shall comply with permit requirements of the Virginia Department of Health, the zoning ordinance regulations as stated herein, and conditions stated in the special use permit, which may be no less but possibly more stringent than the general requirements of the Department of Health and zoning ordinance.
2. Parking pads. Each recreational vehicle site shall contain a stabilized vehicular parking pad of gravel or other suitable material.
3. Parking spaces. If the campground is open to wheeled vehicles, parking spaces shall be provided and may be located at each campsite or in a separate parking area within the campground.
4. Access. If an entrance permit is required by the Virginia Department of Transportation, the applicant shall obtain such entrance permit prior to initiating campground operations.
5. Setbacks. The minimum front setback shall be 50 feet from any street right-of-way; minimum side and rear setbacks shall be 15 feet. No campsites or parking areas may be located within these setback areas; and no use other than open space recreation may occupy the setback area.
6. Screening. Vegetation or other landscaping features are encouraged to screen camping sites from adjacent land uses.
7. Water and sewer. If public water or sewer system is available to the campground, such system shall be utilized, unless such requirement is waived by special use permit condition.
8. Accessory uses. Convenience establishments of a commercial nature, including, without limitation, small grocery stores and concessions, coin-operated laundries, recreational facilities, including swimming pools, saunas, game rooms, playgrounds, ballfields, basketball and tennis courts, horseback riding, picnic areas and boat marinas, and other uses and structures incidental to the operation of a campground may be permitted subject to approval stated by description in the special use permit.

(E) Permanent occupancy prohibited:

1. No camping unit in a campground shall be used as a permanent place of abode. Continuous occupancy extending beyond 180 days in any 12-month period shall be presumed to be permanent occupancy.
2. Any action towards removal of wheels of a recreational vehicle, except for temporary purposes of repair, is prohibited.
3. The campground operator shall maintain records of campground occupancy sufficient to demonstrate compliance with the prohibition against permanent occupancy. Such records shall include initial date of arrival and final departure for the party of each responsible camper and shall not be destroyed for a period of 12 months following the final date of departure. **(Adopted 07/06/2022)**

Mini Warehouses**(A) General standards:**

1. The minimum lot size shall be 1 acre.
2. The minimum front yard setback shall be 30 feet.
3. No security fencing, security gate or other obstruction to vehicle access shall be permitted in the required front yard setback or in any buffer yard required pursuant to Sec. 400-200
4. All interior driveways shall be at least 26 feet wide when cubicles open onto one side only and at least 30 feet wide when cubicles open onto both sides to accommodate loading and unloading at individual cubicles. Adequate turning radiuses shall be provided, where appropriate, for a 30-foot-long single unit truck or moving van. All driveways shall be surfaced pursuant to Sec. 400-300.
5. No door openings for any cubicle shall be constructed facing any residentially zoned property.
6. The following uses shall be prohibited:
 - a. Auctions by tenants, commercial wholesale or retail sales or miscellaneous or garage sales.
 - b. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
 - c. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 - d. The establishment of a transfer and storage business.
 - e. The storage of flammable, highly combustible, explosive or hazardous materials shall be prohibited.
7. Outdoor storage areas shall be used for the storage of motor vehicles, trailers, and recreational vehicles only. All outdoor storage areas shall be screened from adjoining properties by a 10-foot landscaped area consisting of small evergreen trees and evergreen shrubs in accordance with Sec. 400-200.
8. Accommodations for a live-in manager shall be permitted.

Recreational Vehicle Sales and Service**(A) General standards:**

1. A perimeter landscaping strip and landscaping shall be provided as required by Sec. 400-200.7
2. The storage and/or display of recreational vehicles in the perimeter landscaping strip required above shall be prohibited.
3. Any recreational vehicle, which is missing major mechanical or body parts or has been substantially damaged shall be placed in a storage yard. The storage yard shall be fully screened from public view and shall be set back at least 100 feet from any adjoining residential district.

Sec 300-100.11 Industrial Use Types

Asphalt Plants

(A) General standards:

1. A Type C buffer yard shall be required in accordance with Sec. 400-200.
2. If an asphalt plant is proposed within 1000 feet of a residential use type, the administrator shall require that the proposed use apply for and receive a special use permit prior to the plant's construction and/or operation. In considering a special use permit request for an asphalt plant, in addition to the general standards listed above, the commission and board shall specifically consider and set standards for the following:
 - a. The maximum height of any structure and any additional setback requirements necessary to compensate for any increased height.
 - b. Specific measures to control dust during the construction and operation of the plant.
 - c. Specific levels of noise permitted during the daytime and nighttime operation of the plant, as measured at adjacent property lines, and any additional requirements for the design or operation of the plant intended to reduce noise.

Scrap and Salvage Services

(A) General Standards:

1. All scrap and salvage materials, and all associated vehicles and equipment stored on the premises overnight shall be placed in a totally enclosed building or in a storage yard. The storage yard shall be fully screened from surrounding views and adjacent properties, and shall be setback a minimum of 100 feet from any street right-of-way and from any adjoining residential district.

Sec 300-100.13 Miscellaneous Uses

Amateur Radio Tower

(A) General standards:

1. An amateur radio tower shall be considered as an accessory structure and shall comply with the minimum setback requirements for the respective zoning district.
 2. More than one tower shall be permitted on a site provided all setback requirements have been met.
 3. Amateur radio towers shall only contain antennas and/or communications equipment that are designed for receiving and transmitting amateur radio signals.
 4. Amateur radio towers shall be illuminated if required by the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC), but no lighting shall be allowed if not required by either agency.
- (B) In all zoning districts where amateur radio towers are permitted the following additional standards shall apply:

1. The maximum height permitted by right for an amateur radio tower shall be seventy-five 75 feet. Any tower, which exceeds this height, may be permitted only after obtaining a special use permit in accordance with Sec. 500-124 of this ordinance and the additional criteria established under (C) for such permits below.
- (C) Where a special use permit is required by this ordinance, the following criteria shall be considered:
1. In accordance with the FCC's Memorandum Opinion and Order in PRB-1 also known as "Amateur Radio Preemption," 101 FCC2d 952 (1985), local regulation of amateur radio towers shall consider the following:
 - a. The FCC, in regulating and licensing amateur radio stations and operators, is operating under basic federal objectives, which preempt certain local regulations, which preclude amateur communications.
 - b. Restrictions on the placement, screening, or height of towers based on health, safety or aesthetic considerations must reasonably accommodate amateur communications.
 - c. Restrictions must represent the minimum practicable regulation to accomplish the purpose of the district in which the tower is proposed, as well as the purpose of this ordinance as contained in Sec. 100-104.
 2. The specific height of the amateur radio tower shall be established as a condition of the special use permit.

Outdoor Gatherings

- (A) General standards:
1. As part of the application for a special use permit the petitioner shall submit information indicating the individuals and/or parties sponsoring the event, the nature of the gathering, the events, displays and/or entertainment scheduled, the number of tickets to be sold, an estimate of the total number of people expected to attend, and the dates for which the permit is requested.
 2. In addition, a detailed plan shall be submitted of all facilities to be provided in accordance with the following guidelines:
 - a. Adequate provisions for sanitation facilities, garbage and trash collection and disposal, and facilities for providing food, water and lodging for persons at the gathering shall be provided.
 - b. The sponsors shall provide for adequate medical facilities, fire protection and security of the site.
 - c. Adequate on-site parking shall be provided for all employees and patrons of the gathering. The parking layout shall be determined in advance of the gathering, adequately marked on the site and shall be supervised during the gathering in such a manner as to provide safe and convenient access to all patrons and employees, and to accommodate emergency service vehicles.
 - d. Adequate off-site circulation and traffic controls to provide safe ingress and egress to the gathering without burdening the existing road network or substantially disrupting the normal flow of traffic.
 - e. Any lighting installed for the gathering shall be directed away from adjoining properties.
 - f. The level of any music and other noise created by the gathering shall be directed away from any adjoining residence and may be specifically limited by the Board.

*** Sign Regulations See Supplement Page**

SUPPLEMENT SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2011, to add to Article III Use and Design Standards, Section 300-100.13 Miscellaneous Uses, the following:**

Sign Regulations

- (A) Signs generally. The sign regulations contained in this section shall apply generally to signs in all districts, and no sign shall be erected, constructed, installed or attached except in conformity with all of the provisions set forth in this section. Definitions of the various types of signs regulated herein, as well as the method of measuring the area of signs, shall be as set forth in Section 600-200.13 of this ordinance.
- (B) Billboard signs:
 - 1. No billboard sign shall exceed three hundred (300) square feet in area with the following exception. If the roadway is a divided four-lane highway, then a billboard may be up to three hundred seventy-eight (378) square feet in area.
 - 2. There shall be no more than one (1) billboard sign attached to or painted on a sign structure, except that two (2) billboard signs may be attached back-to-back on a single structure, in which case such arrangement shall be considered a double-faced sign for purposes of calculating permitted sign area as defined in Section 600-200.13.
 - 3. No billboard sign shall exceed a total height of thirty-five (35) feet.
 - 4. No two (2) billboard signs shall be located less than five hundred (500) feet apart along the same side of a street or highway, as measured parallel to the edge of the roadway.
 - 5. No billboard sign shall be located within twenty-five (25) feet of any street line or within one hundred (100) feet of any intersection of street lines.
 - 6. No billboard sign shall be permitted in any Agricultural and Forestry (AF) District or any Manufactured Home Park (MHP) District.
- (C) Animated signs as defined in Section 600-200.13 shall be permitted by special use permit.
- (D) Nonconforming signs. Except as provided in this section, a nonconforming sign as defined in Section 600-200.13 may remain and may be maintained and repaired, provided that such sign shall not be moved, replaced, structurally altered, or modified as to size, shape or height except in conformity with the provisions of this section. The face of a nonconforming sign or the copy thereon may be changed when all other provisions of this section are met.
 - 1. The burden of establishing preexisting nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property. Upon notice from the zoning administrator, a property owner shall submit verification that sign(s) lawfully existed at time of erection. Failure to provide such verification shall be cause for the zoning administrator to order that such sign be removed.

2. A preexisting nonconforming sign that is damaged or destroyed by a natural disaster or other act of God may be repaired, rebuilt or replaced to eliminate or reduce the nonconforming features to the extent possible, but if the sign 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 sign shall be in compliance with all applicable provisions of local, state, and federal law. Unless such sign is repaired, rebuilt, or replaced within two years of the date of the natural disaster or other act of God, such sign shall only be repaired, replaced, or rebuilt in accordance with the provisions of this zoning ordinance. However, if the nonconforming sign is in an area under a federal disaster declaration and the sign has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then an additional two years is allowed for the sign to be repaired, replaced, or rebuilt.
 3. Nothing in this section shall be construed to prevent the county, after making a reasonable attempt to notify such property owner, from ordering the removal of a nonconforming sign that has been abandoned. For purposes of this section, a sign shall be considered abandoned if the business for which the sign was erected has not been in operation for a period of at least two years or if one-half or more of the sign faces on the sign structure has remained vacant of advertisement for an active product, business, or service for a period of at least two years, or if the sign has fallen into such disrepair as to constitute a safety hazard and has not been repaired for a period of at least two years. Following the expiration of the two-year period, the locality may order the owner of the property on which the sign is located to remove the sign, and the owner shall do so. If, following such two-year period and such notification by the county, the sign has not been removed, the county through its own agents or employees may enter the property upon which the sign is located and remove any such sign. The cost of such removal shall be chargeable to the owner of the property. Nothing herein shall prevent the locality 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.
- (E) Permits required. No permanent sign shall hereafter be erected or installed unless a sign permit for such has been approved by the zoning administrator after confirmation that such sign conforms with all applicable provisions of this ordinance. In the cases of signs for which permits are required by the Virginia Uniform Statewide Building Code, approval by the building official shall also be required. **(Adopted 07/06/2011)**

*** Solar Generation Facility, Utility-Scale See Supplement Page**

SUPPLEMENT

SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted September 4, 2024, to add to Article III Use and Design Standards, Section 300-100.13 Miscellaneous Uses, the following:**

The purpose of these use and design standards 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 these standards 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. These standards are not intended to abridge safety, health, environmental, or land use requirements contained in other

applicable laws, codes, regulations, standards, or ordinances. These standards do not supersede or nullify any provision of local, state, or federal law that applies to solar energy facilities.

Solar Generation Facility, Utility-Scale

(A) Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, 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. *Facility 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.
3. *Operator.* The person or entity responsible for the overall operation and management of the solar energy facility, if different than the facility owner.
4. *Project area.* The area within a site used for the construction and operation of the solar energy facility.
5. *Rated capacity.* The maximum capacity of a solar energy facility based on the sum total of each photovoltaic system's nameplate capacity.
6. *Site.* The property containing a solar energy facility.
7. *Site owner.* The person or entity that owns all or a portion of the site, if different than the facility owner.

(B) Applications and procedures for Utility-Scale Solar Generation Facilities.

Applications for Utility-Scale Solar Generation Facilities shall, unless otherwise provided herein, include the following information:

1. *Project narrative.* A narrative identifying the applicant, facility owner, site owner, proposed operator, and describing the proposed facility including an overview of the facility and its location; the size of the site and the facility area; the current use of the site; the estimated time for construction and proposed date for commencement of operations; the planned maximum generated capacity of the facility identified as AC and/or DC; 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 electric grid interconnection.
2. *Site plan.* The site plan shall include the following information:
 - a. Property lines, minimum required setback lines under these standards, and any proposed setback lines that exceed the minimum requirements.
 - b. Existing and proposed buildings and structures, including preliminary location(s) of the proposed solar equipment.
 - c. 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.

- d. 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).
 - e. Fencing as required under these standards and other methods of ensuring public safety.
 - f. Areas where the vegetative buffering required in these standards will be installed and maintained and areas where pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers required in these standards will be installed and maintained.
 - g. Existing wetlands, woodlands and areas containing substantial woods or vegetation.
 - h. Identification of recently cultivated lands and predominant soil types (based on publicly available data) of those lands.
 - i. 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 project 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 also require other relevant information deemed to be necessary to evaluate the application.
3. *Documentation of right to use property for the proposed facility.* Documentation shall include proof of control of 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.
4. *Decommissioning plan; security.*
- a. 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 section (E). 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.
 - b. Prior to operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security include a cash escrow, a performance surety bond, a certified check, an irrevocable letter of credit, or other security acceptable to the county 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.
 - c. The decommissioning plan, cost estimates, and all updates of those plans and estimates shall be sealed by a professional engineer.
5. *Liability insurance.* The applicant shall propose a reasonable amount of liability insurance that the applicant deems adequate to cover operations at the Utility-Scale Solar

Generation Facility. The applicant shall provide proof of such reasonable and adequate liability insurance for the Utility-Scale Solar Generation 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.

6. *Landscaping and screening plan.* The applicant must submit a landscaping and screening plan that addresses the vegetative buffering required in these standards, 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 these standards.
7. *Erosion and sediment control plan.* An erosion and sediment control plan must be approved by the Erosion and Sediment Control plan reviewer prior to any land disturbing activity equal to or over 10,000 square feet.
8. *Stormwater management plan.* A stormwater management plan must be approved by the Stormwater Management plan reviewer prior to any land disturbing activity equal to or over one acre.
9. *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.
10. *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:
 - a. 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.
 - b. The identification and location of any existing Utility-Scale Solar Generation Facilities and any known proposed Utility-Scale Solar Generation Facilities within a five-mile radius of the proposed site.
 - c. A report of impact on adjacent property values prepared by a qualified third-party, such as a licensed real estate appraiser.
 - d. 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.
 - e. 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 Wildlife Resources or a report prepared by a qualified third-party.
 - f. A glint and glare study that demonstrates either that the panels will be sited, designed, and installed to eliminate glint and glare effects on the 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.

11. *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 the applicant. The third-party reviewers and their estimated costs will be submitted to the applicant for approval before the costs are incurred. The county may, in the alternative, accept such review by qualified third-parties selected, retained, and paid by the applicant.
 12. *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:
 - a. 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 but no more than 14 days, in advance of the meeting date;
 - b. 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 but no more than 14 days, in advance of the meeting date;
 - c. The meeting shall be held within the county, at a location open to the general public with adequate parking and seating facilities that will accommodate persons with disabilities;
 - d. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and provide feedback; and
 - e. The applicant shall provide to the zoning administrator a summary of any input received from members of the public at the meeting.
 13. *Exemptions.* The zoning administrator may exempt applications for facilities smaller than four acres with a rated capacity equal to or less than one megawatt (MW) from some of the requirements of this section.
 14. *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.
- (C) Location, appearance, and operational requirements.
1. *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.
 2. *Noise.* Inverter noise shall not exceed 50 dBA, measured at the facility property line.
 3. *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 100 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 300 feet and additional buffering may be included in the conditions for a particular permit. 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.

4. *Fencing.* The project area shall be enclosed by security fencing not less than six feet in height and equipped with 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.
5. *Vegetative buffer.* A vegetative buffer sufficient to mitigate the visual impact of the facility is required. The buffer shall consist of a landscaped strip at least 15 feet wide, shall be located within the setbacks required under subsection (3) above, 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 multiple rows of staggered trees and other vegetation. This buffer should be made up of plant materials at least three feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight feet within three years. 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. 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 sue 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 are disturbed, new plantings shall be provided for the buffer. The buffer shall be maintained for the life of the facility.
6. *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.
7. *Height.* Ground-mounted solar energy generation facilities shall not exceed a height of 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.
8. *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.
9. *Density; location.* Utility-Scale Solar Generation 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 five percent of the land in a five-mile radius of the project area of any existing Utility-Scale Solar Generation Facility may be approved for use as the project area for a new Utility-Scale Solar Generation 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 Utility-Scale Solar Generation Facilities that exceed the maximum density set forth in the preceding sentence.

10. *Entry and inspection.* The owner and/or operator will allow designated county officials access to the facility for inspection purposes, provided such inspectors will be subject to the owner's and/or operator's safety requirements and protocols while within the facility.
11. *Change in ownership or operator and activities.* The owner and operator shall provide a written notice to the county administrator and zoning administrator in the event of any change in ownership, change in the operator, inactivity, or modifications to equipment or activities on site, excluding general maintenance. Any change of ownership may be required to sign a new siting and decommissioning agreement that has been approved by the Board of Supervisors, will be bound by ordinance and successor in interest is bound by any previous siting agreement and decommissioning agreement.

(D) 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 these standards, 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 Utility-Scale Solar Generation Facility with a rated capacity greater than 500 kilowatts and less than or equal to five megawatts or a disturbance zone greater than two acres and less than or equal to 10 acres:

- 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 Utility-Scale Solar Generation 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 (B) and (C) of these standards.
- 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 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.

(E) Unsafe or abandoned projects; decommissioning.

1. 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 owner or operator. The owner 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 owner or operator will remove the solar energy facility in compliance with the decommissioning plan established for such facility.
2. If any solar energy generation facility is not operated for a continuous period of 12 months, the county may notify the facility owner by registered mail and provide 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 the decommissioning plan established for such facility.
3. 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.
4. Within 365 days of the date of abandonment, whether as declared by the county under subsection (2) or as scheduled by the owner or operator under subsection (3), the facility owner, site owner, or operator shall complete the physical removal of the solar energy facility in compliance with the 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.
5. 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, travel ways, and landscaping may be left at the discretion of the site owner.
6. 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.

