



**TOWN OF ABINGDON, VIRGINIA
TOWN COUNCIL REGULAR MEETING
THURSDAY, APRIL 21, 2022 – 2:30 pm
TOWN HALL – ARTHUR CAMPBELL ROOM**

DRAFT AGENDA

Please note there will be an opportunity during the meeting for citizens to address the Town Council when the Mayor declares public comments open. We request that anyone addressing the Council sign up, approach the podium when called, state your first and last name, and provide your complete mailing address.

- A. WELCOME – Mayor Webb**
- B. ROLL CALL – Kim Kingsley, Clerk**
- C. PLEDGE OF ALLEGIANCE – Vice Mayor Donna Quetsch**
- D. APPROVAL OF AGENDA – Mayor Webb**
- E. PUBLIC COMMENTS -** – Please place your name on the sign-up sheet provided, and comments are limited to three (3) minutes per person.
 - Town of Abingdon residents
 - Other public comments (e.g. property owners, organizations)
- F. PUBLIC HEARING -** Please place your name on the sign-up sheet provided, and comments are limited to five (5) minutes per person.
 - 1. Public Hearing – transfer of property to James D. Moore Jr Family Limited Partnership for property known as Fairview Farm and Homestead, 908 Hillman Highway, Parcel Number 106-A-2A.
- G. NEW BUSINESS**
 - 1. Abingdon Farmers Market update – *David McLeish, Market Manager*
 - 2. Zoning and Subdivision Ordinance update – *Mayana Rice, Director of Community Development*
 - 3. Authorization for Interim Town Manager to execute a deed to James D. Moore, Jr., Family Limited Partnership for property known as Fairview Farm and Homestead, 908 Hillman Highway, Parcel Number 106-A-2A – *Cameron Bell, Counsel*
 - 4. Consideration of a lease agreement for a portion of *The Train Station*, 306 Depot Square – *Cameron Bell, Counsel*
- H. CONSIDERATION OF BIDS**
 - 1. Consideration of bids for asphalt resurfacing project for the 2022-2023 fiscal year – *Michael Surret, Interim Director of Public Works*
- I. FIRST READING OF ORDINANCE**
- J. UNFINISHED BUSINESS**
- K. MISCELLANEOUS BUSINESS AND COMMUNICATIONS FROM TOWN MANAGER**

1. Discussion regarding FY2022-2023 Budget – *Steve Trotman, Director of Finance*

L. COUNCIL MEMBER REPORTS

M. CLOSED SESSION

N. ADJOURNMENT



MEMO

TO: ABINGDON TOWN COUNCIL

FROM: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: UPDATE ON THE ZONING ORDINANCE REWRITE

PUBLICATION DATE: APRIL 12, 2022

MEETING DATE: APRIL 21, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

The work started last year. With the changes in staff there has been a renewed effort to ensure we're producing a document that is specific to our community, has the buy-in for both adoption and enforcement and is something that is easy to understand!

Staff felt it was important to take some of the previously reviewed sections of the code and give them a second look, with the Planning Commission, through a series of intense workshops. There seems to have been a great response provided by the Planning Commission that we're "taking the time it takes".

Currently there are few topics that staff would like to workshop with the Town Council prior to bringing them through as a final draft. The Planning Commission as well as our Town Legal Counsel both encouraged staff to bring these items forward.

The goal is to have the Town Council ask question, understand how these code changes might be utilized, and provide direction.

The goal with this workshop and all future workshops is to make the final adoption of the code a moment when Town Council feels confident in the product and has had their questions answered!

