DRAFT AMENDMENT

DIVISION 5. - GROWTH AREA OVERLAY STANDARDS

The purpose of this amendment is to provide more flexibility for commercial development landscape design and façade design for accessory structures.

DIVISION 5. - GROWTH AREA OVERLAY STANDARDS

Sec. 86-122A. - Purpose, intent and exceptions.

The growth area overlay zoning districts are hereby created to provide additional architectural and site requirements for development and redevelopment in the mixed-use and industrial land use areas as identified in the 2040 Comprehensive Plans' future land use map adopted September 3, 2019. Exceptions include the majority of the Ferncliff growth area showing industrial uses and the Louisa growth area showing mixed use and industrial uses. However, parcels 67-30-12, 67-16-1, 67-30-B, 67-30-A, 67-30-16, 67-30-15, 67-30-14, 67-30-13, 67-30-11, 67-30-10, 67-30-9, 67-30-8, 67-30-7, 67-30-6, 67-30-5, 67-30-5A, 67-30-4, 67-30-3, 67-30-2 and 67-30-1 shall remain designated in the Ferncliff Growth Area Overlay District. The additional requirements in these areas will ensure the development or redevelopment that occurs meets the expectations of the citizens of Louisa County by:

(1) Ensuring adequate buffering, screening and landscaping to help reduce the visual impacts of development;

(2) Promoting architectural standards that will improve the quality and appearance of development and redevelopment; and

(3) Encouraging well-planned development that employs consistent site design themes and practices and that provides quality development.

Sec. 86-123. - Landscaping, buffering and screening.

(a) *Commercial and civic uses; multifamily dwellings:*

(1) *Landscaping.*

a. Street trees—Street trees shall be provided and placed along all existing and proposed streets and travel ways in the development. Trees shall be a large shade tree or evergreen with a minimum two-inch caliper at the time of planting. Trees shall be planted in an even row adjacent to the right-of-way at a maximum distance of 35 feet on center. Where spacing allowances may be made to accommodate infrastructure elements.

b. Ornamental and shade trees—No less than one ornamental or shade tree will be placed in groupings around the site for every ~~2,500~~ **5,000** square feet of the development area.

c. Parking lot trees—Such trees shall be provided and placed in elevated landscaped medians or islands throughout the parking facility. Medians or islands shall be no smaller than nine feet by 18 feet in size. One such median or island is required for every 20 spaces of required parking. Each median or island is required to have one tree which meets the type and size requirements of street trees.

d. Shrubs—No less than **four** ~~eight~~ shrubs shall be required for every required tree. Such shrubs shall be provided and dispersed throughout the site with a heavier concentration along primary roads, secondary roads, entrances and landscape medians or islands. Shrubs shall be a low growing variety and will not interfere with VDOT site distance requirements. The purpose of shrubs provide additional planting in the vacant areas between trees and other features to improve the appearance of the overall development. Shrubs shall be place in groupings around the site according to best landscaping practices and approval by the zoning administrator.

e. Maintenance—Maintenance of required landscaping is the responsibility of the property owner in perpetuity.

(2) *Screening.*

a. All dumpsters, loading areas and utilities shall be screened from view of the street and from view of adjacent properties by one or a combination of the following methods:

1. Landscaping in addition to the requirements above,

2. Opaque fencing designed to blend into the structure and landscaping,

3. Extension of the building structure.

(3) Landscaping, buffering, and screening requirements may be waived or altered by the zoning administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:

a. Required buffering and screening of the proposed development from a public road or adjacent properties may be waived or altered if the proposed development is adequately screened from the public road or adjacent properties by existing natural forested buffer that is to be maintained. Maintenance of the existing vegetation will become a condition of final site plan approval. A natural, forested buffer for the purposes of this section is an indigenous, undisturbed, riparian forest with ground cover, shrub, and tree canopy layers. Vegetation that dies or becomes diseased may be removed, after notification to the zoning

administrator, and submittal and approval of a new plan complying with the requirements of this ordinance.

b. Required buffering and screening of the proposed development may be waived or altered if located within an existing developed project where the proposed new development is located towards the "inside" of the existing development area, and is screened from the public road or adjacent properties by a combination of existing structures, parking areas, existing vegetation, and/or other unique features specific to the site.

c. The Zoning Administrator or designee may review the Landscape portion of a site plan prepared by a Landscape Architect. The plan must be designed in a manner that meets the intent of a quality development with appropriate screening to adjacent properties.

~~cd~~. Such waivers and alterations may not conflict with the purpose of the requirements.