- (F) Federal, state, and local requirements.
 - 1. Compliance with uniform statewide building code. All solar energy facilities shall be constructed and operated in compliance with the uniform statewide building code.
 - 2. Compliance with National Electric Code. All solar energy facilities shall be constructed and operated in compliance with the National Electric Code.
 - 3. Compliance with regulations governing electric energy supply. Utility-Scale Solar Generation Facilities connected to the utility grid must comply with permitting requirements of the state corporation commission or the permit by rule requirements of the department of environmental quality, as applicable.
 - 4. FAA regulations. All solar energy facilities must meet or exceed the standards and regulations of the Federal Aviation Administration.
 - 5. Other applicable laws. All solar energy facilities shall be constructed and operated in compliance with all applicable local, state, and federal laws, rules, regulations, permit requirements, and ordinances. (Adopted ###/###/2024)

Towers (Amended August 7, 2024)

- (A) Intent. These minimum standards are intended to govern the location of all towers and the installation of antennas and accessory equipment structures.
- (B) Towers, with related unmanned equipment buildings, shall be permitted only by special use permit in zoning districts as specified in Article II District Regulations.
- (C) No tower or related facilities shall be located within 500 feet of any residential district.
- (D) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FCC or FAA be painted a neutral color.
- (E) At any tower site, the design of the buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the facilities to the natural setting and the built environment. The related unmanned equipment structure shall not contain more than 750 square feet of gross floor area or be more than 12 feet in height, and shall be located in accordance with the requirements of the zoning district in which located.
- (F) Towers shall not be artificially lighted, unless required by the FCC or FAA. If lighting is required, the board may review the available lighting alternatives and approve the design that would cause the least disturbances to surrounding views.
- (G) 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. If such standards and regulations are changed, then the owners of the tower governed by this section shall bring such structures into compliance with such revised standards as required. Failure to bring a tower into compliance with such revised standards and regulations shall constitute grounds for the revocation of the special use permit, and removal of the tower at the owner's expense.
- (H) The owner of any tower shall ensure that it is constructed and maintained in compliance with standards contained in applicable federal, state, and local building codes and regulations.
- (I) Each applicant requesting a special use permit for a new tower shall submit 25 copies of a scaled site plan and a scaled elevation view and other supporting drawing, calculations, and other documentation, signed and sealed by appropriate licensed professionals,

showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, height requirements, setbacks, drives, parking, fencing, landscaping, easements, adjacent uses, and any other information deemed necessary by the County to assess compliance with the regulations of this ordinance.

Additionally, the applicant shall provide actual photographs of the site from designated relevant views that include a simulated photographic image of the proposed monopole or tower. The photograph with the simulated image shall include the foreground, the mid-ground, and the background of the site. An engineering report, certifying that the proposed tower and site are compatible for co-location with a minimum of three similar users including the primary user, must accompany the application. The applicant shall provide copies of their co-location policy.

- (J) In addition to any reasonable application fees established by Board, the applicant shall be financially responsible for the cost of any professional engineering and or related services that may be procured by the County to independently verify the application information submitted by the applicant.
- (K) No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Board that no existing tower or structure can accommodate the 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:
 - 1. No existing towers, or structures are located within the geographic area required to meet the applicant's engineering requirements.
 - 2. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
 - 3. Existing towers or structures are not of sufficient structural strength to support the applicant's proposed antenna or related equipment.
 - 4. The applicant's proposed antenna would cause electromagnetic interference with existing antennas, or the antennas on the existing towers, or structures would cause interference with the applicants proposed antenna.
 - 5. The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.
- (L) Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures
- (M) Towers shall be enclosed by security fencing not less than six feet high and shall be equipped with an appropriate anti-climbing device.
- (N) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support buildings from adjacent property. The standard buffer shall consist of a landscaping strip of at least four feet wide outside the perimeter of the compound. Existing mature tree growth and natural land form on the site shall be preserved to the maximum extent possible.
- (O) Any tower that is not operational for a continuous period of 90 days shall be considered abandoned, and the owner of such tower shall remove same within 90 days of receipt of notice from the building official or County Administrator notifying the owner of such removal requirement. Removal includes the removal of the tower, all subterranean tower and fence footers, underground cables and support buildings. The buildings may remain with the approval of the landowner. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower. If the tower is not removed per this section, the County may require the landowner to have it removed. In all cases, the site shall be returned as closely as possible to its original conditions.

- (P) Every applicant for a special use permit for a tower shall, as a condition for the issuance of the special use permit, file with the building official a continuing bond in the penal sum of not less than \$10,000.00, and conditioned for the faithful observance of the provisions of this ordinance and all amendments thereto, and of all the laws and ordinances relating to towers, and which shall indemnify and save harmless the County from any and all damages, judgments, costs, or expenses which the County may incur by reason of the removal or the causing to be removed any tower as provided for in this section.

*** (Q) See Supplement Page**

SUPPLEMENT SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted December 5, 2012, to add to Article III Use and Design Standards, Section 300-100.13 Miscellaneous Uses: Towers, the following section:**

- (Q) The owner of the tower shall provide Scott County antenna space on the proposed tower and associated building space within the tower compound for the agreed upon rental rate of one dollar (\$1.00) per year subject to the structural capacity of the tower and provided that County antennas do not provide radio frequency interference to other antennas located upon the tower. Scott County shall provide the equipment. The County antenna location on the tower and associated building space shall be negotiated between the tower owner and the County. In the event that Scott County has not used the negotiated space and another entity wishes to co-locate on the same tower, the tower owner shall give the Scott County Administrator fourteen (14) days' notice by Certified Mail of their intent to occupy this location.

***Amendment adopted August 7, 2024, to delete from Article III Use and Design Standards, Section 300-100.13 Miscellaneous Uses: Towers, the following section:**

- (D) No tower shall exceed 199 feet in height, including antennas.

Sec. 300-102 Accessory Uses and Structures

- (A) As defined in Sec. 600-100 accessory uses and structures may be commonly found and associated with principal use types. Principal uses which are allowed by right or by special use may include accessory uses and activities, provided such accessory uses and activities are appropriate and incidental to the principal use, and provided they are designed and located in accordance with the intent and provisions of this ordinance.

Sec. 300-102.1 Accessory Uses: Agricultural Use Types

- (A) Agricultural use types may include the following accessory uses, activities or structures on the same site or lot:

1. Parking associated with a principal use.

2. The storage of agricultural equipment, products, or materials associated with the principal use.
3. Temporary sawmills.
4. Other uses and activities necessarily and customarily associated with purpose and function of agricultural use types, as determined by the administrator.

Sec. 300-102.3 Accessory Uses: Residential Use Types

- (A) Residential use types may include the following accessory uses, activities or structures on the same site or lot:
1. Private garages and parking for the principal use.
 2. Recreational activities and uses used by residents, including structures necessary for such uses.
 3. Playhouses, gazebos, incidental household storage buildings, swimming pools, and other similar accessory structures.
 4. Garage or yard sales provided that such sales occur no more than seven days in a two-month period.
 5. Other uses and activities necessarily and customarily associated with purpose and function of residential use types, as determined by the administrator.

Sec. 300-102.5 Accessory Uses: Civic Use Types

- (A) Civic use types may include the following accessory uses, activities or structures on the same site or lot:
1. Parking for the principal use.
 2. Accessory dwellings commonly associated with or necessitated by the location and operation of the principal use.
 3. Food services operated incidental to the principal use and operated primarily for the convenience of employees, residents or users of the principal use. Typical examples include cafeterias, and dining halls.
 4. Convenience commercial facilities clearly incidental to the principal use and operated primarily for the convenience of employees, residents, and users of the principal use. Typical examples include museum gift shops, college bookstores, or snack bars clearly incidental to the principal use.
 5. Other uses and activities necessarily and customarily associated with purpose and function of civic use types, as determined by the administrator.

Sec. 300-102.7 Accessory Uses: Office Use Types

- (A) Office use types may include the following accessory uses, activities or structures on the same site or lot:
1. Parking for the principal use.
 2. Recreational facilities available only to the employees of the office use type.

3. Day care facilities available only to the employees of the office use type.
4. Other uses and activities necessarily and customarily associated with purpose and function of office use types, as determined by the administrator.
5. One accessory dwelling unit occupied by employees responsible for the security of the use.
6. Other uses and activities necessarily and customarily associated with purpose and function of civic use types, as determined by the administrator.

Sec. 300-102.9 Accessory Uses: Commercial Use Types

- (A) Commercial use types may include the following accessory uses, activities or structures on the same site or lot:
1. Parking for the principal use.
 2. Accessory storage buildings or areas.
 3. One accessory dwelling unit occupied by employees responsible for the security of the use.
 4. Other uses and activities necessarily and customarily associated with purpose and function of commercial use types, as determined by the administrator.

Sec. 300-102.11 Accessory Uses: Industrial Use Types

- (A) Industrial use types may include the following accessory uses, activities or structures on the same site or lot:
1. Parking for the principal use.
 2. Recreational facilities available only to the employees of the industrial use type.
 3. Day care facilities available only to the employees of the industrial use type.
 4. Cafeterias and sandwich shops available only to the employees of the industrial use type.
 5. Incidental retail sale of goods associated with the industrial use type provided the square footage does not exceed 10 percent of the gross floor area or 3,000 square feet, whichever is less.
 6. One accessory dwelling unit occupied by employees responsible for the security of the use.
 7. Other uses and activities necessarily and customarily associated with purpose and function of industrial use types, as determined by the administrator.

ARTICLE IV DEVELOPMENT STANDARDS**Sec. 400-100 Site Plan Review**

- (A) A site plan shall be required and shall be submitted to the County for each of the following:
1. All new development in every zoning district except for single family and two-family dwellings, and structures used solely for agricultural purposes.
 2. The conversion of any single family or two-family dwelling to any other use or to a higher intensity residential use.
 3. Additions or modifications to buildings or sites, except single family and two-family dwellings, if said addition or modification results in a 500 square foot or greater increase in impervious surface area of the site.
 4. The conversion of any property from fee simple ownership to a condominium form of ownership.
 5. The conversion of any building or property to a different use category, e.g., commercial to industrial
- (B) All required site plans shall be prepared by a professional engineer, or land surveyor, who is registered by the Commonwealth of Virginia. The zoning administrator may waive this requirement if the type, scale or location of the proposed development does not necessitate such plans.
- (C) A plot plan that meets the standards contained in Sec. 400-400.3 shall be required for all uses or development not requiring a site plan.

Sec. 400-102 Preliminary Site Plans

- (A) Applicants for site plan approval shall submit a preliminary site plan to the County for review and approval prior to preparing a final site plan. The preliminary site plan shall show the general location of all existing and proposed land uses and site features. Specifically, it shall include the following information:
1. The name and location of the proposed development.
 2. The boundary of the entire tract showing distances and bearings.
 3. The name and address of the property owner and or developer of the site, if different than the owner. The name and address of the person or firm preparing the plan.
 4. Area and present zoning of the site proposed for development.
 5. Adjacent and abutting properties with information on ownership, zoning and current use.
 6. Location of the lot or parcel by vicinity map. Site plans shall also contain a north arrow, original date, revision dates and graphical scale.
 7. The names and locations of existing and proposed public or private streets, alleys and easements on or adjacent to the site. The center lines or boundary of adjacent rights-of-way shall also be shown.
 8. The exact location of buildings or structures existing on or proposed for the site, including their setbacks from property lines, and the distance between buildings or structures.

9. The existing topography of the parcel prior to grading, and the proposed finished contours of the site with a maximum of two-foot contour intervals.
- (B) The County shall review the preliminary site plan and shall advise the applicant whether or not the features and uses shown on the preliminary plan generally conform to the provisions of this ordinance and any other applicable County ordinance and requirement. If the features and uses shown on the preliminary plan generally conform to the provisions of this ordinance, the County shall advise the applicant of the approval of the preliminary plan and shall authorize the applicant to prepare and submit a final site plan. If the features and uses shown on the preliminary plan do not conform to the provisions of this ordinance, the County shall advise the applicant in writing, and shall advise the applicant on what changes to the preliminary plan are necessary prior to approval.

Sec. 400-104 Final Site Plans

- (A) Every final site plan submitted in accordance with the requirements of this ordinance shall show the following information unless the zoning administrator determines that such information is not necessary to insure conformance with County ordinances or standards:
 1. Location of the lot or parcel by vicinity map. Site plans shall also contain a north arrow, original date, revision dates and graphical scale.
 2. Property lines of the parcel(s) proposed for development, including the distances and bearings of these lines. If only a portion of a parcel is proposed for development, a limits of development line shall also be shown.
 3. The name and address of the property owner and or developer of the site, if different than the owner. The name and address of the person or firm preparing the plan.
 4. The tax parcel number(s) of parcels proposed for development and depicted on the site plan.
 5. The name of adjacent property owners and the owners of any property on which any utility or drainage easement may be required in conjunction with the development. Tax parcel numbers for each of these properties shall also be provided.
 6. The nature of the land use(s) proposed for the site.
 7. The zoning district designation of the parcel(s) proposed for development, and the zoning designation and current land use of adjacent parcels.
 8. The names, and locations of existing and proposed public or private streets, alleys and easements on or adjacent to the site. The center lines or boundary of adjacent rights-of-way shall also be shown.
 9. The location, type, and size of site access points such as driveways, curb openings, and crossovers. Sight distances at these access points shall be provided. If existing median cuts will serve the site they shall be shown. If new median cuts are proposed, their location shall also be shown.
 10. All proffers accepted pursuant to Sec. 500-122 shall be shown on the plan.
 11. Off-street parking areas and parking spaces including handicapped spaces, loading spaces, and walkways indicating type of surfacing, size, angle of stalls, width of aisles, and a specific schedule showing the number of spaces provided and the number required by this ordinance.
 12. The exact location of buildings or structures existing on or proposed for the site, including their setbacks from property lines, and the distance between buildings or structures.

13. The number of stories, floor area, and building height of each building proposed. If more than one land use is proposed, the floor area of each land use shall be provided. Floor area shall be calculated on the basis of parking required for the use(s).
14. For residential developments, the type of dwelling unit shall be stated along with the number of units proposed. Where necessary for determining the number of required parking spaces, the number of bedrooms in each unit shall also be provided.
15. The location of proposed or required fire lanes and signs.
16. The existing topography of the parcel prior to grading, and the proposed finished contours of the site with a maximum of two-foot contour intervals.
17. Detailed utility plans and calculations shall be submitted for sites for which public water or sewer will be provided or for sites on which existing utilities will be modified.
18. An erosion and sedimentation control plan and detail sheet shall be submitted for site developments involving the grading disturbance of greater than 10,000 square feet or area, or 1,000 cubic yards of material.
19. A detailed stormwater management plan and calculations shall be submitted.
20. The location of existing and proposed freestanding signs on the parcel.
21. The location and type of proposed exterior site lighting, including height of poles and type of fixtures.
22. The location of any 100-year flood plain and floodway on the site, and the relationship of buildings and structures to this floodplain and floodway.
23. The location of required or proposed buffer yards, screening, fencing, and site landscaping. The type and size of the plant materials and screening to be used shall be provided. In addition, the relationship of these materials to physical site improvements and easements shall be provided.

Sec. 400-106 Format of Plans

- (A) Site plans shall be submitted on sheets no greater in size than 36 inches by 42 inches. The scale of the plans shall not be greater than one inch equals 10 feet (1"=10'), or less than one inch equals fifty feet (1"=50'). Plans shall be designed using an engineering scale. The zoning administrator may approve a lesser scale such as 1"=100' provided sufficient detail is provided to insure compliance with all applicable requirements of this ordinance and any other requirement or ordinance of the County or Commonwealth.
- (B) If more than one sheet is used to supply the information required by this ordinance, sheets shall be numbered, and match lines shall be provided, when appropriate, to clearly indicate where the plans join.
- (C) Prior to final approval by the County, site plans shall be signed by the owner or developer of the parcel(s) proposed for development. The signature shall certify that the owner/developer is aware of the site design requirements imposed by the site plan and other applicable County ordinances, and shall further certify that the owner/developer agrees to comply with these requirements, unless modified in accordance with local law.

Sec. 400-108 Administrative Procedures and Requirements

- (A) The zoning administrator shall have the administrative authority to establish County procedures for site plan review and approval. No procedure so established shall set a lesser standard than is legislated in this ordinance.
- (B) The zoning administrator shall coordinate the County review of any site plan submitted in accord with County administrative procedures, and shall have the authority to request

opinions or decisions from other County departments, agencies or authorities of the Commonwealth of Virginia, or from other persons as may from time to time be consulted.

- (C) A minimum of four complete sets of site plans shall be submitted for review. A review fee shall be required for any site plan submitted. The County shall establish procedures for the collection of these fees.
- (D) The County shall review, and approve or disapprove any site plan submitted for its review within 45 days of the filing of the plan with the County. If an unapproved site plan is returned to the applicant or other agent of the property owner, due to lack of required information on the plan, or because the design or standards proposed on the site plan do not meet the provisions of this ordinance or other applicable County standards, the forty-five-day time period shall begin again with the resubmittal of the plan to the County.
- (E) Approval of a final site plan pursuant to the provisions of this ordinance shall expire five years from the date of approval in accordance with Section 15.2-2261 of the Code of Virginia, as amended, unless building and/or zoning permits have been obtained for the development.
- (F) No building or zoning permit shall be issued by any County official for any building, structure or use depicted on a required site plan, until such time as the plan is approved by the County.
- (G) No change, revision, or erasure shall be made on any pending or approved site plan, nor on any accompanying data sheet where approval has been endorsed on the plan or sheets, unless authorization for such changes is granted in writing by the zoning administrator. The zoning administrator shall consult with all applicable departments or agencies prior to approving the change.

Sec. 400-110 Minimum Standards and Improvements Required

- (A) Any improvement required by this ordinance, or any other ordinance of the County shall be installed at the cost of the developer unless other agreements have been reached between the developer, the County, the Virginia Department of Transportation, and/or any other governmental agency.
- (B) Prior to the approval of a site plan the applicant shall execute an agreement to construct required or proposed improvements located within public rights-of-way or easements or any such improvement connected to any public facility. The applicant shall also file a performance guarantee with surety acceptable to the County in the amount of the estimated cost of the improvements plus ten percent contingency, as determined by the County. The owner's performance guarantee shall not be released until the construction has been inspected and accepted by the County.
- (C) Proposed lot sizes, buildings or uses shown on site plans shall conform to the provisions of this ordinance. Nonconforming lots of record, buildings or uses may be developed in accordance with Sec. 500-126 of this ordinance.
- (D) Proposed parking areas, travel lanes and access drives shown on site plans shall be designed, located and constructed in accord with Sec. 400-300 of this ordinance.
- (E) Utilities shown on site plans shall conform to applicable County standards.
- (F) Stormwater management facilities shown on site plans shall conform to applicable County ordinances.
- (G) Erosion and sedimentation control plans shall be designed and implemented in accord with the provisions of applicable County ordinances.
- (H) Proposed exterior site lighting shall be in accord with Sec. 400-400.1 of this ordinance.

- (I) Required buffer yards, screening and/or landscaping shown on site plans shall be designed and located in accord with Sec. 400-200 of this ordinance.

Sec. 400-200 Buffer Yards and Screening and Landscaping

Intent. It is the intent of these provisions to promote the public health, safety and welfare by reducing common conflicts associated with incompatible abutting land uses. It is also the intent of these provisions to promote the protection of the natural environment through plantings that absorb gaseous emissions and improve air and water quality. To the ends, these requirements seek to ease transition among different uses by reducing noise, glare, dust and overcrowding, redirecting emissions, confining litter, maintaining property values, protecting neighborhood character, promoting visual harmony, restricting passage, promoting peaceful enjoyment and privacy and enhancing the natural environment. Further, the requirements seek to encourage innovation in landscape and architectural design.

Sec. 400-200.1 General Requirements

- (A) These provisions shall apply to all developments requiring a site plan as specified by Sec. 400-100 of this ordinance. All required landscaped plans shall be prepared by a licensed professional knowledgeable of plant materials and landscape design.

Sec. 400-200.3 Buffer Yards

- (A) Buffer yards containing specified screening and plantings shall be required between zoning districts of different intensities as shown in Table 1. For each required buffer type, the developer of the site shall choose which option to install. Buffer yards shall be installed in the higher intensity zoning district.
- (B) Required buffer yards shall be located such that they provide a visual and physical barrier between abutting zoning districts of different intensities and shall buffer and screen all exterior storage, service, refuse, maintenance, repair, processing, salvage, parking, and other similar areas. No use of the site may be extended beyond the required buffer yard.
- (C) Required buffer yards shall not be located on any portion of any existing or dedicated public or private street or right-of-way, shall not obstruct the visibility of traffic circulation, and shall not interfere with the use of adjoining properties.