TOP 10 (ish) ZONING ORDINANCE UPDATE

1. **Short Term Rentals** - Planning Commission is proposing a “registration” for short term rental. This provides the Town a mechanism for knowing when a short term rental is operating and collect the appropriate taxes. There was no support, with 45 current locations advertised on Airbnb, to go backwards. Key concern is having a permit that we can revoke if there are concerns on the property. **See Attachment**
2. **Accessory Dwelling Units** – Planning Commission is proposing to allow them in the residential areas of Town. **Staff to discuss**
3. **Animals** – Planning Commission is not in favor of animals (chickens) on residential parcels. Staff thinks that there are currently a number of people with chickens and we might need to specifically decide on a method forward. **See Attachment**
4. **Landscaping** – Planning Commission agreed with staff’s rearrangement of the landscaping code. Clarification is needed on if there was “more” or “less” landscaping desired. **See Attachment**
5. **Minor Subdivisions** - Planning Commission does not think that 2-lot minors should be administrative. Staff would like to provide applicants with an easier path forward by allowing 2-lot minors to be administrative. **Staff to discuss**
6. **Uses in the OH / Merging the sub-districts** – Planning Commission indicated they wanted all garages/structures to be special use permits in the OH District. A SUP means that the Town Council would review each of these. Staff thinks that allowing the HPRB to review for design – is enough. **See Attachment**
7. **Solar** – Staff has currently signed up the Town to be part of SolSmart which is a tiered recognition system for solar energy. The first item that was completed by the team was a solar audit of our ordinance. **Staff to discuss**
8. **Cottage Housing / Pocket Neighborhoods** – This is a topic that was brought up by a local developer. Placing multiple single family dwelling units on one small parcel. Similar to a PUD – yet geared towards smaller parcels. **See Attachment**
9. **Signs** – While staff understands the sign code was reviewed within the last 3 years – there are a number of items that are needed to be reviewed. **Staff to discuss**
 - a. **Billboards** – request from the Lamar Sign Co
 - b. **Temporary signage** – unpermitted currently
 - c. **OH District signage** – no standards in zoning ordinance only in design guidelines
 - d. **Window signage** – unpermitted currently
10. **Mobile Vending** – Staff is proposing language for mobile vending that goes beyond just food trucks. Example: Clothing Sales. **Staff to discuss**
11. **Rear Yard Setbacks** – There was a request by the public to lessen the rear yard setbacks. Planning Commission is not in favor of this request saying that it would benefit only one owner and not multiple land owners. **See Attachment**

SHORT TERM RENTAL WITH THE CHANGES INCORPORATED

Section 7-3-8. – Short-term rental.

(a) The following definitions shall apply as used in this section:

- (1) Booking transaction means any transaction in which there is a charge to a transient by a host for the occupancy of any dwelling, sleeping, or lodging accommodations.
- (2) Guest or transient means a person who occupies a short-term rental unit.
- (3) Short-term rental means a residential dwelling unit that is used or advertised for rent for transient occupancy in increments of fewer than 30 consecutive days. This use type does not include bed-and-breakfast establishments and does not apply to month-to-month extensions following completion of a year's lease.
- (4) Primary resident (or host) means the owner of the short-term rental unit, or lessee of the short-term rental unit with a lease agreement that is one year or greater in length, who occupies the property as his or her principal place of residence and domicile. In determining compliance with these regulations, the host has the burden of demonstrating that the dwelling unit is his or her primary residence.
- (5) Residential dwelling unit means a residence where one or more persons maintain a household.

(b) Registration and other requirements.

- (1) No host shall operate a short-term rental business without having registered with the Zoning Administrator as required by Virginia Code § 15.2-983, as amended.
- (2) The Zoning Administrator will report all registrations to the Town of Abingdon Finance Department for the collection of the transient lodging tax and the Business, Professional, and Occupational License (BPOL) tax as set forth in the Town Code.

(c) The registration form shall include the following information:

- (1) The name, telephone number, address, and email address of the host.
- (2) A reminder about the importance of having appropriate levels of insurance that covers the homestay unit, the host, and the guests.

(d) The registration shall be valid January 1st (or from whatever date the registration first occurs) through December 31st of the calendar year and shall be renewed annually.