(b) *Industrial uses:*

(1) *Buffering and screening.*

a. Industrial uses shall be shielded from primary roads, secondary roads and adjacent properties by the use of buffers and screening. The buffering and screening area shall be no less than 100 feet. The width of the buffering and screening area may be increased by the zoning administrator based in the intensity of the use or the height of structures within the site. Buffering and screening may be accomplished with one**,** or any combination of the following methods provided the purpose of this section is met:

1. Landscaped berms.

2. Landscaping.

3. Existing trees.

4. New plantings**,** that must be a minimum of five feet in height at the time of planting.

b. Maintenance of required buffering and screening is the responsibility of the property owner in perpetuity.

c. Buffering and screening requirements may be waived or altered by the zoning administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:

1. Required buffering and screening of the structures from a public road may be waived or altered if the road(s) only serve**s** a planned industrial development where all uses are from an industrial use group.

2. Required buffering and screening of the structures from an adjacent ~~properties~~ **property** may be waived or altered if the adjacent properties are part of a planned industrial development where all uses are from an industrial use group.

3. Any waivers or alterations to requirements above do not exempt screening and buffering for non-exempt areas of the property. Such waivers and alterations may not conflict with the purpose of the requirements.

Sec. 86-124. - Site design and architectural guidelines.

Requirements of this section create and promote high quality and well-planned development within the growth area overlay districts. Residential single-family dwellings not constructed as part of a planned unit development (PUD) are exempt from these requirements. A plan for development shall incorporate the site and building design requirements below:

(1) *Lighting.* In order to preserve the rural character of the county all exterior lights for commercial, industrial, multifamily uses, subdivision common areas, subdivision streetlights, and public utility pole lights shall be Dark-Sky compliant. Existing lighting once replaced or upgraded will be required to be Dark-Sky compliant. Single family residential uses shall be excluded from this requirement. If lake structures utilize light fixtures, the following standards are required:

a. Lights should have initial output less than 2,000 lumens (equivalent to 120-watt incandescent bulbs) or should be fitted with opaque shields to prevent direct visibility of the lamp to persons more than 50 feet beyond the structure.

b. Light specifications should meet International Dark-Sky Association (IDA) standards for either landscape or wall-mount style fixtures, or equivalent. Landscape fixtures should be under 2,000 lumens and partially shielded. Wall-mount fixtures should be fully shielded.

c. Solar lighting is encouraged.

(2) *Building variety.* Monotony shall be avoided through the uses of a variety of building styles, floor plans, widths, mass, setbacks, roof types, heights and slopes, entry details, height, trim detailing, porches, fenestration, materials and color.

(3) *Building materials.* Colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Building features should be broken up to prevent repetitive common form. Large expanses of walls and roof surfaces shall be broken up with architectural elements such as:

• Steps in the building walls,

• Façade step-backs,

• Window detailing,

• Roof pitch,

• Eave breaks,

• Variation in siding material.

When building several similar buildings along the same frontage or in a group, variations in the facade shall be required in order to provide distinction between buildings. These variations shall include different doorways, roofs, porches, trim details, and wall materials.

(4) *Building visuals.* The following is a list of minimum building design requirements that the zoning administrator (ZA) **or designee** shall use when reviewing and considering proposed buildings and their approval. The following is a list of minimum building design requirements to promote quality rural development that the zoning administrator (ZA) **or designee** shall use when reviewing and considering proposed buildings and their approval:

a. Three-hundred-and-sixty-degree architecture is generally required unless offering a better option. Treat all sides of all buildings with the same architectural style, use of materials, and details as the front elevation of the building, as determined by the ZA.

b. The use of brick, stone and/or stucco as primary materials is required unless a better option exists as determined by the ZA **or designee**.

c. Quality finish materials can be used in conjunction with primary materials to provide additional building character. These secondary materials should be used to add character and highlight particular elements of the building or the occupying businesses' brand. Such materials are permitted but shall be limited, not to supersede the primary materials and the overall quality of the development. Permitted materials included integrally tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick or stone facing, glass, ~~stucco and external insulation finish system that simulates a stucco appearance~~, fiber-cement siding, structural metal siding, wood siding and smooth faced concrete blocks.

d. Precast concrete must have integral color, contain other materials embedded within, and articulated with design detailing or have application of other building materials to create design interest.

(5) *Building variety industrial.* Building materials and colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Outside storage is to be screened from adjacent parcels or roads. Internal boulevard streets are encouraged that promote a rural sense of place. **The Zoning Administrator or designee may allow flexibility for primary and secondary building facades that are not facing roads (interior to the development) or adjacent parcels that could be further developed.**

(6) Accessory structures should blend with the façade of primary commercial structures. The Zoning Administrator or designee may allow flexibility for sheds, carports, pole barns, storage buildings, etc.

(~~6~~7) The board of supervisors will consider modifications to any of the above site design and architectural guideline elements when requested by the applicant, after review by the zoning administrator **or designee, through a resolution**. Such requests come before the board during the next available regularly scheduled meeting.