TABLE 1	Adjoining Zoning				
	AF	AR	R-1	C-1	I-1
Site Zoning	Category of Buffer Yard Required				
AF	*	*	*	*	*
AR	*	*	*	*	*
R-1	*	*	*	*	*
C-1	C	C	C	*	*
I-1	C	C	C	B	*

Type of Buffer Yard	Option 1	Option 2
A	Six-foot screening	Five-foot buffer yard, one row of evergreen shrubs
B	Eight-foot buffer yard, one row of small evergreen trees, one row of evergreen shrubs	15-foot buffer yard, one row of small evergreen trees
C	15-foot buffer yard, one row of large evergreen trees, one row of small evergreen trees	25-foot buffer yard, one row of large evergreen trees
(D)	Required buffer yards, including screening and plantings shall be in place at the time of any occupancy or use of the property. Required plantings may be installed at the beginning of the first opportune planting season after any occupancy or use of the property.	
(E)	The buffer yard shall be reserved solely for screening and plantings, except for required pedestrian or vehicular access driveways to the property, passive recreation areas, or pedestrian or bicycle trails, which can be accommodated in a manner that preserve the intended screening function between abutting zoning districts of different intensities. In no case shall any portion of a required buffer yard be used for parking, service, refuse, storage, maintenance, or any other use that impairs the intended buffer function.	
(F)	The property owner or lessee shall have the responsibility to continuously maintain the required buffer yards, screening and plantings such that they continue to meet the specified standards and intent of this section. All materials shall present an attractive appearance and be of durable construction.	

Sec. 400-200.5 Standards for Buffer Yard Planting and Screening

- (A) Planting required by this section shall be provided in accordance with the following standards:
- Where required, all evergreen shrubs shall have a height of at least 24 inches at the time of planting and an ultimate height of six feet or more. One such shrub shall be planted for each three linear feet of buffer yard. Some evergreen shrubs that meet these standards are various types of hollies, yews, and junipers.
 - Where required, each small evergreen tree shall have a height of at least four feet at time of planting and an ultimate height of 15 feet or greater. One such tree shall be planted for each five linear feet of buffer yard. Some small evergreen trees that meet these standards are various types of pines, hollies, upright arborvitae and junipers.
 - Where required, each large evergreen tree shall have a height of at least six feet at the time of planting and an ultimate height of 50 feet or greater. One such tree shall be planted for each 15 linear feet of buffer yard. Some large evergreen trees that meet these standards are various types of pines, firs and hemlocks.
 - Existing evergreen trees and shrubs, which meet the requirements of this section, may be counted as contributing to total planting requirements.
 - All portions of buffer yard areas not containing plantings shall be seeded with lawn grass of other approved vegetative ground cover.
- (B) Screening required by this section shall be provided in accordance with the following standards:

1. Screening shall be visually opaque and shall be constructed of a durable material. It shall be installed within the required buffer yard, and shall be continuously maintained.
2. Acceptable screening materials shall include stockade fences, decorative masonry walls, brick walls, and earth berms. Alternate materials may be approved, if in the opinion of the zoning administrator, their characteristic and design meet the intent and standards of this section.

Sec. 400-200.7 Perimeter Landscaping Standards for Parking Lots

- (A) When a new, expanded, or reconfigured parking area is required or proposed adjacent to a public street right of way, a landscaped planting strip shall be established between the parking area and the adjacent street right of way. This required landscaped planting strip shall have a minimum width of eight feet.
- (B) Within the required landscaped planting area, one deciduous tree shall be planted for each 30 linear feet of landscaped area. All trees planted shall have a clear trunk height of six feet and shall have a minimum caliper of 2 inches at the time of planting.
- (C) When buffer yards as specified in this section are not required, an eight foot wide landscaped planting strip shall be provided between all parking areas and adjacent properties. Within the required landscaped planting area, one deciduous tree shall be planted for each 30 feet of landscaped area. All trees planted shall have a minimum caliper of 2 inches at the time of planting.

Sec. 400-200.9 Use of Existing Woodland Areas

- (A) In cases where quality woodland exists, preservation of existing trees between the parking lot and the adjoining right-of-way or property is encouraged and may be substituted for landscaping requirements at the discretion of the zoning administrator.

Sec. 400-200.11 Conflicting Requirements

- (A) When buffering, screening or planting requirements are required by a conditional rezoning, or a special use permit approved after the effective date of this ordinance, and said requirements are in conflict with the requirements contained herein, the more restrictive requirements shall apply.

Sec. 400-200.13 Nonconforming Uses and Sites

- (A) Any lot or parcel of land having a lawful use that does not conform with the buffering, screening and landscaping provisions for this section shall be required to comply with these provisions if:
 1. The lawful use is discontinued for more than two years, or,
 2. The lawful use is replaced in whole or in part by a higher intensity use type, i.e., commercial to industrial
 3. The associated building or structure containing the lawful use is removed, or,
 4. The associated building or structure containing the lawful use is enlarged, extended, reconstructed or structurally altered to the extent that costs exceed 25 percent of the building's or structure's fair market value prior to any improvement. For purpose of this section, all costs incurred from enlargement, extension, reconstruction or structural alteration of such structure during a three-year period shall be included in determining whether the costs of such improvements exceed 25 percent of the fair market value.

Sec. 400-200.15 Additional Requirements for Exterior Storage, Refuse Disposal, Etc.

- (A) Any exterior area used for storage, service, maintenance, repair, processing, manufacturing, fabrication, salvage, refuse disposal, or other similar use that is visible from a public street right-of-way, shall be screened with a buffer yard, screening and plantings meeting Type A Option 1 standards listed in this section, and shall be provided in a manner which screens the use from view. Any area so used shall also be similarly screened from view of adjoining residences and business.

Sec. 400-300 Off-Street Parking Requirements

Intent: These provisions for off-street parking are intended to address the off-street parking demands created by various land uses within the County. The standards established in this section are designed to protect the health safety and welfare of the Scott County community by accommodating parked vehicles in a safe and functional manner with consideration given to the stormwater quality and quantity impacts of impervious parking areas.

Sec. 400-300.1 Applicability

- (A) These provisions shall apply equally for all use types listed in this section.

Sec. 400-300.3 General Regulations

- (A) All required off-street parking shall be located on the same lot as the use requiring the parking, except under the following conditions:
 - 1. Required parking spaces are on a contiguous lot under the same ownership or in a permanent parking easement on contiguous property. Contiguous lots providing parking for more than one use shall provide sufficient spaces to comply with the parking requirements for all uses.

Sec. 400-300.5 Disabled Parking

- (A) Site plans, as required by Sec. 400-100 shall provide for parking spaces reserved for the disabled. The number of spaces provided shall be as required by the Virginia Uniform Statewide Building Code.

Sec. 400-300.7 Permitted Locations

- (A) All required or provided off-street parking spaces located on the ground and not within a parking structure, may be located within any required yard unless the yard is required for screening, buffering, or landscaping as provided by this ordinance.
- (B) All parking structures and carports shall comply with the minimum yard and setback requirements applicable in the zoning district where the structure is located.

Sec. 400-300.9 Access

- (A) All off-street parking spaces shall provide safe and convenient access to a street.
- (B) Aisles between rows of parking, and aisles providing access to parking lots shall comply with the design standards established by the building official.

Sec. 400-300.11 Construction Standards

- (A) All off-street parking areas shall be constructed of a gravel, asphalt, or concrete surface as follows. Off-street parking areas in excess of 10,000 square feet shall be constructed of a surface consisting of asphalt or concrete. Off-street parking areas of 10,000 square or less shall be constructed of a gravel, asphalt or concrete surface. Gravel parking areas shall not be permitted, unless the area devoted to parking is less than 10,000 square feet or the zoning administrator determines that the use for which the parking is provided is of a temporary nature.

Sec. 400-300.13 Parking Space Dimensions

- (A) All required or provided parking spaces shall have a minimum width of nine feet and a minimum depth of twenty feet except as follows:
 - 1. When parking spaces are adjacent to landscaped areas, the depth of such spaces may be decreased by two feet to provide for vehicle overhang area.
 - 2. Spaces for compact vehicles may comprise up to twenty percent of required spaces. Compact spaces shall be located in groups of five or more contiguous spaces and may have a minimum width of eight and one-half feet and a minimum depth of eighteen feet.

Sec. 400-300.15 Criteria for Determining Required Parking

- (A) When a building includes a combination of uses, the required parking will be the sum of the required parking for each use.
- (B) Where the parking requirement for a use is not defined in this section, and no similar use is listed, the zoning administrator shall determine the number of spaces to be provided.
- (C) All references to square feet in the parking requirements below shall refer to gross square feet.
- (D) All references to maximum occupancy shall refer to maximum occupancy as defined by the Virginia Uniform Statewide Building Code.

Sec. 400-300.17 Minimum Parking Required

USE TYPE	PARKING REQUIRED
(A) Agricultural Use Type	
Agriculture	No Requirement
Farm Stand	No Requirement
Forestry Operations	No Requirement
Stable	No Requirement
(B) Residential Use Types	
Accessory Apartment	One space
Family Day Care Home	No Requirement
Home Occupation	No Requirement
Manufactured Home	2 spaces per D.U.
Manufactured Home, Emergency	No Requirement
Manufactured Home Park	2 spaces per D.U.
Multi-Family Dwelling	

USE TYPE

PARKING REQUIRED

Studio	1 space Per D.U.
One Bedroom	1.5 spaces per D.U.
Two and Three Bedrooms	2 spaces per D.U.
Four or more Bedrooms	2.5 spaces per D.U.
Residential Human Care Facility	2 spaces per facility
Single Family Dwelling	2 spaces per D.U.
Townhouse	
One Bedroom	1.5 spaces per D.U.
Two and Three Bedrooms	2 spaces per D.U.
Four or more Bedrooms	2.5 spaces per D.U.
Two Family Dwelling	2 spaces per D.U.

(C) Civic Use Types

Administrative Services	1 space per employee plus 3 spaces per 1000 square feet
Assisted Care Residence	1 space per employee on shift plus one space per three residents
Camps	Schedule B
Cemetery	Schedule B
Clubs	1 space per three persons based on maximum occupancy
Community Recreation	Schedule B
Correction Facilities	Schedule B
Crises Center	1 space per employee on shift plus one space per three persons based on maximum occupancy
Cultural Services	1 space per 400 square feet
Educational Facilities, College/University	Schedule B
Educational Facilities, Primary/Secondary	1 space per employee plus 1 space per four students in 11th and 12th grades.
Guidance Services	1 space per 300 square feet
Halfway House	1 space per two persons of residential capacity, plus 1 space per employee on shift
Life Care Facility	Schedule B
Nursing Home	1 space per employee on shift plus 1 space per 3 residents
Park and Ride Facility	No Requirement
Post Office	Schedule A
Public Assembly	1 space per five seats
Public Maintenance and Service Facilities	Schedule A
Public Parks and Recreation Areas	Schedule B
Religious Assembly	1 space per five seats in principal place of worship
Safety Services	2 spaces per emergency vehicle based at facility

(D) Office Use Types

Financial Institutions	3 spaces per 1000 square feet plus required stacking spaces
General Offices	3.5 spaces per 1000 square feet
Medical Office/Clinic	7 spaces per practitioner or 1 space per 200 square feet, whichever is greater

USE TYPE

PARKING REQUIRED

Laboratories	1 space per employee plus one space per company vehicle based on site
Substance Abuse Clinic	10 spaces per employee or 1 space per 100 square feet, whichever is greater
(E) Commercial Use Types	
Agricultural Services	Schedule A
Antique Shops	1 space per 400 square feet
Assembly Hall	1 space per 5 seats
Automobile Dealership, New	Schedule A
Automobile Dealership, Used	Schedule A
Automobile Repair Services, Major	2 spaces per repair bay plus 1 space per employee on shift
Automobile Repair Services, Minor	3 spaces per repair bay plus 1 space per employee on shift
Automobile Rental/Leasing	Schedule A
Automobile/Parts Supply, Retail	Schedule A
Bed and Breakfast	
Business Support Services	1 space per 200 square feet
Business or Trade Schools	Schedule B
Campground	1 space per camp site
Car Wash	1 space per employee on shift plus stacking spaces
Commercial Indoor Amusement	1 space per 3 persons based on maximum occupancy
Commercial Indoor Entertainment	1 space per 4 seats plus on space per employee on shift
Commercial Indoor Sports and Recreation	1 space per 3 persons based on maximum occupancy plus 1 space per employee on shift
Commercial Outdoor Entertainment	1 space per 3 persons based on maximum occupancy plus 1 space per employee on shift
Commercial Outdoor Sports and Recreation	
Miniature Golf	1.5 space per hold
Swimming Pool	Schedule B
Tennis/Court Games	2 spaces per court
Other Outdoor Sports	Schedule B
Communications Services	1 space per 300 square feet plus 1 space per company vehicle based on site
Construction Sales and Services	Schedule A
Consumer Repair Services	1 space per 300 square feet
Convenience Store	5 spaces plus 1 space per 200 square feet plus one space per gas dispenser.
Dance Hall	1 space per 3 persons based upon maximum occupancy
Day Care Center	1 space per employee on shift plus one space per three persons receiving care

USE TYPE

PARKING REQUIRED

Equipment Sales and Rental	Schedule A
Flea Market	1 space per 100 square feet of sales area accessible to the public
Funeral Services	1 space per 2 employees on shift plus one space per 5 seats in main chapel
Garden Center	Schedule A
Gasoline Station	1 space per employee plus required stacking spaces
Golf Course	36 spaces per 9 holes
Homestay Inn	1 space per sleeping room available for guests
Hospital	1 space per employee on shift plus one space per 2 beds
Hotel/Motel/Motor Lodge	1 space per guest room plus one space per employee, plus spaces as may be required for other uses on site
Kennel, Commercial	Schedule B
Laundry	1 space per 300 square feet
Manufactured Home Sales	Schedule B
Mini Warehouses	2 spaces for any live-in manager unit plus 2 spaces per 100 storage units
Pawn Shop	1 space per 300 square feet
Personal Improvement Services	1 space per 300 square feet
Personal Services	1 space per 300 square feet
Recreational Vehicle Sales and Service	Schedule A
Restaurant	1 space per four seats plus 1 space per employee on shift, plus required stacking spaces
Retail Sales	
Shopping Center	1 space per 250 square feet
Other Retail	1 space per 200 square feet
Studio, Fine Arts	Schedule B
Truck Stop	Schedule B
Veterinary Hospital/Clinic	1 space per 300 square feet

(F) Industrial Use Types

Asphalt Plant	Schedule B
Construction Yards	Schedule A
Custom Manufacturing	Schedule A
Industry, Type I	Schedule A
Industry, Type II	Schedule A
Industry, Type III	Schedule A
Landfill, Construction Debris	Schedule B
Landfill, Rubble	Schedule B
Landfill, Sanitary	Schedule B
Meat Packing and Related Industries	1 space per employee on shift
Railroad Facilities	Schedule B
Recycling Centers and Stations	Schedule B
Resource Extraction, Mineral	1 space per employee on shift
Resource Extraction, Oil and Gas	1 space per employee on shift
Scrap and Salvage Services	Schedule A
Transfer Station	Schedule B
Transportation Terminal	Schedule B
Truck Terminal	Schedule B
Warehousing and Distribution	Schedule A

USE TYPE

PARKING REQUIRED

(G) Miscellaneous Use Types

Aviation Facilities	Schedule B
Tower	2 spaces per tower
Outdoor Gathering	Schedule B
Shooting Range	Schedule B

Schedule A

The following table contains minimum parking requirements for uses with elements having different functions or operating characteristics. The zoning administrator shall consider and decide the minimum parking required for uses containing a mixture of these elements.

Element	Parking Required for Element
Office or Administrative Activity	3.5 spaces per 1000 square feet
Indoor Sales, Display or Service Area	1 space per 500 square feet
Motor Vehicle Service Bays	2 spaces per service bays
Outdoor Sales, Display or Service Area	1 space per 2000 square feet
General Equipment Servicing or Manufacturing	1 space per 1000 square feet
Indoor or Outdoor Storage or Warehousing	1 space per 5000 square feet

Schedule B

Specific minimum parking requirements shall be determined by the administrator, based on requirements for similar uses, location of the proposed use, expected demand and traffic generated by the proposed use.

Sec. 400-320 Stacking Spaces and Drive-Through Facilities

- (A) Stacking spaces shall be provided for any use having a drive-through facility or areas having a drop-off and pick up areas. The following general standards shall apply:
1. Stacking spaces shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create potentially unsafe conditions.

2. Drive through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise delineated.

3. Each stacking space shall be a minimum of eight feet by 20 feet.
- (B) Stacking spaces shall be provided as follows:
1. Financial institutions shall provide five stacking spaces for the first drive-through window, and two stacking spaces for each additional window.

2. Car washes shall provide four stacking spaces per bay or stall.

3. Restaurants shall provide six stacking spaces per drive-through window, measured from the order station.

4. All other uses containing drive-through facilities shall provide a minimum of three stacking spaces for each window.

Sec. 400-400 Miscellaneous Provisions**Sec. 400-400.1 Site Lighting**

- (A) All exterior site lighting fixtures shall be designed, located and arranged so as not to direct glare on adjoining streets or residential properties.

Sec. 400-400.3 Plot Plans

- (A) A plot plan shall be submitted, prior to the approval of a zoning permit, for any new or expanded use or development not requiring a site plan or a concept plan. Plot plans shall be legibly drawn and shall clearly indicate the area, shape and dimensions of the property proposed for development. All existing easements, natural water courses, and existing and proposed improvements shall also 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.

Sec. 400-400.5 Yard Height and Setback Requirements

- (A) The lot area and yards required for any use or structure shall be permanently maintained, and shall not be counted as the required lot area or yards for any other use or structure.
- (B) Required yards shall remain free of all uses or structures except for the following:
1. Fences, walls and landscaping shall be allowed in yards provided that sight triangles are maintained per Sec. 500-408. Driveways and parking areas shall also be allowed.
 2. Patios and stoops shall be allowed within all required setback areas. Decks shall comply with all district setback requirements.
 3. Accessory structures shall be allowed in accord with the regulations for such structures.
- (C) Height limitations contained in Article II of this ordinance shall not apply to barns or silos associated with an agricultural use, church spires, belfries, residential chimneys, flag poles, or residential television antennas.

Sec. 400-400.7 Frontage Requirements on Cul-de-sacs

- (A) The minimum lot frontage on the arc of a cul-de-sac shall be no less than 30 feet in all zoning districts.

Sec. 400-400.9 Pipestem Lots; Prohibition of Irregular Lots

- (A) On pipestem lots, as defined in Sec. 600-100 no building or structure shall be permitted in the stem portion of the lot. In addition, the front lot line of such lots, for the purposes of the front yard setback requirement, shall be that line of the pipe portion of the lot closest to and parallel to the street right-of-way.
- (B) The creation of irregular lots, as defined in Sec. 600-100 of this ordinance, shall be prohibited. No lot shall be platted or modified pursuant to the provisions of the Scott County Subdivision Ordinance that due to its geometric characteristics, results in the creation of an irregular lot.

Sec. 400-400.11 Single Family Detached Dwellings; Number Permitted on a Single Lot

- (A) A maximum of two single family detached dwellings shall be located on any single lot of record. If a second single family dwelling is proposed for any lot, it shall be placed in a location on the lot that would allow future subdivision of the lot in full compliance with this ordinance and the Scott County Subdivision Ordinance with respect to applicable frontage, setback and lot area requirements for each lot created.