(e) No signage shall be allowed in conjunction with this use.

(f) Registration may be revoked if more than three substantiated complaints are received within a one-year period..

(1) A formal complaint must be filed with the Town of Abingdon Code Compliance Officer to be considered received. Code compliance procedures will be followed including written statement, site visit and follow up.

(2) Upon verification that there have been three (3) substantiated concern a formal revocation hearing with the Planning Commission will be utilized to determine if a registration is to be revoked.

(3) Before any suspension or cancellation can be effective, the Zoning Administrator shall give written notice to the short-term rental host.

(4) The notice of suspension or cancellation issued under the provisions of this Ordinance shall contain: a. A description of the violation(s) constituting the basis of the suspension or cancellation;

(5) If applicable, a statement of acts necessary to correct the violation;

(g) Any short-term rental business in violation of zoning regulations, including operation without registering, is subject to all relevant penalties as set forth by the Town.

(h) The physical and aesthetic impact of required off-street parking shall not be detrimental to the existing character of the house and lot or to the surrounding neighborhood.

(k) The unit shall meet all applicable building codes.

(l) Use regulations.

(1) No recreational vehicles, buses, or trailers shall be used in conjunction with the short-term rental use to increase the occupancy of the rental unit.

(2) The host shall not permit occupancy of a short-term rental unit for a period of less than overnight.

(m) Registration suspension or cancellation. A registration may be suspended or cancelled for the following reasons:

a. Failure to collect and/or remit the transient occupancy tax or BPOL tax.

b. Three or more substantiated complaints (including, but not limited to, noise and excess trash) within a twelve-month period.

(n) *Penalty.* It shall be unlawful to operate a short-term rental:

(1) Without obtaining a BPOL license and a registration as required by this Article;

(2) After a registration has been suspended or cancelled; or,

(3) In violation of any other requirement of this Article.

FARM ANIMALS

Farm Animal: Any animal other than a dog or cat normally kept outside of a dwelling unit. Farm animals include, but are not limited to chickens, cows, geese, goats, horses, llamas and pigs. Keeping farm animals is an agricultural use.

Allowed without a permit: Domestic farm animals shall be an allowed accessory to a residential use without a permit, subject to the following standards: (All other situations shall require a permit.)

1. The parcel contains a minimum of three (3) contiguous acres.
2. The standard shall be one (1) animal unit per acre of fenced pasture, according to "animal unit factor" calculation methods prescribed by the Virginia Department of Agriculture.
3. Adequate fencing to contain domesticated farm animals shall be provided and maintained to insure safe confinement on the owner's property.
4. Electric or barbed wire fence shall be prohibited within one hundred and fifty (150) feet of an adjacent residential dwelling.
5. Covered shelter from winds and other weather shall be available.
6. Stallions and bulls shall only be allowed in AFOS Districts and shall be confined within a fenced area of not less than five (5) feet in height.

Allowed with a permit: A permit may be issued to allow domestic farm animals on residentially zoned Property which contains less than three (3) acres, subject to the following standards:

1. All animals and confinement area shall be maintained in a healthy and sanitary condition.
2. The applicant shall provide a written management plan. The plan shall include a diagram of the confinement area drawn to scale on a parcel site plan.
3. The confinement area is required to meet twice the required side and rear yard setback requirements of this Ordinance.
4. The total number of Animal Units allowed under this Section shall be determined according to the size of the available confinement area, but in all cases the number shall not exceed fifty percent (25%) of one animal unit.
5. Typical animal adult weight may not exceed twenty-five (25) pounds with less than one and one-half (1.5) acres in total parcel size, and fifty (50) pounds on parcels which contain one and one-half to two and nine-tenths (1.5-2.9) acres in total parcel size.
6. Animals shall be confined in an appropriate structure and/or fenced area.
7. The animal confinement area shall not be located between a principal structure and any street, with the exception of a platted alley.
8. The confinement area shall not consist of any type of vehicle or equipment, whether or not operative.
9. The animal owner shall prevent animal noise from occurring on the property which is audible on adjacent or nearby property.
10. Animal odors shall not be detectible on adjacent or nearby properties.
11. The animal owner shall prevent conditions which constitute a public nuisance.

