ORDINANCE NO. 20-18( )

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE I, GENERAL PROVISIONS, ARTICLE II, BASIC REGULATIONS, AND ARTICLE IV, PROCEDURE, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Basic Regulations, are hereby amended and reordained as follows:

By Amending:
Sec. 18-5.1.51 Outdoor activities in industrial districts
Sec. 18-5.1.52 Outdoor storage in industrial districts

Chapter 18. Zoning

ZTA202000003 Recycling and Materials Recovery Facilities in Industrial Zoning Districts

Sec. 5.1.51 - Outdoor activities in industrial districts.

Except as otherwise expressly permitted for a particular use, each use permitted by right or by special use permit in an industrial district shall be subject to the following:

a. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building.
b. No outdoor activity, including the location of internal access roads, shall be established, conducted or used within 100 feet of a residential or agricultural district.
c. No activity shall be conducted outdoors between 7:00 p.m. and 7:00 a.m.
d. Special exceptions may only be granted after notice to abutting property owners.

Sec. 5.1.52 - Outdoor storage in industrial districts. Except as otherwise expressly permitted for a particular use, the outdoor storage of parts, materials and equipment in an industrial district shall be subject to the following:

a. Storage areas ~~shall~~ must be fully screened. Screening shall consist of a planting strip, existing vegetation, berm, a solid wall or fence, or a combination thereof, to the reasonable satisfaction of the agent. screened ~~by a solid wall or fence, including solid entrance and exit gates, not less than seven feet nor more than ten feet in height~~.
~~b. No wall or fence screening a storage area shall encroach into a sight distance triangle.~~ The parts, materials and equipment stored in a storage area shall not be stacked higher than provided screening. ~~than the screening wall or fence.~~
c. No outdoor storage shall be located within 50 feet of a residential or agricultural district.
d. The outdoor storage of recyclable materials, other than inert materials, at a recycling collection or recycling processing center is prohibited. The outdoor storage of inert materials must comply with the following:

i. No storage of inert materials shall be located closer than 100 feet to any agricultural or residential lot line.
ii. Trees and vegetation within the 100 foot setback shall be maintained as a buffer to abutting properties

e. Special exceptions may only be granted after notice to abutting property owners.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	____	____
Ms. LaPisto-Kirtley	____	____
Ms. Mallek	____	____
Ms. McKeel	____	____
Ms. Palmer	____	____
Ms. Price	____	____