Sec. 400-400.13 Public Utility Lots

- (A) Well lots, tank lots, stormwater detention area lots, utility pumping station lots and similar types of public utility lots may be created in compliance with the terms of this ordinance and the Scott County Subdivision ordinance, notwithstanding the frontage, width, area, and other design standards for lots found in Article II of this ordinance. Any such lot proposed for platting, shall be clearly designated on a subdivision plat reviewed and approved by the County. This plat shall contain notations and covenants that clearly restrict the use of the lot for the above cited purposes. Further, the plat shall clearly indicate that no employment shall be allowed at these lots except for the routine and necessary maintenance of the public facilities.

Sec. 400-400.15 Corner and Double Frontage Lots, Orientation of Yards

- (A) On corner and double frontage lots, the front shall be determined by the administrator. A rear yard shall always be opposite a front yard.

Sec. 400-400.17 Establishment of Sight Triangles

- (A) To promote visibility for pedestrians and the operators of motor vehicles, a clear sight triangle shall be established at the intersecting rights-of-way of any two public streets. The legs of this sight triangle shall be 25 feet in length. They shall begin at the point of intersection of the two street rights-of-way, and shall extend 25 feet along each right-of-way line. The triangle shall be formed by connecting the endpoints of these two lines.
- (B) Within this sight triangle nothing in excess of three feet in height shall be constructed, placed, or permanently parked. In addition, no vegetative plantings within the triangle shall be allowed to grow to a height of greater than three feet.
- (C) Nothing in this section shall imply the necessity of removing obstructions within this sight triangle, provided that these obstructions were installed or planted prior to the effective date of this ordinance. Routine trimming of shrubbery violating this height requirement shall be required, if the trimming will not endanger the health of the species.

Sec. 400-400.19 Location and Design of Fences

- (A) Except as provided for in Sec. 400-400.17 fences may be constructed in any location, on any lot.
- (B) On any lot occupied by a residential use type, fences located in front of the building line shall not exceed five feet in height.

Sec. 400-400.21 Standards and Procedures for Review of Condominiums

- (A) A subdivision plat shall be submitted to the County of Scott for any new residential, commercial or industrial condominium development, including the conversion of any existing development to the condominium form of ownership. This plat shall meet all standards for subdivision plats. Plats shall be reviewed by the subdivision agent who shall

approve the plat provided it meets the provisions of this ordinance and the Scott Subdivision Ordinance.

- (B) An approved owners' association shall be established for all condominium projects having individually owned structures or units, and common areas and facilities. The purpose of this association is for the provision of upkeep and maintenance of the common areas and facilities. The subdivision agent shall review the provisions of the association to insure compliance with this ordinance.

ARTICLE V ADMINISTRATION

Sec. 500-100 Zoning Administrator Powers and Duties

- (A) The administrator, or his designee, shall have the following powers and duties:
1. *Zoning permit.* To issue or deny a zoning permit for the erection, reconstruction, moving, adding to or alteration of any structure, or the establishment of any land use. The administrator shall also have the authority to revoke any zoning permit if violations of the provisions of this ordinance occur.
 2. *Certificate of zoning compliance.* To issue or deny a certificate of zoning compliance certifying construction and use in accordance with this ordinance.
 3. *Collect fees.* To collect any fees required or set forth in this ordinance.
 4. *Making and keeping records.* To make and keep all records required by state law or necessary and appropriate for the administration of this ordinance.
 5. *Inspection of buildings or land.* To inspect any building or land to determine if violations of this ordinance have been committed or exist.
 6. *Enforcement.* To enforce this ordinance and take all necessary steps to remedy any condition found in violation of the provisions of this ordinance.
 7. *Request assistance.* To request the assistance of other local and state officials or agencies in the administration and enforcement of this ordinance.
 8. *Interpretation.* To interpret the official zoning map and provisions of this ordinance, and offer written opinions on their meaning and applicability.
- (B) The administrator shall have all necessary authority on behalf of the governing body to administer and enforce the zoning ordinance. His authority shall include: (1) ordering in writing the remedying of any condition found in violation of the ordinance; (2) insuring compliance with the ordinance, bringing legal action, including injunction, abatement, or other appropriate action or proceeding subject to appeal pursuant to Section 15.2-2311 of the Code of Virginia; and (3) in specific cases, making findings of fact and, with concurrence of the attorney for the governing body, conclusions of law regarding determinations of rights accruing under Section 15.2-2307 of the Code of Virginia.
- (C) The administrator may be authorized to grant a maximum of a **20%**, or a maximum of a **5 foot** variance (whichever is less) from any building setback requirement contained in the zoning ordinance if the administrator finds in writing that: (1) the strict application of the ordinance would produce undue hardship; (2) such hardship is not shared generally by other properties in the same zoning district and the same vicinity; and (3) the authorization of the variance will not be of substantial detriment to adjacent property and the character of the zoning district will not be changed by the granting of the variance. Prior to the granting of a variance, the administrator shall give, or require the applicant to give, all adjoining property owners written notice of the request for variance, and an opportunity to respond to the request within 21 days of the date of the notice. If any adjoining property owner objects to said request in writing within the time specified

above, the request shall be transferred to the Board of Zoning Appeals for decision.
(Adopted 12/05/2012)

* See Supplement Page

SUPPLEMENT SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted April 6, 2011, to add “Relief in cases of steep topography” to read as follows:**

- (D) *Relief in cases of steep topography:* The administrator shall have the authority to reduce the minimum required dimensions of front, side and rear yards by not more than fifty percent (50%) when the average slope of the buildable area of the lot exceeds one and one-half (1 ½) feet vertical for each ten (10) feet horizontal. Such reduction in required yards shall be permitted only when the administrator is satisfied upon receipt of survey plats, engineering plans or other pertinent information that the above conditions are met, and that the reduction in yard dimensions is the minimum necessary:
1. To enable a reasonable and practicable buildable area on the lot for purposes permitted in the district; or
 2. To avoid such extent of grading, rock excavation, filling or destruction of natural vegetation that would constitute a potentially unsafe or hazardous condition.

Sec. 500-102 Planning Commission Powers, Duties and Composition

- (A) The Commission shall have the right to exercise all of the powers and duties authorized by Section 15.2, Chapter 22 of the Code of Virginia, as amended.
- (B) The Commission shall be composed of not less than five or more than fifteen members, who shall be appointed by the Board of Supervisors. All such members shall be residents of the county and at least one-half of the appointed Commission shall own real property within the County. All Commission members shall be qualified by knowledge and experience to make decisions on questions of community growth and development. The members of the Commission shall serve for staggered terms of four years each.
- (C) The Commission shall develop, adopt and maintain bylaws that govern its operation.

Sec. 500-104 Zoning Permits

- (A) A zoning permit shall be required for the erection, construction, reconstruction, moving, adding to, or alteration of any structure, or the establishment of any land use, except as listed below:
 - 1. Patios
 - 2. Fences
- (B) It shall be the responsibility of the applicant to provide any information necessary for the administrator to determine that the proposed use, building, or structure complies with all provisions of this ordinance.
- (C) For any use, building, or structure requiring an approved site plan, no zoning permit shall be issued, until such time as a site plan is submitted, reviewed and approved in accordance with Sec. 400-100 of this ordinance.
- (D) For uses or structures not requiring an approved site plan, the administrator shall determine, in accordance with this ordinance, the type of information necessary to review the permit. At a minimum, a concept plan shall be required meeting the standards established by the administrator.
- (E) All zoning permits issued shall be valid for a period of six months, unless the structure, use or activity for which the permit was issued has commenced. The administrator may reissue any expired permit provided the structure, use and or activity complies with all applicable provisions of the ordinance at the time of re-issuance.
- (F) The administrator shall have the authority to approve the form and content of zoning permit applications.

Sec. 500-106 Building Permits; Relation to Zoning

- (A) No building permit for the extension, erection, or alteration of any building or structure shall be issued before an application has been made and a zoning permit has been issued. No new or modified building or structure shall be occupied or used, or any new land use established until a certificate of zoning compliance has been issued by the county.

Sec. 500-108 Certificates of Zoning Compliance

- (A) A certificate of zoning compliance shall be required for any of the following:
 - 1. Occupancy or use of a building that has been hereafter erected, enlarged, or structurally altered.
 - 2. Change in the use or occupancy of an existing building.

3. Occupancy or change in the use of vacant land except for agricultural uses not involving structures.
 4. Any change in a nonconforming use, or any alteration of a nonconforming building or structure.
- (B) No such occupancy, use, or change in use shall take place until a certificate of zoning compliance has been issued by the county. Such certificate shall certify that the building or the proposed use, or the use of land complies with the provisions of this ordinance.
- (C) If a certificate of zoning compliance is denied by the county, the county shall notify the owner or owner's agent of the denial. Said notice shall state the reasons for the denial, and the specific actions required on the part of the owner before the certificate of zoning compliance can be issued.

Sec. 500-110 Temporary or Partial Certificates of Zoning Compliance

- (A) When a building, structure, or property must be occupied or used prior to the completion of all improvements required by this ordinance, the county may issue a temporary or partial certificate of zoning compliance for the property, upon the request of the owner or owner's agent. Temporary or partial certificates of zoning compliance shall be valid for a period not to exceed eight months, during which time, all improvements required by this ordinance must be made.
- (B) The county shall not issue a temporary or partial certificate of zoning compliance unless:
1. The site and building are in a safe and useable condition, free from conditions that might endanger the health, safety or welfare of persons using the site.
 2. The owner or authorized agent provides the county a performance guarantee guaranteeing completion of all required improvements. This guarantee shall be payable to the county in an amount determined by the county to be sufficient to complete all required improvements within eight months of the issuance of the temporary or partial certificate of zoning compliance.
 3. The performance guarantee may be in the form of a corporate surety bond, cash, irrevocable letter of credit, or other instrument approved by the county.
 4. The administrator may waive the performance guarantee if the value of the uncompleted improvements is less than five-hundred dollars.
 5. The administrator shall have the authority to grant an extension to the temporary or partial certificate of zoning compliance, provided all performance guarantees remain in effect.

Sec. 500-112 Fees

- (A) Administrative review fees for all permits and procedures specified in this ordinance shall be established by the Board of Supervisors

Sec. 500-114 Enforcement

- (A) The administrator shall have the responsibility for enforcing the provisions of this ordinance, and may, as necessary, solicit the assistance of other local and state officials and agencies to assist with this enforcement.
- (B) Violators of the provisions of this ordinance shall be notified in writing of observed violations. The administrator shall state, in the written notice, the nature of the violation, the date that the violation was observed, and the remedy or remedies necessary to correct

the violation. A reasonable time period will be established for the correction of the violation.

- (C) If the administrator is not able to obtain compliance with these provisions, civil and or criminal procedures may be initiated in accordance with county law and procedures.

Sec. 500-116 Penalties

- (A) Pursuant to Section 15.2-2286(5) of the Code of Virginia, any violation of any provision of this ordinance shall be a misdemeanor punishable by a fine of not less than \$10.00 nor more than \$1000.00.

Sec. 500-118 Civil Penalties

- (A) Any owner of a building or premises where a violation of any provisions of this ordinance has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the general agent, architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist, shall be punishable by a civil penalty.
- (B) Any violation of the following scheduled provisions of this ordinance shall be subject to a civil penalty in an amount and timing not to exceed that authorized by Section 15.2-2209 of the Code of Virginia, as amended. The Board of Supervisors shall establish the amount of the civil penalty.

List Schedule of Violations Subject to Civil Penalties

- 1. (Reserved)
- 2. (Reserved)
- (C) Each day during which a violation is found to exist shall be a separate offense. However, the same violation arising from the same operative set of facts may be charged not more than once in a ten (10) day period, and the total civil penalties from a series of such violations arising from the same set of operative facts shall not exceed five thousand dollars (\$5,000.00)
- (D) The issuance of a civil penalty for a particular violation of the zoning ordinance pursuant to this section shall be in lieu of criminal sanctions except when such violation results in injury to any person or persons.
- (E) The administrator, or the administrator's designee, may issue a civil summons for a scheduled violation. Any person summoned or issued a ticket for a scheduled violation may make an appearance in person or in writing by mail to the county treasurer prior to the date fixed for trial in court. Any person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offence charged. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court.
- (F) If a person charged with a scheduled violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law. A finding of liability shall not be deemed a criminal conviction for any purpose.
- (G) No provision herein shall be construed to allow the imposition of civil penalties for (1) activities related to land development or (2) for violation of any provision of a local ordinance relating to the posting of signs on public property or public rights-of-way.

Sec. 500-120 Amendments to Ordinance

- (A) Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Board of Supervisors may, by ordinance, amend, supplement, or change

these regulations, district boundaries, or classifications of property. Any such amendments may be initiated by:

1. Resolution of the Board of Supervisors, or;
 2. Motion of the Commission, or;
 3. Petition of the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property, which is the subject of the proposed, zoning map amendment. Any petition submitted shall be in writing and shall be addressed to Board of Supervisors.
 4. Any person may submit suggestions for zoning ordinance text amendments to the administrator. The administrator shall forward these requests to the Commission for their review. The Commission shall be under no obligation to schedule a public hearing on any such amendment request, except that the Board of Supervisors may direct the Commission to hold a public hearing on any text amendment request.
- (B) The administrator shall establish a schedule for the receipt of amendment applications. The administrator shall also establish and maintain the amendment application materials. These application materials shall, at a minimum, include any information the administrator deems necessary for the county staff, Commission and Board of Supervisors to adequately evaluate the amendment request. A concept plan shall accompany all map amendment requests. The administrator shall establish minimum standards for concept plans.
- (C) The administrator shall not accept any amendment application for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. In such situations, the applicant shall first seek a variance from the Board of Zoning Appeals. If a variance is granted, the administrator shall thereafter accept the amendment application for the consideration of the Commission and Board of Supervisors.
- (D) If the Board of Supervisors denies any amendment application submitted for its review, or the application is withdrawn after Board of Supervisors consideration, the county shall not consider substantially the same application for the same property within one year of the Board of Supervisors action. The administrator shall have the authority to determine whether new applications submitted within this one-year period are substantially the same. In making any such determination the administrator shall have the authority to consider any items pertaining to the proposed use or development of the site such as, but not limited to, the uses proposed, densities, access, building locations, and overall site design.

Sec. 500-120.1 Commission Study and Action

- (A) All proposed amendments to the zoning ordinance shall be referred by the Board of Supervisors to the Commission for study and recommendation. The Commission shall study proposals to determine:
1. Whether the proposed amendment conforms to the general guidelines and policies contained in the county's comprehensive plan.
 2. The relationship of the proposed amendment to the purposes of the general planning program of the county, with appropriate consideration as to whether the change will further the purposes of this ordinance and the general welfare of the entire community.

3. The need and justification for the change.
 4. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.
- (B) Prior to making any recommendation to the Board of Supervisors on a proposed amendment to the zoning ordinance, the Commission shall advertise and hold a public hearing in accordance with the provisions of Section 15.2-2204 of the Code of Virginia, as amended.
- (C) The Commission shall review the proposed amendment and report its findings and recommendations to the Board of Supervisors along with any appropriate explanatory materials within 100 days after the first Commission meeting after the proposed zoning ordinance amendment is referred to the Commission. Failure of the Commission to report to the Board of Supervisors shall be deemed a recommendation of approval. If the Commission does not report within the prescribed time, the Board of Supervisors may act on the amendment without the recommendation of the Commission.
- (D) Any recommendation of the Commission shall be deemed advisory, and shall not be binding on the Board of Supervisors.

Sec. 500-120.3 Board of Supervisors Study and Action

- (A) Before enacting any proposed amendment to the zoning ordinance, the Board of Supervisors shall hold a public hearing as required by Section 15.2-2204, with public notice as required by Section 15.2-2204 and Section 15.2-2285 of the Code of Virginia, as amended. The Board of Supervisors may hold a joint public hearing with the Commission. After holding this hearing, the Board of Supervisors may make appropriate changes to the proposed amendment; provided however that no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public notice as required by Sec. 15.2-2204
- (B) The Clerk of the Board of Supervisors shall transmit to the administrator official notice of any Board of Supervisors action modifying the zoning ordinance. The administrator shall thereafter have the responsibility to make any necessary and appropriate changes to the zoning ordinance text or map.

Sec. 500-122 Conditional Zoning

- (A) In accordance with the authority granted to the county per Section 15.2-2297 of the Code of Virginia, the owner of property for which a zoning map amendment is requested, may voluntarily proffer in writing reasonable conditions that are in addition to the regulations of the requested zoning district. All proffered conditions must be signed by the owner of the property.
- (B) The county's acceptance of proffered conditions shall be in accordance with the procedures and standards contained in Section 15.2-2297 of the Code of Virginia.
- (C) All conditions proffered by the owner shall meet the following standards:
1. The rezoning itself must give rise for the need for the conditions.
 2. The conditions shall have a reasonable relation to the rezoning.
 3. The conditions shall not include a cash contribution to the locality.

4. The conditions must not provide for mandatory dedications for public facilities not otherwise provided for in Section 15.2-2241 of the Code of Virginia.
 5. The conditions must not require the mandatory creation of a property owner's association under Chapter 26 Title 55 of the Code of Virginia.
 6. The conditions must not include payment for, or construction of, off-site improvements except those provided for in Section 15.2-2241 of the Code of Virginia.
 7. All conditions proffered shall relate to the physical development or operation of the property.
 8. All such conditions shall be in accordance with the comprehensive plan.
- (D) All such conditions must be submitted to the county, in writing, before the start of the Board of Supervisors' public hearing.
- (E) The Commission and Board of Supervisors shall not be obligated to accept any or all of the conditions proffered by the owner.

Sec. 500-122.1 Enforcement of Conditions

- (A) The administrator shall have the authority on behalf of the Board of Supervisors to administer and enforce conditions accepted as part of any approved zoning map amendment. This authority shall include:
1. The ordering in writing of the remedy of any non-compliance with such conditions.
 2. The bringing of legal action to insure compliance with such conditions
- (B) Failure of a property owner to meet all conditions accepted by the Board of Supervisors shall constitute cause to deny approval of a site plan, or deny issuance of a building permit, zoning permit or certificate of zoning compliance, as may be appropriate.

Sec. 500-122.3 Records of Conditions

- (A) The zoning map shall show, by an appropriate symbol, the existence of conditions on those properties for which conditions have been accepted. The administrator shall keep an index of those properties and conditions. The index shall provide for ready access to the ordinance creating the conditions.

Sec. 500-122.5 Review of Administrator's Decisions

- (A) Any person aggrieved by a decision of the administrator pursuant to the provisions of Sec. 500-122.1 may petition the Board of Supervisors for a review of the decision of the administrator. All such petitions, stating the nature of the grievance, shall be filed with the administrator within thirty days of the date of the decision for which a review is sought.

Sec. 500-122.7 Amendments of Conditions

- (A) Any request by an applicant to amend conditions that were voluntarily proffered and accepted by the Board of Supervisors shall be considered a new amendment to the zoning ordinance and shall be reviewed pursuant to the provisions of Sec. 500-120

Sec. 500-124 Special Use Permits

- (A) The procedures and standards contained in this section shall apply to all uses specifically permitted as special uses in the district regulations found elsewhere in this ordinance.
- (B) Special uses are hereby established in recognition that in addition to uses permitted by right, certain uses may, depending on their scale, design, location and conditions imposed by the Board of Supervisors, be compatible with existing and future land uses in the district.
- (C) The review and subsequent approval or disapproval of a special use permit, shall be considered a legislative act, and shall be governed by the procedures thereof.

Sec. 500-124.1 General Standards

- (A) The administrator shall not accept any special use permit application for any lot or acreage that does not meet the minimum size, width and/or frontage requirements of the district where the use is proposed. In addition, the administrator shall not accept any special use application for a lot or acreage that does not meet the minimum size, width and/or frontage requirements of any applicable use and design standards for the use as listed in Article III of this ordinance. In such situations, the applicant shall first seek a variance from the Board of Zoning Appeals. If a variance is granted, the administrator shall thereafter accept the special use permit application for consideration by the Commission and Board of Supervisors.
- (B) No special use permit shall be issued by the Board of Supervisors unless the Board of Supervisors shall find that in addition to conformity with any standards contained in Article III Use and Design Standards, the proposed special use shall conform to the following general standards. These standards shall be met either by the proposal as submitted and thereafter revised by the applicant, or by the proposal as modified or amended as part of the review of the application by the Commission or Board of Supervisors.
 - 1. The proposal as submitted or modified shall generally conform to the latest comprehensive plan of Scott County.
 - 2. The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation, site design, access, screening, and or other matters that might be regulated to mitigate adverse impacts.