CHANGES INCORPORATED

Division 2. – Landscaping, Walls, and Fences.

Section 8-2-1. – Purpose and Intent.

The purpose of this division is to establish standards for landscape architecture, site design, site buffering, and landscape screening, and to regulate the location, height, and appearance of fences and walls. With the intent of preserving and promoting the health, safety, and general welfare of the Town, this division is intended to:

- (a) Preserve and enhance the aesthetic character and visual harmony of the Town;
- (b) Protect the quality of the Town's natural streams and wetlands;
- (c) Enhance erosion control;
- (d) Improve the relationship between adjacent properties through screening, buffering, and proper placement and design of fences and walls;
- (e) Promote economic development in the Town's business districts and main thoroughfares, and;
- (f) Ensure the safety, security, and privacy of properties.

All plantings shall be maintained in perpetuity in such a way as to ensure that the requirements of this Ordinance continue to be met. Any dead or dying plants shall be removed within thirty (30) days of notification by the Zoning Administrator and shall be replaced by the property owner during the next viable planting season.

Landscaping materials should generally be sustainable and biologically diverse with emphasis on trees and plants native to Virginia. Suggested plants suitable for landscaping purposes as required in this Division may be found in Appendix X.

Section 8-2-2. – Application of Landscape, Wall, and Fence Standards.

The requirements of this Division shall apply to new construction, developments, or redevelopments in all zoning districts requiring an approved site plan or zoning permit specified by the Ordinance.

Section 8-2-3. – Landscape Plan Requirements.

(a) The landscape plan shall:

(1) Be prepared and/or certified by a professional (engineer, architecture, landscape designer) ; provided, however, that in the case of a single lot disturbing less than 10,000 square feet, the landscaping plan may be prepared by the property owner.

(2) Cover the entire project area included in the overall site plan or development plan for which approval is sought.

(b) The landscape plan shall include:

(1) Location, type, size, height, and number of proposed plantings.

(2) Planting specifications or installation details. Taking care to consider appropriateness of plants and locations for the specific characteristics of the site and the purpose for installation.

(3) Location and size of all existing plants and trees to be retained during construction, as well as protection measures to be implemented during construction.

(4) Location, size, and other related design details for all hardscape improvements, ground-mounted signage, recreational improvements, and open space areas, fences, walls, barriers, and other related elements.

(5) Designation of required setbacks, yards, and screening areas.

(6) Location of other man-made site features, parking lots, hardscape improvements, overhead structures, and underground utilities to ensure that landscape materials will not be in conflict with the placement and operation of these improvements.

(7) A preference to design and plant materials which are native and with reduced water needs.

Section 8-2-5. – Landscaping Requirements by Zoning District

One and Two Family Dwelling.

New developments shall preserve existing or plant at least two (2) trees between the front property line and the minimum front yard setback line. For corner lots there shall be a minimum of two (2) trees per street frontage.

Multiple Family Dwellings

New developments or redevelopments shall preserve existing or plant at least one (1) tree per forty (40) lineal feet of street frontage between the front property line and the minimum front yard setback line.

Commercial Zoning Districts.

New developments or redevelopments shall preserve existing or plant at least one (1) tree per forty (40) lineal feet of street frontage between the front property line and the minimum front yard setback line.

Entrance Corridor

(a) Within the Entrance Corridor (EC) Overlay Landscaping shall be used to soften the visual impact of development and enhance the appearance of the area. Landscaping shall be sufficient to soften the visual effects of development, reduce the effective visual mass of large buildings, and provide screening between the development, the street and surrounding lots.