Sec. 500-124.3 Application Requirements

- (A) An application for a special use permit may be initiated by:
 - 1. Resolution of the Board of Supervisors;
 - 2. Motion of the Commission;
 - 3. Petition of the owner, owner's agent, or contract purchaser with the owner's written approval.
- (B) Applicants shall provide at the time of application, information and or data to demonstrate that the proposed use will be in harmony with the purposes of the specific zoning district in which it will be located. The applicant shall also have the responsibility

to demonstrate that the proposed use will have minimum adverse impact on adjoining property and the surrounding neighborhood.

- (C) All applications shall show the nature and extent of the proposed use and development. If phased development is envisioned, all phases shall be shown at the time of the original application.
- (D) The administrator shall establish and maintain special use permit application materials. At a minimum, these materials shall require the submittal of a concept plan. Concept plans shall be developed to standards established by the administrator.

Sec. 500-124.5 Review and Action

- (A) County staff shall review all applications submitted. This review shall evaluate the proposal against the county's comprehensive plan and any specific or general standards for the use. The staff shall make a report of its findings and transmit the report to the Commission.
- (B) The Commission shall review and make recommendations to the Board of Supervisors concerning the approval or disapproval of any special use permit. No such recommendation shall be made until after a public hearing is held in accordance with Section 15.2-2204 of the Code of Virginia, as amended.

The Commission shall base its recommendation upon the review of submitted application materials, specific and general criteria contained in this ordinance, public comment received at the public hearing, and the information and evaluation of the county staff. In making a recommendation to the Board of Supervisors, the Commission may recommend any conditions necessary to ensure that the proposal is compatible with the surrounding neighborhood and community. However, any such conditions shall relate to the design, scale, use or operation of the proposed special use. Where warranted, any such conditions may exceed specific standards found elsewhere in this ordinance.

- (C) The Board of Supervisors may grant or deny any application for a special use permit. No such action shall be taken until the Board of Supervisors receives the recommendation of the Commission and a Board of Supervisors public hearing is held in accordance with Section 15.2-2204 of the Code of Virginia, as amended.

In approving any special use permit, the Board of Supervisors, may require and attach any conditions necessary to ensure that the proposal is compatible with the surrounding neighborhood and community. However, any such conditions shall relate to the design, scale, use or operation of the proposed special use. Where warranted, any such conditions may exceed specific standards found elsewhere in this ordinance.

Sec. 500-124.7 Time Limitations

- (A) The Commission shall make a recommendation and report its findings to the Board of Supervisors within 100 days from the date that the proposed special use permit application is referred to the Commission. Failure of the Commission to report to the Board of Supervisors within 100 days shall be deemed a recommendation of approval, and the Board of Supervisors may act on the application without a recommendation from the Commission.

Sec. 500-126 Non-Conforming Uses and Structures, Generally

- (A) Within the zoning districts established by this ordinance, or by future amendments which may be adopted, or by legitimate and legal actions taken by the Board of Supervisors or other governmental agency, there exist lots, parcels, structures, uses of land and

structures, and characteristics of site design and/or use which were lawful before this ordinance was adopted or amended, but which would be prohibited under the terms of this ordinance or future amendment. Such structures, uses, and characteristics, or any combination thereof, are considered nonconformities, and are hereby declared by the Board of Supervisors to be inconsistent with the character of the districts in which they occur.

- (B) Nonconformities are permitted to remain until removed, discontinued, or changed to conform to the provisions of this ordinance. It is the intent of this ordinance that the continuance of nonconformities should not be indefinite, and that the nonconforming structures, uses, or characteristics, should gradually be removed.
- (C) Nothing shall be construed to grant conforming status to uses or structures that existed as legal nonconforming uses prior to the adoption of this ordinance, or amendment thereto, unless such uses or structures now conform to all applicable provisions of this ordinance.

Sec. 500-126.1 Nonconformities; Relationship to Vested Rights

- (A) Nothing in this ordinance shall impair any vested right. Pursuant to Section 15.2-2307 of the Code of Virginia, a landowner's rights shall be deemed vested and shall not be affected by the subsequent amendment of the zoning ordinance if all of the following occur:
 - 1. The landowner obtains or is the beneficiary of a significant affirmative governmental act.
 - 2. The landowner relies in good faith on a significant affirmative governmental act.
 - 3. The landowner incurs extensive obligations or substantial expenses in diligent pursuit of the specific project in reliance on the significant affirmative governmental act.

Sec. 500-126.3 Nonconforming Uses of Buildings, Structures or Land

- (A) Where at the effective date of this ordinance or amendments thereto, lawful use exists of buildings, structures, or land, individually or in combination, which use is no longer permissible under the terms of this ordinance as enacted or amended, such use may be continued provided:
 - 1. The use is not discontinued for more than two years.
 - 2. The use is not converted or replaced, in whole or in part by a use permitted in the district regulations.
 - 3. The building or structures containing the nonconforming use are maintained in their then structural condition.

If buildings or structures containing a nonconforming use are enlarged, extended, reconstructed, or structurally altered, or if a nonconforming use of land is enlarged, or expanded in area, the use of the building, structure or land shall legally conform to the regulations of the zoning district in which they are located.
- (B) No nonconforming use shall be enlarged, intensified, or increased, nor intensified to occupy a larger structure or building, than was occupied at the effective date of this ordinance.
- (C) No nonconforming use shall be moved in whole or in part to any portion of the lot or acreage unoccupied by such use at the time of the adoption or subsequent amendment of this ordinance.

- (D) No building or structure conforming to the requirements of this ordinance shall be erected in connection with the nonconforming use of land.
- (E) Where nonconforming use status applies to a building or structure, removal of the building or structure, or damage from any cause to an extent of more than fifty percent of replacement cost at the time of damage, shall eliminate the nonconforming status of the building or structure or land.

Sec. 500-126.5 Nonconforming Buildings and Structures

- (A) Where a lawful building or structure exists at the time of the adoption or amendment of this ordinance, which could not be built under the terms of this ordinance, by reasons of restrictions on area, bulk, lot coverage, height, yards, or other characteristics of the building or structure, or its location on a lot, such building may be continued so long as it remains otherwise lawful provided:
 - 1. No building or structure shall be enlarged in any way, which increases or extends its nonconformity.
 - 2. Any building or structure, which is damaged by any means to an extent of more than fifty percent of its replacement cost at the time of damage, shall be reconstructed only in conformity with the provisions of this ordinance.
 - 3. Any building or structure, which is moved for any reason, for any distance, shall thereafter conform to the regulations of the district in which it is located after it is moved.
- (B) Any landowner or homeowner may remove a valid nonconforming manufactured home from a manufactured home park and replace that home with another comparable manufactured home that meets the current HUD manufactured housing code. A single section home may be replaced with a single section home and a multi-section home may replace a multi-section home.
- (C) The owner of any valid nonconforming manufactured home, either single or multi-section not located in a manufactured home park may replace that home with a newer manufactured home, either single or multi-section, that meets the current HUD manufactured home code. Any such replacement home shall retain the valid nonconforming status of the prior home.

Sec. 500-126.7 Nonconforming Site Designs

- (A) If a zoning permit is requested for any type of modification to an existing structure or site, no legal nonconforming site design planned, approved, and constructed prior to the adoption of this ordinance shall be required to comply in full with the provisions of this ordinance. Only those site improvements directly related to, or affected by the modified use, structure or activity, shall be required to comply in full with the provisions of this ordinance.

Sec. 500-128 Board of Zoning Appeals

- (A) The Scott County Board of Zoning Appeals shall consist of five or seven members, who shall be appointed by the Circuit Court. Composition and terms of office of the BZA shall be in accordance with Section 15.2-2308 of the Code of Virginia, as amended.

Sec. 500-128.1 Powers and Duties

- (A) The BZA shall have the power and duty to hear and decide appeals from any written order, requirement, decision, or determination made by any administrative officer in the administration or enforcement of this ordinance. No such appeal shall be heard except after notice and hearing as provided by Section 15.2-2204 of the Code of Virginia, as amended.
- (B) The BZA shall have the power and duty to authorize upon appeal or original application in specific cases a variance from the terms of this ordinance as will not be contrary to the public interest, when, owing to special conditions a literal enforcement of this ordinance will result in unnecessary hardship. No such variance shall be granted unless the spirit of the ordinance shall be observed and substantial justice done. To legally grant a variance, the BZA must be presented evidence and make a finding that:
1. A property owner acquired the property in good faith and where by reason of the exceptional narrowness, shallowness, size or shape of the property at the time of the adoption of this ordinance, or where by reason of exceptional topographic conditions or other extraordinary situation or condition of the property, the strict application of this ordinance would effectively prohibit, or unreasonably restrict the use of the property, or;
 2. Due to the condition, situation, or development of immediately adjacent property, the strict application of this ordinance would effectively prohibit, or unreasonably restrict the use of the property, or;
 3. That the granting of the variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

All variances granted must be in harmony with the intended spirit and purpose of this ordinance. Specifically, the BZA must find that the strict application of the ordinance would produce undue hardship. This hardship must not be shared by other properties in the same zoning district and in the same vicinity. The BZA must find that the granting of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance. Finally, the BZA must not grant a variance unless it finds that the condition or situation of the property is not so general or recurring a nature as to make reasonably practical the formulation of a general regulation to be adopted as an amendment to this ordinance.

No variance request shall be evaluated by the BZA until after notice and hearing as provided by Section 15.2-2204 of the Code of Virginia, as amended.

In granting a variance, the BZA 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.

- (C) The BZA shall have the power and duty to hear and decide appeals from any written decision of the administrator. No such appeal shall be heard except after notice and hearing as provided by Section 15.2-2204 of the Code of Virginia, as amended.
- (D) The BZA shall have the power and duty to hear and decide applications for interpretation of the official zoning map where the administrator believes there is uncertainty as to the location of a district boundary. No such determination shall be made except after notice and hearing as provided by Section 15.2-2204 of the Code of Virginia, as amended. Any property owner affected by a determination of the location of the boundary must be notified by first class mail prior to any such determination. After notice and hearing the BZA may interpret the map in such a way to carry out the intent and purpose of this ordinance, however the BZA shall not have the power to change substantially the locations of the district boundaries as established by this

ordinance. This authority of the BZA to determine the location of district boundaries shall not be construed as the power to rezone property.

Sec. 500-128.3 Applications for Variances

- (A) Applications for variances may be made by any property owner, tenant, government official, department, or board or bureau of the county. All applications shall be submitted to the administrator in accordance with rules adopted by the BZA. All applications and accompanying maps, plans or other information shall be transmitted promptly to the secretary of the BZA who shall place the application on the agenda to be acted upon by the BZA, within ninety (90) days of the filing of the application. No such application shall be heard except after notice and hearing as provided by Section 15.2-2204 of the Code of Virginia, as amended. The administrator may, and at the direction of the Commission shall, transmit notice of the variance application to the Commission, which may send a recommendation to the BZA, or appear as a party at the hearing.

Sec. 500-128.5 Applications for Appeals

- (A) Appeals to the BZA may be taken by any person aggrieved or by any officer, department, board, or bureau of the county affected by any decision of the administrator, or from any order, requirement, decision, or determination made by any other administrative officer in the administration or enforcement of this ordinance. Appeals must be made within thirty (30) days after the entry of the decision appealed from by filing with the administrator and with the BZA, a notice of appeal, specifying the grounds thereof. The administrator shall forthwith transmit to the BZA all of the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the administrator certifies to the BZA that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed unless a restraining order is granted by the BZA, or by a court of record, on application and on notice to the administrator and for good cause shown.

Sec. 500-128.7 Procedures for Variances and Appeal

- (A) The BZA shall fix a reasonable time for the hearing of an appeal, give public notice thereof, as well as due notice to all parties of interest, and decide the same within ninety (90) days of the filing of the appeal. In exercising its power, the BZA may reverse or affirm, wholly or partly, or may modify an order, requirement, decision, or determination appealed from.
- (B) The concurring vote of the majority of the BZA shall be necessary to reverse any order, decision, requirement, or determination of an administrative officer, or to decide in favor of the applicant on any matter upon which the BZA is required to pass under the terms of this ordinance, or to effect any variance from this ordinance.
- (C) The BZA shall keep minutes of its proceedings and other official actions, which shall be filed in the office of the administrator. All records shall be public records. The chairman of the BZA, or in his absence, the acting chairman, may administer oaths, and compel the attendance of witnesses.

Sec. 500-128.9 Certiorari to Review Decision of BZA

- (A) Any person jointly or separately aggrieved by any decision of the BZA, or any taxpayer or any officer, department, board or bureau of the county, may present to the circuit court of the county a petition specifying the grounds on which aggrieved. This petition must be filed within thirty (30) days of the BZA's decision.

- (B) Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the BZA and shall prescribe therein the time within which a return thereto must be made and served upon the relater's attorney, which shall not be less than ten (10) days and may be extended by the court. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the BZA and on due cause shown, grant a restraining order.
- (C) The BZA 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 such portions thereof as may be called for by such writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds appealed from and shall be verified.
- (D) If upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take such evidence as it may direct, and report the same to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or in part, or may modify the decision brought up for review.
- (E) Costs shall not be allowed against the BZA, unless it shall appear to the court that it acted in bad faith or with malice in making the decision appealed from. In the event the decision of the BZA 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 a return of the record pursuant to the writ of certiorari.

ARTICLE VI DEFINITIONS AND USE TYPES

Sec. 600-100 Definitions

- (A) For the purposes of this ordinance, the following rules of language shall apply: The specific shall control the general.

The word person includes a firm, association, organization, partnership, trust, and company, as well as an individual.

The word he shall mean she, and she shall mean him.

The words used or occupied include the words intended, designed, or arranged to be used or occupied.

The word lot shall include plot or parcel.

The present tense includes the future tense; the singular number includes the plural; the plural includes the singular.

The word shall is mandatory; the words may and should are permissive.

All public officials, bodies, and agencies referred to in this ordinance are those of the County of Scott, Virginia, unless otherwise specifically indicated.

- (B) Where terms in this ordinance are undefined, the meaning of the term shall be as ascribed in the most recent edition of Webster's Unabridged Dictionary, unless it is the opinion of the Administrator that based upon normal zoning practice, a different meaning shall apply.
- (C) The words and terms listed below shall have the following meanings:

ABUTTING - Contiguous or adjoining; having property or zoning district lines in common, or separated by a right-of-way.

ACCESS - A means of approach, including ingress and egress.

ACCESSORY BUILDING OR STRUCTURE - A building or structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use. Where an accessory building or structure is attached to the principal building in a substantial manner, as by a wall or roof, such accessory building shall be considered a part of the principal building.

ACCESSORY USE - A use of land, or a building or structure or portion thereof, customarily incidental and subordinate to the principal use of the land or building or structure and located on the same lot with such principal use.

ACREAGE - A parcel of land, regardless of area, described by metes and bounds and not a lot shown on any recorded subdivision plat.

ADDITION - Any construction that increases the gross floor area of a building or structure, or results in an expanded footprint of a building or structure on the ground.

ALLEY - A right-of-way that provides secondary vehicle and service access to abutting properties that have frontage on one or more streets.

ALTERATION - Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders or interior partitions, or any enlargement or reduction of a building or structure, whether horizontally or vertically, or the moving of a building or a structure from one location to another.

AMENDMENT - A modification to this ordinance, including the text or associated maps that have been approved by the Scott County Board of Supervisors.

ANTENNA - A communication device, which transmits or receives electromagnetic signals. Antennas may be directional, including panels, and microwave dishes, and omni-directional including satellite dishes, whips, dipoles, and parabolic types. An antenna does not include the tower or other supporting structure to which it is attached.

AWNING - A shelter constructed of rigid or non-rigid materials on a supporting framework, either freestanding, or projecting from and supported by an exterior wall of a building.

BASE FLOOD – A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one percent chance of being equaled or exceeded in any given year). Areas including the base flood are depicted as zones AE on Scott County's flood insurance rate map (FIRM). **BASE FLOOD ELEVATION (BFE)** - The Federal Emergency Management Agency designated 100 year water surface elevation.

BASEMENT - A story partly underground and having at least one-half of its height above the average adjoining grade on all sides of the building or structure.

BERM - A landscaped earthen mound, incorporated as part of a site design, and intended to enhance the compatibility of abutting or nearby properties through the mitigation of sound, the screening of views, and/or the visual enhancement of a property's landscaped character.

BOARD OF SUPERVISORS - The Board of Supervisors of Scott County, Virginia

BOARD OF ZONING APPEALS - The term Board of Zoning Appeals shall refer to the Scott County Board of Zoning Appeals, also referred to in this ordinance as the BZA.

BUFFER YARD - A yard improved with screening and landscaping materials required between abutting zoning districts of differing intensities or between adjoining land uses for the purpose of decreasing the adverse impact of differing uses and districts.

BUILDING - Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, activity, process, equipment, goods or materials of any kind.

BUILDING COVERAGE - That portion of a lot, which when viewed from directly above, would be covered by any building or structure. For the purposes of this definition, lot shall include contiguous lots of the same ownership within a single zoning district which are to be used, developed or built upon as a unit.

BUILDING, HEIGHT OF - The vertical distance above the average existing grade measured to the highest point of the building. The height of a stepped or terraced building shall be the maximum height of any segment of the building.

BUILDING LINE - When viewed from above, the line, parallel to the street right-of-way, that passes through the point of the principal building nearest the street right-of-way, or in the case of the rear building line, furthest from the street right-of-way.

CELLAR - A story having more than one-half of its height below average adjoining grade on all sides of the building or structure.

CERTIFICATE OF ZONING COMPLIANCE - For the purposes of this ordinance, official certification that premises conform to all applicable provisions of the Scott County zoning ordinance and may be lawfully used or occupied.

CHANNEL – A perceptible natural or artificial waterway, which periodically or continuously contains moving water confined to a definite bed and banks.

CLUSTER SUBDIVISION - An alternative means of subdividing land that concentrates building density in specific areas to allow the remaining land to be reserved for the preservation of environmentally-sensitive features and open space.

COMMISSION - The term Commission shall mean the Planning Commission of Scott County, Virginia.

CONDOMINIUM - A building or group of buildings, created pursuant to the Virginia Horizontal Property Act, Section 55-79 et seq., Code of Virginia, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

CONSTRUCTION, NEW - Structures for which construction commenced on or after the effective date of this ordinance and including any subsequent improvements to such structures.

CONSTRUCTION, START - The date a building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and /or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwellings units or not part of the main structure.

DECK - A structure, without a roof, directly adjacent to a principal building, which has an average elevation of 30 inches or greater from finished grade. A deck may be constructed of any materials.

DEDICATION - The transfer of private property to public ownership upon written acceptance.

DENSITY - The number of dwelling units permitted per unit of land, commonly expressed as dwelling units per acre.

DEVELOPMENT - Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations. Within the Floodplain Overlay District this definition shall also include the storage of equipment or materials.

DISTRICT - A zoning district as described and permitted by Section 15.2-2280 et seq. of the Code of Virginia.

DRIVEWAY - A private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure.

DWELLING UNIT - A room or group of rooms connected together containing cooking, bathroom and sleeping facilities constituting a separate, independent housekeeping unit, physically separated from any other dwelling unit in the same structure.

EASEMENT - A portion of a lot or acreage reserved for present or future use by a person or entity other than the fee simple owner of the lot or acreage. Easements may exist on the ground, or under or above the lot or acreage.

ESTABLISHMENT - Any business, enterprise or other land use permitted by this ordinance.

FAMILY - One or more persons related by blood, marriage, or adoption, or under approved foster care, or a group of not more than four persons (including servants) living together as a single housekeeping unit.

FLOOD - A general and temporary inundation of normally dry land areas from:

- a. The overflow of inland waters;
- b. The unusual and rapid accumulation or runoff of surface waters from any source, or
- c. Mudslides (i.e. mudflows), which are approximately caused or precipitated by accumulations of water on or under the ground.
- d. The collapse or subsidence of land along a body of water as a result of erosion or undermining caused by water or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated form of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding as defined in this section.

FLOOD, ONE HUNDRED YEAR - A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one percent chance of occurring each year, although the flood may occur in any year).

FLOODWAY FRINGE – That area characterized during floods by shallow, slow-moving water and represents a low hazard potential; more specifically, the floodway fringe is that area of the 100-year flood elevations contained in the flood profiles of the flood insurance study adopted by Scott County and as shown on the Flood Insurance Rate Map (FIRM) accompanying that study.

FLOODPLAIN - (1) A relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation; or, (2) an area subject to the unusual and rapid accumulation of run-off or surface waters from any source.

FLOOD PROOFING- any combination of structural and nonstructural additions, changes or adjustments to structure which reduce or eliminate flood damage to real estate or improved real property and water and sanitary facilities, structures and their contents.

FLOODWAY – The stream channel and adjacent land area required to carry off the often fast-moving floodwaters of the base flood and is considered to be an area of high hazard potential; more specifically, the floodway is that certain area of the 100-year floodplain that must be reserved in order to discharge such floodwaters without increasing the water surface elevation of that flood more than one foot at any point. Floodways are defined in Table 2 of the flood insurance study adopted by the county and as shown on the Flood Insurance Rate Map (FIRM) accompanying that study.

FLOOR AREA, FINISHED - The sum of the horizontal areas of a building which is intended for human habitation and use and which has a floor to ceiling height of 6 1/2 feet or greater. Areas excluded from the finished floor area would include unfinished basements and attics, storage and utility rooms and garages.

FLOOR AREA, GROSS - The sum of the horizontal areas of the several stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Gross floor area shall exclude interior parking and loading spaces, and airspace above atriums.

GARAGE, PRIVATE - A building for the private use of the owner or occupant of a principal residential building situated on the same lot as the principal building for the storage of motor vehicles.

GLARE - The effect produced by lighting, with brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

LAND DISTURBING ACTIVITY - Any land change which may result in soil erosion from water or wind and the movement of sediments into State waters or onto lands in the Commonwealth, including, but not limited to, clearing, grading, excavating, transporting and filling of land.

LANDSCAPING - The improvement of the appearance of an area by the planting of trees, grass, shrubs, or other plant materials.

LOADING SPACE, OFF-STREET - Space for bulk pick-ups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled.

LOT - A parcel of land intended to be separately owned, developed, or otherwise used as a unit, established by plat, subdivisions or as otherwise permitted by law.

LOT, CORNER - A lot located at the intersection of two or more streets or where lot lines or right-of-way lines, or the extension thereof, intersect at less than 135 degrees.

LOT COVERAGE - That portion of a lot, which when viewed from directly above, would be covered by any building or structure, parking and loading areas and other surface which is impermeable or substantially impervious to stormwater. Gravel parking areas shall be considered impervious. For the purposes of this definition, lot shall include contiguous lots of the same ownership within a single zoning district, which are to be used, developed or built upon as a unit.

LOT, DEPTH OF - The average horizontal distance between front and rear lot lines. The average shall consist of the horizontal distances of the side lot lines and the distance of a line connecting the midpoints of the front and rear lot lines.

LOT, DOUBLE FRONTAGE - A lot, other than a corner lot, which has frontage on more than one street other than an alley. Double frontage lots may be referred to as through lots.

LOT, FRONTAGE - The horizontal distance between the side lot lines measured at the point where the side lot lines intersect the street right-of-way. All sides of a lot, which abuts a street, shall be considered frontage. On curvilinear streets the arc between the side lot lines shall be considered the lot frontage.

LOT, INTERIOR - A lot, other than a corner lot, which has only one frontage on a street other than an alley.

LOT, IRREGULAR - A lot of such a shape or configuration that technically meets the area, frontage and width to depth requirements of this ordinance but meets these requirements by incorporating unusual elongation, angles, curvilinear lines unrelated to topography or other natural land features.

LOT, PIPESTEM - A panhandle or flag shaped lot with its widest point set back from the road at the rear of another lot (called the pipe), and having a thin strip of land connecting to the road to provide legal access and frontage (called the stem). Pipestem lots are also referred to as panhandle lots or flag lots.

LOT, WIDTH OF - The average horizontal distance between side lot lines. The average shall consist of the straight line horizontal distances of the front and rear lot lines and the distance of a line connecting the midpoints of the side lot lines.

LOT OF RECORD - A lot whose existence, location, and dimensions have been legally recorded or registered in a deed or on a plat in the Clerk's office of the Scott County Circuit Court.

LOWEST FLOOR - The lowest enclosed area, including basement, of any structure. An unfurnished or flood-resistant enclosure usable solely for the parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

MANUFACTURED HOME - A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation. A manufactured home shall contain one dwelling unit. Some manufactured homes are also referred to as mobile homes.

MODULAR HOME - A dwelling unit constructed on-site in accordance with the Virginia One and Two Family Dwelling Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

MONOPOLE - A single pole structure, usually self supporting, used to support antennas.

NATURAL WATERCOURSE - Any natural stream river, creek, waterway, gully, or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed and banks.

NONCONFORMING BUILDING - Any building the size, dimensions or location of which was lawful when erected or altered, but which fails to conform to the current standards and regulations due to the adoption, revision or amendment of this ordinance.

NONCONFORMING LOT - A lot, the area, dimensions or location of which was lawful at the time the lot was created, but which fails to conform to the current standards and regulations due to the adoption, revision or amendment of this ordinance.

NONCONFORMING USE - A use or activity which was lawful when originally established, but which fails to conform to the current standards and regulations due to the adoption, revision or amendment of this ordinance.

NOT-FOR-PROFIT - An organization or activity, which has obtained nontaxable status from the U. S. Internal Revenue Service.

OFF-STREET PARKING AREA - Space provided for vehicular parking outside the dedicated street right-of-way.

OPEN SPACE - Any parcel or area of land or water essentially unimproved and set aside, dedicated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open Space may include, recreation centers, playgrounds, swimming pools, tennis and basketball courts, and similar facilities.

OPEN SPACE, COMMON - Land within or related to a development, not individually owned or dedicated for public use, which is intended for the common use or enjoyment of the residents of the development and may include such complementary structures as are necessary and appropriate. Open Space may include, recreation centers, playgrounds, swimming pools, tennis and basketball courts, and similar facilities.

OUTDOOR STORAGE - The keeping, in other than a building, of any goods, materials, or merchandise on the same parcel for more than twenty-four consecutive hours.

OVERLAY DISTRICT - A district established by this ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district.

PATIO - A level surfaced area directly adjacent to a principal building, which has an average elevation of not more than 30 inches from finished grade, and without walls or a roof. A patio may be constructed of any materials.

PORCH - A roofed open area, which may be glazed or screened, usually attached to or part of and with direct access to or from, a building.

PRINCIPAL BUILDING OR STRUCTURE - A building or structure in which the primary use of the lot on which the building is located is conducted.

PRINCIPAL USE - The main use of land or structures as distinguished from a secondary or accessory use.

PRIVATE - Unless otherwise specifically indicated, private shall mean anything not owned, operated, provided and/or maintained by a local, state, or federal government.

PUBLIC - Unless otherwise specifically indicated, public shall mean anything owned, operated, provided and/or maintained by a local, state, or federal government.

PUBLIC WATER AND SEWER SYSTEMS - A water or sewer system owned and operated by: (1) a municipality or county; or, (2) a private individual or a corporation approved and properly licensed by the State Corporation Commission prior to the adoption date of this ordinance; and meeting the requirements of the State Health Department and/or Virginia Department of Environmental Quality.

RECREATIONAL VEHICLE - Recreational vehicle means a vehicle which is (1) Built on a single chassis; (2) Four hundred square feet or less when measured at the largest horizontal projections; (3) Designed to be self-propelled or permanently towable by a light-duty truck; and (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreation camping, travel or seasonal use.

REPLACEMENT COST - The cost of restoring a damaged building or structure to its original condition. Replacement cost shall include reasonable estimates of the cost of materials and labor and shall be compared with the assessed value as determined by the Scott County Commissioner of Revenue to determine the percentage of the cost of improvements.

RIGHT-OF-WAY - A legally established area or strip of land, either public or private, on which an irrevocable right of passage has been recorded.

SCREENING - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation. Screening is intended to substantially, but not necessarily totally obscure visual impacts between adjoining uses.

SETBACK - The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

SHOPPING CENTER - A group of commercial establishments planned, constructed and managed as a total entity with shared access, customer and employee parking provided onsite, provision of goods delivery separated from customer access, aesthetic considerations and protection from the elements.

SPECIAL USE - A use with operating and/or physical characteristics different from those uses permitted by right in a given zoning district which may, nonetheless, be compatible with those by-right uses under special conditions and with adequate public review. Special Uses are allowed only at the discretion and approval of the Scott County Board of Supervisors following review and recommendation by the Scott County Planning Commission.

SPECIFIED ANATOMICAL AREAS - (a) Less than completely and opaquely covered: (1) Human genitals, pubic region, (2) buttock, and (3) female breast below a point immediately above the top of the areola; and (b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES - (a) Human genitals in a state of sexual stimulation or arousal; (b) Acts of human masturbation, sexual intercourse, or sodomy; and (c) Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

STOOP - A platform, without a roof, located at the entrance of a building with sufficient area to facilitate the ingress and egress to the building.

STORY - That portion of a building included between the surface of any floor and the floor next above it, or if there is not a floor above it, then the space between the floor and the ceiling above it.

STREET - Any vehicular way which: (1) is an existing state or municipal roadway; or, (2) is shown on a plat approved pursuant to law; or, (3) is approved by other official action. The term street shall include road, and highway. Unless otherwise indicated, the term street shall refer to both public and private streets.

STRUCTURE - Anything that is constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, signs, manufactured homes and swimming pools. Walls and fences shall not be deemed structures except as otherwise specifically provided in this ordinance.

SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its condition before damage would equal or exceed 50 percent of the market value of the structure before such damage occurred.

SUBSTANTIAL IMPROVEMENT - Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. This term includes structures, which have incurred “substantial damage” regardless of the actual repair work performed. For the purpose of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not however, include either any project for improvement for a structure to comply with existing state or county health, sanitary or safety code specifications, which are solely necessary to assure safe living condition, or any alteration of a structure, listed on the National Register of Historic Places of the state landmarks register.

TELECOMMUNICATIONS - The transmitting and receiving of electromagnetic signals through the atmosphere.

VARIANCE - A reasonable deviation from the provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure in accordance with Section 15.2-2201 of the Code of Virginia, as amended.

WATERCOURSE- A natural or artificial channel for passage or running water fed from natural sources in a definite channel and discharging into some stream or body of water.

YARD - A required open space on a lot, unoccupied and unobstructed from the ground upward, unless otherwise provided by this ordinance.

YARD, FRONT - A yard between the building line and the street right-of-way extending across the full width of the lot.

YARD, REAR - A yard between the rear line of the building and the rear line of the lot extending the full width of the lot.

YARD, SIDE - A yard between the side line of the building and the side line of the lot extending from the front lot line to the rear lot line.

ZONING ADMINISTRATOR - The zoning administrator of Scott County, Virginia, or an authorized agent thereof, also referred to in this ordinance as the administrator.

Sec. 600-200 Use Types

- (A) The purpose of Use Types is to establish a classification system for land uses and a consistent set of terms defining uses permitted within various zoning districts in Scott County, Virginia. The Use Types section also facilitates the process of determining the applicable use type of any activity not explicitly defined.
- (B) In the event of any question as to the appropriate use type of any existing or proposed use or activity, the administrator shall have the authority to determine the appropriate use type. In making such determination, the administrator shall consider the operational and physical characteristics of the use in question and shall consider the classification contained in the most recent edition of the North American Industry Classification System Manual published by the U. S. Office of Management and Budget. In addition, the administrator shall consider the specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists. The administrator may also determine that a proposed use or activity is sufficiently different from any use type listed below and will require an amendment to the text of this ordinance.
- (C) The administrator shall make such determinations of appropriate use types in writing, which shall include an explanation of the reasons for the determination.
- (D) A determination of the administrator may be appealed to the Board of Zoning Appeals pursuant to the procedures for administrative appeals outlined in Sec. 500-128.5

Sec. 600-200.1 Agricultural Use Types

AGRICULTURE - The use of land for the production of food and fiber, including farming, dairying, pasturage, agriculture, horticulture, viticulture, and animal and poultry husbandry. A garden accessory to a residence shall not be considered agriculture. The keeping of a cow, pig, sheep, goat, chicken or similar animal shall constitute agriculture regardless of the size of the animal and regardless of the purpose for which it is kept.

FARM EMPLOYEE HOUSING – A dwelling located on a farm for the purpose of housing an employee of that farm operation and his/her family. Also included in this use type would be multi-family dwellings for seasonal employees in connection with an orchard or other agricultural use, which relies on seasonal employees who must be housed.

FARM STAND - An establishment for the seasonal retail sale of agricultural goods and merchandise primarily produced by the operator on the site, or on nearby property. Agricultural goods produced on other properties owned or leased by the operator may also be allowed

provided a majority of the produce comes from land surrounding the farm stand. This use type shall include agricultural products picked by the consumer.

FORESTRY OPERATIONS - The use of land for the raising and harvesting of timber, pulp woods and other forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated with land development approved by Scott County, which shall be considered accessory to the development of the property.

STABLE - The boarding, keeping, breeding, pasturing or raising of horses or ponies by the owner or occupant of the property and/or their paying or non-paying guests. Included in this definition are riding academies.

Sec. 600-200.3 Residential Use Types

ACCESSORY APARTMENT - A second dwelling unit within a detached single family dwelling or within an accessory structure on the same lot as the detached single family dwelling, which is clearly incidental and subordinate to the main dwelling unit.

FAMILY DAY CARE HOME - A single family dwelling in which more than five but less than 10 individuals, are received for care, protection and guidance during only part of a twenty-four hour day. Individuals related by blood, legal adoption or marriage to the person who maintains the home shall not be counted towards this total. The care of 5 or fewer individuals for portions of a day shall be considered a home occupation.

HOME OCCUPATION - An accessory use of a dwelling unit for gainful employment involving the production, provision, or sale of goods and/or services.

MANUFACTURED HOME - A single or multi-sectional manufactured home.

MANUFACTURED HOME, ACCESSORY - A manufactured home that is subordinate to a single family dwelling on a single lot.

MANUFACTURED HOME, EMERGENCY - A manufactured home used temporarily for the period of reconstruction or replacement of an uninhabitable dwelling lost or destroyed by fire, flood, or other act of nature, or used temporarily as housing relief to victims of a federally declared disaster in accordance with Sec. 300-100.3

MANUFACTURED HOME SUBDIVISION - A 10 acre or larger community of manufactured home dwellings with lots that are subdivided for individual ownership.

MANUFACTURED HOME PARK - A tract of land intended to accommodate a manufactured home community of three or more spaces for lease or condominium ownership. A manufactured home park is also referred to as a mobile home park.

MULTI-FAMILY DWELLING - A building or portion thereof, which contains three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

RESIDENTIAL HUMAN CARE FACILITY - A building used as a group home where not more than 8 mentally ill, mentally retarded or other developmentally disabled persons, not related by blood or marriage, reside, with one or more resident counselors or other staff persons and for which the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services is the licensing authority, pursuant to Section 15.2-2291 of the Code of Virginia. Excluded from this definition are drug or alcohol rehabilitation centers, half-way houses and similar uses.

SINGLE FAMILY DWELLING - A site built or modular building designed for or used exclusively as one dwelling unit for permanent occupancy.

DETACHED - A single family dwelling, which is surrounded by open space or yards on all sides, is located on its own individual lot, and which is not attached to any other dwelling by any means.

ATTACHED - Two single family dwellings sharing a common wall area, each on its own individual lot.

TOWNHOUSE - A grouping of three or more attached single family dwellings in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

TWO FAMILY DWELLING - The use of an individual lot for two dwelling units, which share at least one common wall, each occupied by one family.

Sec. 600-200.5 Civic Use Types

ADMINISTRATIVE SERVICES - Governmental offices providing administrative, clerical or public contact services that deal directly with the citizen. Typical uses include federal, state, city, town and county offices.

ASSISTED CARE RESIDENCE - An establishment that provides shelter and services, which may include meals, housekeeping, and personal care assistance primarily for the elderly. Residents are able to maintain a semi-independent life style, not requiring the more extensive care of a nursing home. Residents will, at a minimum, need assistance with at least one of the following: medication management, meal preparation, housekeeping, money management, or personal hygiene. At least one nurse's aide is typically on duty, with medical staff available when needed.

CAMPS - A use, which primarily provides recreational opportunities of an outdoor nature on a daily or overnight basis. Included in this use type would be scout camps, religious camps, children's camps, wilderness camps, and similar uses which are not otherwise specifically described in this ordinance.

CEMETERY - Land used or dedicated to the burial of the dead, including columbaria, crematoriums, mausoleums, and necessary sales and maintenance facilities. Funeral Services use types shall be included when operated within the boundary of such cemetery.

CLUBS - a use providing meeting or social facilities for civic or social clubs, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. This definition shall not include fraternal or sororal organizations associated with colleges or universities. A Club does not include a building in which members reside.

COMMUNITY RECREATION - A recreational facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities. These facilities are usually proposed or planned in association with development and are usually located within or adjacent to such development.

CORRECTION FACILITIES - A public or privately operated use providing housing and care for individuals legally confined, designed to isolate those individuals from a surrounding community.

CRISIS CENTER - A facility providing temporary protective sanctuary for victims of crime or abuse including emergency housing during crisis intervention for individuals, such as victims of rape, child abuse, or physical beatings.

CULTURAL SERVICES - A library, museum, or similar public or quasi-public use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

EDUCATIONAL FACILITIES, COLLEGE/UNIVERSITY - An educational institution authorized by the Commonwealth of Virginia to award associate, baccalaureate or higher degrees.

EDUCATIONAL FACILITIES, PRIMARY/SECONDARY - A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.

GUIDANCE SERVICES - A use providing counseling, guidance, recuperative or similar services for persons requiring rehabilitation assistance or therapy for only part of a twenty-four hour day. This use type shall not include facilities operated for the treatment of drug addiction and substance abuse.

HALFWAY HOUSE - An establishment providing residential accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction, to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders or circumstances.

LIFE CARE FACILITY - A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.

NURSING HOME - A use providing bed care and in-patient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease. Nursing homes have doctors or licensed nurses on duty.

POST OFFICE - Postal services directly available to the consumer operated by the United States Postal Service.

PUBLIC ASSEMBLY - Facilities owned and operated by a public agency accommodating public assembly for sports, amusement, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, fairgrounds, and sales and exhibition facilities.

PUBLIC MAINTENANCE AND SERVICE FACILITIES - A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment services centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

PUBLIC PARKS AND RECREATIONAL AREAS - Publicly-owned and operated parks, picnic areas, playgrounds, indoor or outdoor athletic facilities, and open spaces.

RELIGIOUS ASSEMBLY - A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.

SAFETY SERVICES - Facilities for the conduct of safety and emergency services for the primary benefit of the public, whether publicly or privately owned and operated, including police and fire protection services and emergency medical and ambulance services.

Sec. 600-200.7 Office Use Types

FINANCIAL INSTITUTIONS - Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments and free-standing automatic teller machines.

GENERAL OFFICE - Use of a site for business, professional, or administrative offices, excluding medical offices/ clinic. Typical uses include real estate, insurance, management, travel, computer software or information systems research and development, or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices. Retail sales do not comprise more than an accessory aspect of the primary activity of a General Office.

MEDICAL OFFICE/CLINIC - Use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Excluded from this definition shall be facilities operated for the treatment of drug addiction and substance abuse. Medical offices/clinics are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.

LABORATORIES - Establishments primarily engaged in performing research or testing activities into technological matters. Typical uses include engineering and environmental laboratories, medical, optical, dental and forensic laboratories, x-ray services, and pharmaceutical laboratories only involved in research and development. Excluded are any laboratories which mass produce one or more products directly for the consumer market.

SUBSTANCE ABUSE CLINIC - An establishment which provides outpatient services primarily related to the treatment of alcohol, or other drug or substance abuse disorders, which services include the dispensing and administering of controlled substances and pharmaceutical products by professional medical practitioners as licensed by the Commonwealth of Virginia.

Sec. 600-200.9 Commercial Use Types

ADULT BOOKSTORE - An establishment that devotes more than fifteen (15) percent of the total floor area utilized for the display of books and periodicals to the display and sale of the following: (a) books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records, or other forms of visual or audio representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas;" or (b) instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." An adult bookstore does not include an establishment that sells books or periodicals as an incidental or accessory part of its principal stock-in-trade and does not devote more than fifteen (15) percent of the total floor area of the establishment to the sale of books and periodicals.

ADULT DRIVE-IN-THEATRE - An open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions, and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas" for observation by patrons.

ADULT LIVE ENTERTAINMENT – Any entertainment activity, including but not limited to, musical performances, music played by disc jockeys, public speaking, dramatic performances, dancing, modeling or comedy performances that are characterized by an emphasis on specified sexual activities, or specified anatomical areas or is intended for the sexual stimulation or titillation of patrons

ADULT MINI-MOTION PICTURE THEATRE - An establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is

distinguished or characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons.

ADULT MODEL STUDIO - Any establishment open to the public where, for any form of consideration of gratuity, figure models who display "specified anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This provision shall not apply to any school of art which is operated by an individual, firm, association, partnership, corporation, or institution which meets the requirements established in the Code of Virginia (1950), as amended, for the issuance or conferring of, and is in fact authorized there under to issue and confer, a diploma.

ADULT MOTION PICTURE ARCADE - Any place to which the public is permitted or invited where coin or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five (5) or fewer persons per machine at any one (1) time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or specified "anatomical areas."

ADULT MOTION PICTURE THEATRE - An establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown; and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons.

ADULT USE - Any adult bookstore, adult drive-in theatre, adult live entertainment, adult mini-motion picture theatre, adult motion picture arcade, adult motion picture theatre, adult model studio, or massage parlor, as defined in this ordinance.

AGRICULTURAL SERVICES - An establishment primarily engaged in providing services specifically for the agricultural community which is not directly associated with a farm operation. Included in this use type would be servicing of agricultural equipment, independent equipment operators, and other related agricultural services.

ANTIQUE SHOPS - A place offering primarily antiques for sale. An antique for the purposes of this ordinance shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.

ASSEMBLY HALL - A building, designed and used primarily for the meeting or assembly of a large group of people for a common purpose. Typical uses include meeting halls, union halls, bingo parlors, and catering or banquet facilities.

AUTOMOBILE DEALERSHIP, NEW - The use of any building, land area or other premise for the display of new and used automobiles, trucks, vans, or motorcycles for sale or rent, including any warranty repair work and other major and minor repair service conducted as an accessory use.

AUTOMOBILE DEALERSHIP, USED - Any lot or establishment where three or more used motor vehicles, including automobiles, trucks, and motorcycles are displayed at one time for sale.

AUTOMOBILE REPAIR SERVICES, MAJOR - Repair of construction equipment, commercial trucks, agricultural implements and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. This includes minor automobile repairs in conjunction with major automobile repairs. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops and other similar uses where major repair activities are conducted.

AUTOMOBILE REPAIR SERVICES, MINOR - Repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and

brake shops, oil and lubrication services and similar repair and service activities where minor repairs and routine maintenance are conducted.

AUTOMOBILE RENTAL/LEASING - Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas.

AUTOMOBILE PARTS/SUPPLY, RETAIL - Retail sales of automobile parts and accessories. Typical uses include automobile parts and supply stores which offer new and factory rebuilt parts and accessories, and include establishments, which offer minor automobile repair services.

BED AND BREAKFAST - A dwelling, occupied by the owner, in which not more than 5 bedrooms are provided for overnight guests for compensation, on daily or weekly basis, with or without meals.

BUSINESS SUPPORT SERVICES - Establishments or places of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services.

BUSINESS OR TRADE SCHOOLS - A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as an educational facility, either primary and secondary, or college and university.

CAMPGROUNDS - The use of land for commercial (for-profit) operation or for operation by an organization exempted from taxation by the Internal Revenue Code and on which three or more campsites are located and maintained for occupancy as temporary living quarters for recreation or vacation purposes. **(Adopted 07/06/2022)**

CAR WASH - Washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.

COMMERCIAL INDOOR AMUSEMENT - Establishments, which provide multiple coin, operated amusement or entertainment devices or machines as other than an incidental use of the premises. Such devices would include pinball machines, video games, and other games of skill or scoring, and would include pool and/or billiard tables, whether or not they are coin operated. Typical uses include game rooms, billiard and pool halls, and video arcades.

COMMERCIAL INDOOR ENTERTAINMENT - Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, and concert or music halls.

COMMERCIAL INDOOR SPORTS AND RECREATION – Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

COMMERCIAL OUTDOOR ENTERTAINMENT - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

COMMERCIAL OUTDOOR SPORTS AND RECREATION – Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.

COMMUNICATIONS SERVICES - Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded from this use type are facilities classified as Utility Services - Major or Towers. Typical uses include television studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.

CONSTRUCTION SALES AND SERVICES - Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but specifically excluding automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.

CONSUMER REPAIR SERVICES - Establishments primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops or repair of musical instruments.

CONVENIENCE STORE - Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.

DANCE HALL - Establishments in which more than 10 percent of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other form of compensation is obtained for dancing.

DAY CARE CENTER - Any facility operated for the purpose of providing care, protection and guidance to 10 or more individuals during only part of a twenty-four hour day. This term includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full twenty-four hour period.

EQUIPMENT SALES AND RENTAL - Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment and the rental of mobile homes. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

FLEA MARKET - Businesses engaged in the outdoor sale of used or new items, involving regular or periodic display of merchandise for sale.

FUNERAL SERVICES - Establishments engaged in undertaking services such as preparing the dead for burial, and arranging and managing funerals. Typical uses include mortuaries and crematories.

GARDEN CENTER - Establishments or places of business primarily engaged in retail or wholesale (bulk) sale, from the premises, of trees, shrubs, seeds, fertilizers, pesticides, plants and plant materials primarily for agricultural, residential and commercial consumers. Such establishments typically sell products purchased from others, but may sell some material which they grow themselves. Typical uses include nurseries, plant stores and lawn and garden centers.

GASOLINE STATION - Any place of business with fuel pumps and gasoline storage tanks which provides fuels and oil for motor vehicles.

GOLF COURSE - A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par 3 golf courses. Specifically excluded would be independent driving ranges and any miniature golf course.

HOSPITAL - A facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an in-patient basis and including ancillary facilities for outpatient and emergency treatment diagnostic services, training, research, administration, and services to patients, employees, or visitors.

HOTEL/MOTEL/MOTOR LODGE - A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or

month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities.

KENNEL, COMMERCIAL - The boarding, breeding, raising, grooming or training of dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain.

LAUNDRY - Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.

MANUFACTURED HOME SALES - Establishments primarily engaged in the display, retail sale, rental, and minor repair of new and used manufactured homes, parts, and equipment.

MINI-WAREHOUSE - A building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of 400 square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods.

PAWN SHOP - A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.

PERSONAL IMPROVEMENT SERVICES - Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

PERSONAL SERVICES - Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and Laundromats and dry cleaning stations serving individuals and households.

RECREATIONAL VEHICLE SALES AND SERVICE - Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

RESTAURANT - An establishment engaged in the preparation and sale of food and beverages. Service to customers may be by counter or table service, or by take-out or delivery.

RETAIL SALES - Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications.

STUDIO, FINE ARTS - A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer.

TRUCK STOP - An establishment containing a mixture of uses, which cater to the traveling, public and in particular motor freight operators. A truck stop might include such uses as fuel pumps, restaurants, overnight accommodations, retail sales related to the motor freight industry, and similar uses.

VETERINARY HOSPITAL/CLINIC - Any establishment rendering surgical and medical treatment of animals. Boarding of animals shall only be conducted indoors, on a short term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel.

Sec. 600-200.11 Industrial Use Types

ASPHALT PLANT - An establishment engaged in manufacturing or mixing of paving materials derived from asphaltic mixtures or tar.

CONSTRUCTION YARDS - Establishments housing facilities of businesses primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor's yards.

CUSTOM MANUFACTURING - Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools or the use of mechanical equipment commonly associated with residential or commercial uses.

INDUSTRY, TYPE I - Establishments engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Type I Industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc. A machine shop is included in this category. Also included is the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, food, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature or requiring similar production characteristics.

INDUSTRY, TYPE II - Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Included in this use type are industries involved in processing and/or refining raw materials such as chemicals, rubber, wood or wood pulp, forging, casting, melting, refining, extruding, rolling, drawing, and/or alloying ferrous metals, and the production of large durable goods such as automobiles, manufactured homes or other motor vehicles.

INDUSTRY, TYPE III - An establishment which has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity.

LANDFILL, CONSTRUCTION DEBRIS - The use of land for the legal disposal of construction and demolition wastes consisting of lumber, wire, sheet rock, broken brick, shingles, glass, pipes, concrete, and metals and plastic associated with construction and wastes from land clearing operations consisting of stumps, wood, brush, and leaves.

LANDFILL, RUBBLE - The use of land for the legal disposal of only inert waste. Inert waste is physically, chemically and biologically stable from further degradation and considered to be non-reactive, and includes rubble, concrete, broken bricks and block.

LANDFILL, SANITARY - The use of land for the legal disposal of municipal solid waste derived from households, business and institutional establishments, including garbage, trash, and rubbish, and from industrial establishments, other than hazardous wastes as described by the Virginia Hazardous Waste Regulations.

MEAT PACKING AND RELATED INDUSTRIES - The processing of meat products and byproducts directly from live animals or offal from dead animals.

RAILROAD FACILITIES - Railroad yards, equipment servicing facilities and terminal facilities.

RECYCLING CENTERS AND STATIONS - A receptacle or facility used for the collection and storage of recyclable materials designed and labeled for citizens to voluntarily take source separated materials for recycling.

RESOURCE EXTRACTION, OIL AND GAS - A use involving on-site extraction of subsurface crude petroleum or natural gas resources. Specifically excluded from this use type shall be the refinement and/or bulk storage of the extracted resources.

RESOURCE EXTRACTION, MINERAL - A use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.

SCRAP AND SALVAGE SERVICES - Places of business primarily engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

TRANSFER STATION - Any storage or collection facility, which is operated as a relay point for municipal solid waste, which ultimately is to be transferred to a landfill.

TRANSPORTATION TERMINAL - A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of ground transportation, including bus terminals, railroad stations and public transit facilities.

TRUCK TERMINAL - A facility for the receipt, transfer, short term storage and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. post office.

WAREHOUSING AND DISTRIBUTION - Uses including storage, warehousing and dispatching of goods within enclosed structures or outdoors. Typical uses include wholesale distributors, storage warehouses, moving/storage firms.

Sec. 600-200.13 Miscellaneous Use Types

AMATEUR RADIO TOWER - A structure on which an antenna is installed for the purpose of transmitting and receiving amateur radio signals erected and operated by an amateur radio operator licensed by the Federal Communications Commission.

AVIATION FACILITIES - Private or public land areas used or intended to be used for the take-off and landing of aircraft. Aviation facilities may include facilities for the operation, service, fueling, repair and/or storage of the aircraft.

OUTDOOR GATHERING - Any temporary organized gathering expected to attract 500 or more people at one time in open spaces outside an enclosed structure. Included in this use type would be music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Such activities held on publicly owned land shall not be included within this use type.

PARKING FACILITY, SURFACE/STRUCTURE - Use of a site for surface parking or a parking structure unrelated to a specific use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use.

SHOOTING RANGE, OUTDOOR - The use of land for archery and the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions, such as a turkey shoot. Excluded from this use type shall be general hunting, and the unstructured and nonrecurring discharging of firearms on private property with the property owner's permission.

*** SIGN, ANIMATED – See Supplement Page**

*** SIGN AREA – See Supplement Page**

*** SIGN, BILLBOARD – See Supplement Page**

*** SIGN, NONCONFORMING – See Supplement Page**

*** SOLAR FACILITIES, DECOMMISSIONING – See Supplement Page**

*** SOLAR GENERATION FACILITY, SMALL – See Supplement Page**

*** SOLAR GENERATION FACILITY, UTILITY-SCALE – See Supplement Page**

TOWER - Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas. The term includes but need not be limited to radio and television transmission towers, microwave towers, common-carrier towers, and cellular telephone and wireless communication towers. Tower types include, but are not limited to monopoles, lattice towers, wooden poles, and guyed towers. Excluded from this definition are amateur radio towers, which are otherwise defined.

UTILITY SERVICES, MINOR - Services, which are necessary to support existing and future development within the immediate vicinity and involve, only minor structures. Including in this use type are distribution lines and small facilities that are underground or overhead, such as transformers, relay and booster devices, and well, water and sewer pump stations. Also included are all major utility services owned and/or operated by Scott County, Virginia, and any major utility services that were in existence prior to the adoption of this ordinance.

UTILITY SERVICES, MAJOR - Services of a regional nature which normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, water towers and tanks, community waste water treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature, which are not otherwise, reviewed and approved by the Virginia State Corporation Commission.

SUPPLEMENT SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted July 6, 2011, to add to Section 600-200.13 Miscellaneous Use Types the definitions of “Sign, Animated,” “Sign Area,” “Sign, Billboard,” “Sign, Nonconforming” to read as follows:**

SIGN, ANIMATED – Any sign having a conspicuous and intermittent variation in illumination, message or physical position of any or all of its parts. A time and/or temperature display which changes its messages not more than once every five (5) seconds or any flag or banner which is entirely dependent upon wind for movement shall not be considered an animated sign.

SIGN AREA – The area of the smallest individual rectangle, triangle or circle or combination of not more than two (2) contiguous rectangles, triangles or circles which will encompass all elements of the sign which form an integral part of the display, including background, borders and structural trim. The area of a double-faced sign shall be construed to be the area of the largest single face of the sign, provided that the interior angle formed by the two (2) faces does not exceed thirty (30) degrees. A pole, post, upright or similar structural support for a freestanding sign, including pole covers, shall be considered as part of the sign area if such pole, post, upright, structural support or pole cover exceeds twenty-four (24) inches in width.

SIGN, BILLBOARD – A sign used as an outdoor display for the purpose of advertising or promoting a business, service, activity or product which is not located, offered for sale or otherwise related to the use of the premises on which such sign is situated.

SIGN, NONCONFORMING - A sign which was lawfully existing at the effective date of this ordinance or subsequent amendment thereto, which sign does not conform with the area, height,

location, placement, type number or other regulation pertaining to signs established by this ordinance or any amendment thereto.

SUPPLEMENT
SCOTT COUNTY, VIRGINIA, ZONING ORDINANCE

***Amendment adopted September 4, 2024, to add to Section 600-200.13 Miscellaneous Use Types the definitions of “Solar Facilities, Decommissioning,” “Solar Generation Facility, Small,” “Solar Generation Facility, Utility-Scale,” to read as follows:**

SOLAR FACILITIES, DECOMMISSIONING – The removal and property disposal of solar energy equipment, facilities, or devices related to a Solar Generation Facility, Utility-Scale. The term also includes the reasonable restoration of the real property to its original state, including (1) soil stabilization and regeneration, (2) revegetation of the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices, and (3) the removal of all infrastructure, equipment, facilities, or devices associated with the facility. “Solar energy infrastructure, equipment, facilities, or devices” means any property designed and used primarily for the purpose of collecting, generating, or transferring electric energy from sunlight.

SOLAR GENERATION FACILITY, SMALL – A ground or roof-mounted solar power or thermal energy generation facility that serves the electricity or thermal needs of the property upon which such facilities are located, and/or adjacent parcels under common use, ownership, and control.

SOLAR GENERATION FACILITY, UTILITY-SCALE – A renewable energy project that generates electricity from sunlight, consisting of one or more photovoltaic systems and other appurtenant structures and facilities within the boundaries of the site, and is designed to interconnect with the electrical grid and/or to serve facilities that are not adjacent or under common use, ownership, or control. In the context of this ordinance, the acreage and boundary representing a Utility-Scale Solar Generation Facility includes the entirety of the area leased for use as a solar generating site.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
 Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

Mr. Ketron asked if the Board is going to have solar companies come in and buy land.

Supervisor Brickey replied no.

County Administrator Freda Starnes noted that the courthouse item was continued from the last meeting. She reported that there was a meeting with Moseley Architects since the Board wanted to scale down the project. The new estimated cost for the sally port and inmate holding is \$2,621,900. Ms. Starnes went on to say that this is our immediate need at the courthouse, and she has worked with Davenport on financing the project. Davenport suggested a 15-year note. Rates are 3.5 to 4.5 percent. The debt service would be approximately \$260,000 per year. Regional Improvement Commission funds will increase as the Bristol Casino and Hard Rock become a full operating facility. Those funds could be used for the debt service instead of local tax dollars to fund the project.

Chairman Brickey reported that two or three years ago the Board discussed renovating the courthouse and doing a sally port. When inmates are brought from the Regional Jail in Duffield to the courthouse, they have been walking through victims, and that is very dangerous. There has been no way for the prisoners to safely come into the courthouse. The estimated cost for the renovations was 28 to 36 million dollars. The Board decided that we could not afford that. Right now, inmates are being brought from Duffield and being held in a Conex box, but that is not safe either because they are outside. Chairman Brickey pointed out that the cost is much less than before. This is a good alternative. We talked about making more room for the Commonwealth's Attorney. The workload in that office is going to increase drastically over the next few years. Chairman Brickey pointed out, with the demolition of the old jail behind the courthouse, there will be room to build more office space if needed in the future. Building a sally port is a safety measure. Chairman Brickey spoke about how important regional funding is to Scott County. Chairman Brickey noted that Scott County will need new schools eventually. He complimented Freda Starnes for communicating with Davenport. Chairman Brickey went on to say that he personally thinks that this is a good way to move forward. He asked for comments from the other Board members.

County Administrator Freda Starnes added that a motion is needed to move forward. She went on to say that the county has an agreement with Moseley that will take us through construction. Ms. Starnes stated that was a project that she presented last month so their estimate will go down.

Supervisor Casteel pointed out that we will be closer to \$3,000,000 by the time we are finished. How much will this project be per square foot.

Ms. Starnes replied that it is estimated to be \$550 per square foot. In addition, there would be site construction and other costs such as design.

Supervisor Casteel noted that it would be more like \$1,000 per square foot.

Ms. Starnes replied not that much.

Supervisor Maness asked if it would be more like \$750 per square foot.

Ms. Starnes replied yes, this is a rough estimate, and that will not be known until it is bid.

Supervisor Casteel stated that is high for the square footage. He suggested that the judge use cameras instead of bringing the inmates in the courtroom.

Ms. Starnes replied that is available now and is a decision for the judge.

Supervisor Casteel noted that the casino money would cost us somewhere else later on. He inquired about other less expensive options rather than a sally port. Supervisor Casteel stated that is too expensive for that size building.

Chairman Brickey noted that a home is \$350 to \$400 per square foot. The entire group has thought about everything.

Supervisor Maness pointed out that the Compton building was shot down by the Commonwealth's Attorney.

Chairman Brickey mentioned that the judge may allow use of the old library building.

Supervisor Eddie Skeen replied that he spoke to the judge about that. The judge is not in favor of it. He gave some good reasons. Sometimes, there are two judges, and that is needed for office space. When there are divorce proceedings, they meet in his office for privacy. He mentioned a security fence.

Bill Dingus noted that you would still need holding cells.

Supervisor Eddie Skeen pointed out that Supervisor Casteel had a good suggestion regarding the remote video and asked if that is being done.

Ms. Starnes replied that is installed at the courthouse, but it is at the discretion of the judge to use it.

It was also noted by Supervisor Michele Glover that it is the responsibility of the locality to fund this project. She went on to say that the Board does not want this to be funded with tax

payer dollars, and that is why the County Administrator pointed out the casino funds that can be used instead.

Supervisor Maness stated that this is the cheapest and gives us the most for our money.

On a motion by Darrel W. Jeter, duly seconded by Stefanie C. Addington, this Board hereby approves the sally port project at the courthouse.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Christopher S. Maness, and Stefanie C. Addington.

Voting nay: Danny M. Casteel.

Chairman Michael Brickey reported that members of the Board met with the Animal Control Officer, and the County Administrator will provide a summary of that.

County Administrator Freda Starnes reported on concerns brought up by Katherine Stallard at the September meeting. She went on to say that the Animal Control Officer summarized the issues that were brought forth. Ms. Starnes reported that that there was a report of abandoned dogs in 2021. The Animal Control Officer posted on the door the notice that is required by law. Another phone call was received from Ms. Stallard about the owner being there. The Animal Control Officer took possession of the dogs at that time. There was a court case. There was a call about a Great Pyrenees in 2023. That issue was investigated and was corrected by the owner so there was no summons in the case. There was call in the summer of 2023 in reference to the same Great Pyrenees being in a fenced lot without shelter. The Animal Control Officer saw the Great Pyrenees in the lot with an approved dog house, food, and water. The dog could come and go as it pleased since the lot was not fully enclosed. Ms. Starnes spoke about the horses that were mentioned and had occurred in 2012. Mr. Barger was the Animal Control Officer at that time and took the call. The horses were being fed by Ms. Stallard. No charges were brought against the owner, and there were no violations of law in this case. There was a call regarding bison not being fed well and starving during the winter months. The Animal Control Officer saw fourteen bison in the field. There were seven rolls of hay that they were eating. Ms. Starnes reported that they have talked with the Animal Control Officer about all

these issues. All complaints are followed up. The Animal Control Officer reports to Bill Dingus and herself after that. The Animal Control Officer responds within a reasonable time frame to calls. The health department is involved with bites. If it is an emergency, residents are encouraged to call 911. She noted that a stray in the road is not an emergency and is not followed up on a weekend. It is followed up as soon as possible. Ms. Starnes provided a contact number for Animal Control. The Animal Control Officer will assess the situation and determine if the call is life threatening or non-life threatening, emergency or non-emergency and respond accordingly. There is only one Animal Control Officer in the County. A Litter Control Officer serves as his back-up when he is on vacation or on another call. We do have a lot of issues going on in the county with Animal Control. They have to prioritize the best they can to make sure everything is covered. If a case is minor, the Animal Control Officer may provide suggestions to resolve the problem. More serious cases may require citations or legal action. She reported that complaints are followed up by Mr. Dingus or herself. We are working with the Animal Control Officer on doing a better job with follow-ups. Ms. Starnes reported that stray dogs are held for six days. All dogs must have a license that can be obtained at the office of the Treasurer. Those fees are going to the Animal Shelter. Ms. Starnes pointed out that there are situations when dogs have to be euthanized. Scott County has a very low euthanizing rate. This year's rate is 3.8 percent. To be considered a no kill shelter, the rate must be under ten percent. Ms. Starnes stated that there have been numerous calls about a dog in East Carters Valley. Those complaints are being looked into. The Animal Control Officer has been by that home many times, checked on this dog, and found no laws to be broken.

Supervisor Maness noted, from his meeting with the Animal Control Officer, it seems to be very difficult to get a conviction.

Ms. Starnes replied it is difficult for the Litter Control Officer to get a conviction as well.

Supervisor Maness pointed out that falls back on the judge.

Supervisor Eddie Skeen stated that it seems to be a communication issue. He inquired about the reporting process being documented along with the action that was taken.

Mr. Dingus replied that is normally the case especially if there is some type of violation going on. There may be a call about a dog walking down the road and that is not an incident. Mr. Dingus explained that each call is taken on a case by case basis. That is what an officer

does. A police officer may not write down every incident he encounters unless there is an incident to report.

Mr. Skeen noted that it is important that the complainant get a response.

Mr. Dingus replied that an effort has been made to do that.

Ms. Stallard commented on getting a conviction being difficult as stated by the County Administrator. Ms. Stallard stated that she had pictures of the dead buffalo, the dead horse, and pictures and dates of the dogs left in the trailer for ten days. She went on to say that she called every month for six months wanting to be at the court case so there could be a conviction. Ms. Stallard stated that she was assured by the Animal Control Office and Bill Dingus that she would be notified when it was on the docket. Ms. Stallard stated she was told the case was over the last time she called, and her witness testimony was not heard.

Virginia Department of Wildlife Resources Aquatic Biologist Mike Pinder reported on the reintroduction of the Spotfin Chub into the Clinch River and requested a letter of support from the Board (Said report attached to the minutes of this meeting; Minute Book 34 Attachment No: 87).

On a motion by Eddie N. Skeen, duly seconded by Christopher S. Maness, this Board hereby authorizes a letter of support for the Virginia Department of Wildlife Resources to reintroduce Spotfin Chub into the Clinch River (Said letter of support attached to the minutes of this meeting; Minute Book 34 Attachment No: 82).

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey, Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

Break: 10:30 a.m.

Reconvene: 10:46 a.m.

On a motion by Christopher S. Maness, duly seconded by Darrel W. Jeter, this Board hereby funds \$3,740.00 from Regional Improvement Commission funds for one year for preventive maintenance contract on Zoll heart monitors for Duffield Fire and Rescue, Nickelsville Rescue Squad, and Scott County Life Saving Crew.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by Christopher S. Maness, duly seconded by Stefanie C. Addington, this Board hereby approves information technology Remote Access Policy, Incident Response Training, Acceptable Use Policy and Backup & Recovery Policy (Said policies attached to the minutes of this meeting; Minute Book 34 Attachment No: 83).

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

The Board discussed priorities for the 2025 legislative session in Richmond and requested that legislators and the Governor be sent a list of those priorities prior to the session.

The County Administrator reported that she would follow up with an in-person meeting.

On a motion by Stefanie C. Addington, duly seconded by Christopher S. Maness, this Board hereby appropriates the following:

Park/Golf Course

\$361.52 to 1000-71110-406009 Merchandise for Resale

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a Motion by Stefanie C. Addington, duly seconded by Christopher S. Maness, this Board hereby appropriates the following:

Sheriff

\$2,615.11 to 1000-31200-405540 Sheriff's Office – Conferences & Training

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by Stefanie C. Addington, duly seconded by Christopher S. Maness, this Board hereby establishes fund 1671AppCAA Grants and creates Miscellaneous Grant Revenue Code 1671-02404-324799-000-0000-0000-0000 and Consulting Expense Code 1671-11100-403115-000-0000-0000-0000.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by Christopher S. Maness, duly seconded by L. Michele Glover, this Board hereby approves the following legislative priorities:

1. Unfunded Mandates
2. Teacher Raises Funded by State not Locality
3. Workforce Housing
4. Inland Port Southwest Virginia
5. School Resource Officers Funded by Comp Board
6. One Percent County Sales Tax Designated to Locality
7. Unpaved Roads Funding
8. Comp Board Employee Benefits Funded by the State
9. Increase Four for Life EMS Support
10. Senior Citizens and Single Parent Aide
11. Economic Development Incentive Package
12. Cell Phone Coverage

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

Appointment – Tourism Development Committee

Christopher S. Maness nominated Roger Carter

On a motion by Stefanie C. Addington, duly seconded by Darrel W. Jeter, this Board hereby ceases nominations and, by acclamation, appoints Roger Carter to serve a three-year term on the Tourism Development Committee.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

Supervisor Chris Maness expressed appreciation to County Attorney Sally Kegley for her hard work on the solar portion of the Zoning Ordinance.

County Attorney Sally Kegley conveyed that it is a reasonable ordinance not doing anything that is not necessary. When we follow the law with public hearings, we are always in compliance.

County Administrator Freda Starnes presented the claims and related reports (Said reports being attached to the minutes of this meeting; Minute Book 34 Attachment No: 85).

On a motion by Darrel W. Jeter, duly seconded by L. Michele Glover, this Board hereby orders that:

(a) Social Services Fund be allowed the sum of \$456,724.68 for voucher numbers 50017846-50017927, 50017929-50017937, 50018048-50018054, 50018214-50018218, 50018245-50018248, 50018278-50018287, 50018361-50018367, 50018412-50018508, and 50017928 void and \$85,781.62 Wire – 256, 257, 258, 259, and 260 and \$121,695.62 for Payroll/DD.

(b) General Fund be allowed the sum of \$561,631.25 for voucher numbers 50017938-50017939, 50017941-50017958, 50017960-50017965, 50017967-50017985, 50017987, 50017989, 50017992-50017999, 50018001-50018008, 50018010-50018012, 50018014-50018020, 50018108-50018134, 50018136-50018140, 50015175-50018196, 50018198-50018201, 50018203-50018213, 50018219, 50018249, 50018250-50018273, 50018275-50018196, 50018198-50018201, 50018203-50018213, 50018219-, 50018249-50018273, 50018275-50018277, 50018288-50018302, 50018329, 50018331 – 50018360 and \$312,787.39 for Wire 261, 262, 263, 264, and 265, Payroll/DD \$583,529.97.

(c) Health Insurance Reimb. Fund be allowed the sum of \$246,102.00 for voucher number 50018330.

- (d) Courthouse Security be allowed the sum of \$0.17 for voucher number 50018292 and wire 261, 264, and 265 \$660.13 and payroll \$2,372.47.
- (e) Law Library Fund be allowed the sum of \$419.12 for voucher number 50017986 and 50018116.
- (f) Wireless Grant – 911 be allowed the sum of \$2,784.75 for voucher number 50017945 and 50018202 and \$508.87 for Wire 261 and 264 and \$1,530.58 for Payroll/DD.
- (g) CPMT be allowed the sum of \$93,794.05 for voucher numbers 50018368-50018387.
- (h) CWAO Collection Fund be allowed the sum of \$11.97 for voucher numbers 50018289 and 50018302 and \$1,478.94 for Wire 261, 262, 263, 264, and 265 and \$2,044.96 for Payroll/DD.
- (i) AppCAA Grants Fund be allowed the sum of \$8,876.46 for voucher number 50018000.
- (j) IT Technology Fund (Clerk) be allowed the sum of \$428.57 for voucher number 50018009.
- (k) Regional Improvement Funds be allowed the sum of \$3,740.00 for voucher numbers 50018197.
- (l) American Rescue Plan Act be allowed the sum of \$22,506.43 for voucher number 500180090.
- (m) Delinquent Tax Litigation Fund be allowed the sum of \$3,376.00 for voucher numbers 50018135 and 50018274.
- (n) Motor Vehicle Violation Fines Fund be allowed the sum of \$39.95 for voucher number 50017940.
- (o) Courthouse Maintenance Construction Fund be allowed the sum of \$926.43 for voucher number 50017941.
- (p) Sheriff's Forfeit Seizure Fund be allowed the sum of \$7,450.87 for voucher number 50017991.
- (q) CWAO Forfeit Asset Fund be allowed the sum of \$542.26 for voucher number 50017959 and 50018253.
- (r) Opioid Settlement Fund be allowed the sum of \$10,000.00 for voucher number 50017990.
- (s) Upper Cliff MTN – Water Project be allowed the sum of \$131,530.05 for voucher number 50017966 and 50017988.
- (t) Coal Road Tax Fund be allowed the sum of \$22.43 for voucher number 50018013.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey, Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by Christopher S. Maness, duly seconded by Danny M. Casteel, this Board hereby approves a letter of support for LENOWISCO PDC Charging & Fueling Infrastructure Discrepancy Grant Application (Said Letter attached to the Minutes of this Meeting; Minute Book 34 Attachment No: 84).

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey, Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

County Administrator Freda Starnes reported on Lee County implementing mini cell towers. They were able to do that with ARPA and CARES Act funding through AT&T. The cost is \$60,000 per unit which is placed on a telephone pole. The poles have to have equipment installed on them to be operational. There needs to be broadband fiber connectivity. The majority of the citizens in Scott County utilize Verizon; therefore, she is unsure of the compatibility with AT&T that Lee County used. There is a VCC Wireless assessment being done. It is being sent to LENOWISCO, and we will be receiving a copy of it in the near future. She stated that it comes down to being able to fund it at the local level. The cost is \$60,000 to \$80,000 per site. Lee County worked with Scott County Telephone Coop. AT&T maintains ownership of the equipment and provides maintenance.

The Board addressed concerns with cell coverage throughout Scott County.

Ms. Starnes informed the Board about TVA training for the Board of Supervisors is on October 9th. She mentioned an award through the Virginia Association of Counties for the S.C.O.T.T. Services Program, and she thanked Supervisor Stefanie Addington for being a part of that. In addition, she recognized Tourism Director Pam Cox for receiving the Outstanding Tourism Leader Award this year.

Economic Development Director John Kilgore gave a quarterly update (Said update being attached to the minutes of this meeting; Minute Book 34 Attachment No: 86).

Supervisor Maness thanked Mr. Kilgore for being out there selling this county. He went on to say that is a difficult job and is appreciated.

Supervisor Eddie Skeen questioned how an inland port would affect recruiting.

Mr. Kilgore replied that it will really help the port of Virginia. A lot of Southwest Virginia is using the port in Charleston. Virginia is the deepest port and the number two port. It would help companies like Eastman and Tempur.

Supervisor Skeen pointed out that the Scott County Horse Association has added a national event. They have run out of camping space and requested use of the lot on Cub Creek on Route 72.

Mr. Kilgore replied that they can attend the next Economic Development Authority meeting and make a request to the Board.

Supervisor Eddie Skeen noted that economic development over the last past twenty years was discussed at the September meeting. All but one member stated that they were getting questions about it on a regular basis. No one could think of any new business or industry in the last 20 years.

Supervisor Maness asked who the one was.

Supervisor Skeen replied Brickey.

Supervisor Maness stated that he had not heard anything about it either.

Supervisor Addington stated that is such a vague question.

Supervisor Eddie Skeen pointed out that Darrel Jeter mentioned that Scott County does not have the incentive package to attract business and industry.

Mr. Kilgore clarified that the Enterprise Zone has been expanded to U. S. Highway 23 and Routes 71 and 72. It used to only be around Duffield. It includes data center incentives as well. Scott County has the lowest data center rate in the State of Virginia. He went on to say that a good incentive will not buy a project. It is good to have land and infrastructure. An incentive is good in the end. They may decide to locate here because we have the land, and that is why Tempur, Komatsu, and VFP are here.

Supervisor Maness commented that it is the complete package, and workforce development is a part of that.

Mr. Kilgore replied yes. It is not just one or the other. It is a complete package. Workforce development is high on their list.

Supervisor Skeen inquired about the best approach to get more state incentives for economic growth.

Mr. Kilgore replied that the state has done a lot. He pointed out that there is regional funding, and funding from the Tobacco Commission, as well as, the Commonwealth's Opportunity Fund, Rail Access Fund, and Road Access Fund. The Enterprise Zone came out in the 80's. The Opportunity Zone is Federal. Riverside is a federal designated zone.

Supervisor Skeen inquired about the Economic Development Authority involvement with Dollar Tree in Duffield.

Mr. Kilgore replied that he was contacted by Dollar Tree and assisted them with DEQ concerns and site plans. There were things the Economic Development Authority did on that project that you did not see.

Supervisor Skeen asked if there are any updates on the Firestone building bays.

Mr. Kilgore replied that is under negotiation with the Board.

Supervisor Eddie Skeen stated that he has been doing some research on the Mountain Top Timber property in Dungannon. He questioned if any assets remain there.

Mr. Kilgore urged Supervisor Skeen to talk with the office of the Commonwealth's Attorney about that since it is an open case. Mr. Kilgore stated that he is not commenting on a pending case.

Supervisor Skeen asked if there is machinery there.

Mr. Kilgore replied that he is not commenting on a pending case.

Supervisor Skeen asked if there was an auction.

Mr. Kilgore replied that he is not commenting on a pending case.

Supervisor Danny Casteel inquired about the Riverfront property.

Mr. Kilgore replied that there is an active prospect.

Supervisor Casteel replied that an urgent care would be good there.

Mr. Kilgore replied that there was an urgent care in Weber City at one time. Apparently, they did not get enough traffic. Now, there is one in Kingsport. Duffield might be a better since we are so close to Kingsport.

Supervisor Maness invited Supervisor Casteel to attend the next Economic Development Authority meeting with him.

Chairman Michael Brickey thanked Mr. Kilgore for the update.

Supervisor Eddie Skeen reported that he received seven calls about work orders, and they are being addressed by the Virginia Department of Transportation. There were no orange bag delays. The second cycle of mowing on primary roads is complete. The Fort Blackmore crew

has been mowing Rye Cove the past two weeks. The Pattonsville Crew is mowing Weber City, Gate City, and Yuma and starting on Highway 23 at Speers Ferry. Supervisor Skeen stated that he is a member of the Appalachian Community Action and Development Agency Board. There is a new program with an incentive package for first time home buyers. He would like for them to make a presentation to the Board of Supervisors. Supervisor Eddie Skeen reported that September 16th is the target date for the sewer project railroad crossing in Daniel Boone.

Supervisor Chris Maness inquired about any updates on the Robinette Valley and Fairview water projects.

Supervisor Skeen replied that there will be a presentation on Robinette Valley at the Public Service Authority meeting next week. There is nothing new on Fairview.

Supervisor Darrel Jeter reported that a truck from Tennessee pulled into the Yuma site yesterday and completely filled a blue dumpster.

Supervisor Michele Glove pointed out the camera at that location could be used to identify them if a time frame could be established.

Supervisor Eddie Skeen asked the County Attorney if there were any topics that were not identified before going into closed session last month.

County Attorney Sally Kegley replied no.

Supervisor Skeen referred to the Economic Development visitor and discussion. He went on to say that he did not see that as a topic for closed session.

The County Attorney replied that the Board certified that it was okay. It was related to the topic of prospective industry, the Economic Development Authority, and how the two Boards interact as to prospective industry. That was okay and all of you certified that it was okay.

On a motion by Christopher S. Maness, duly seconded by Danny M. Casteel, this Board hereby enters into closed session pursuant to Virginia Code Section 2.2-3711 A.5 Prospective Industry being Duffield and Weber City.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by Stefanie C. Addington, duly seconded by Darrel W. Jeter, this Board hereby returns to open session.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

On a motion by Christopher S. Maness, duly seconded by Darrel W. Jeter, this Board hereby gives the following:

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Scott County Board of Supervisors has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provision of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Scott County Board of Supervisors that such closed meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Scott County Board of Supervisors hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the Scott County Board of Supervisors.

Voting aye: Darrel W. Jeter
L. Michele Glover
Eddie N. Skeen

Michael K. Brickey
Danny M. Casteel
Christopher S. Maness
Stefanie C. Addington.

Voting nay: None.

On a motion by Christopher S. Maness, duly seconded by Stefanie C. Addington, this Board hereby supports an unnamed prospect in Duffield and authorizes the Chairman and County Administrator to sign all documents.

Voting aye: Darrel W. Jeter, L. Michele Glover, Eddie N. Skeen, Michael K. Brickey
 Danny M. Casteel, Christopher S. Maness, and Stefanie C. Addington.

Voting nay: None.

Chairman Michael K. Brickey adjourned the meeting to October 2, 2024 at 9:00 a.m.

CHAIRMAN

CLERK