(b) Right-of-way landscaping. Landscaping shall be required along the property's border along road frontages, public rights-of-way, and access easements in the EC Corridor Overlay according to the following standards:

(1) A landscape buffer of at least ten feet in width shall be landscaped with the following materials for each forty (40) feet of lineal street frontage:

- a. At least one deciduous tree, with branching no closer than five feet to the ground,
- b. At least three ornamental trees;
- c. At least three shrubs; and,
- d. Other ground cover reasonably dispersed throughout the buffer.

(2) Vegetation planted in the buffer shall be of a type and/or positioned so as to not interfere with overhead or underground utility lines when fully grown.

(c) Old and Historic District. Parcels within the Old and Historic District that are also designated Entrance Corridor parcels often have zero structure setbacks to the right-of-way. Those parcels are not required to provide right-of-way landscaping.

Section 8-2-6. – Screening .

(a) Where any a manufactured home park, multifamily, or nonresidential use (commercial, industrial, institutional) abuts a less intensive use a year-round visual screen between the properties in order to minimize visual and other adverse impacts must be implemented consisting of fencing, evergreens, boulders, mounds, or a combination of materials.

(b) In the above conditions, a continuous six-foot high buffer with a minimum width of 20 feet shall be required. Buffers shall be comprised of:

(1) A combination of solid masonry wall or opaque fence at least six feet in height and landscaping consisting of six deciduous trees per 100 linear feet of buffer; or,

(2) Landscaping consisting of:

- a. One (1) coniferous tree per seven linear feet of buffer, which shall be placed in two staggered rows six feet apart;

- b. One (1) understory tree per twenty-five linear feet of buffer;
 - c. One (1) deciduous tree per fifty linear feet of buffer; and
 - d. One (1) shrub per three linear feet of buffer.
- (c) Plants used for screening shall be sufficiently large and planted in such a fashion that a year-round screen at least six (6) feet in height shall be produced within one growing season.
- (d) No buildings, structures, storage of materials, or parking shall be permitted within a screening area.
- (e) Screening shall also be required to conceal specific features from both on-site and off-site views. Such features shall be screened at all times, regardless of adjacent uses, adjacent districts, or other proximate landscaping material. Specific features to be screened include:
- (1) Waste receptacles (dumpsters) and refuse collection points (including cardboard recycling containers);
 - (2) Loading and service areas;
 - (3) Outdoor storage areas (including storage tanks);
 - (4) Ground-based utility equipment with size in excess of 12 cubic feet; and,
 - (5) Ground level mechanical units.
- (f) The above-mentioned areas shall be screened using an appropriate combination of landscape plants, solid fencing, or masonry walls to adequately screen them from views both on and off the subject property.
- (g) Waste receptacles and refuse containers shall be fully enclosed with tightly fitting lids.
- (h) Access to all grease containers, recycling and trash containers, and other outside storage shall be through gates capable of closure when not in use. All gates shall be closed and secured when not in use.

Section 8-2-7. – Parking Lot Landscaping.

- (a) All vehicle parking areas shall include landscaping as required in this section to provide shade, screen views, and mitigate stormwater runoff. However, the landscape provisions of this division shall not apply to off-street parking for individual single or two-family residential dwellings or for parking garages or similar structures.
- (b) *Parking Lot Landscape buffers.*
- (1) Where a parking lot (or a private driveway providing access to a parking lot or building entry) abuts a public right-of-way or a property line not common with the right-of-way of a street, a landscaping strip of at least ten (10) feet in width shall be located between the parking lot and the abutting property line.
 - (2) A minimum of one deciduous shade tree for each forty (40) feet of contiguous property line shall be planted in the landscape strip.
- (c) Landscaped planting islands shall be developed interior to parking lots meeting the following criteria:
- (1) The total size of the parking lot exceeds 20 total parking spaces; or,
 - (2) Parking lot layout incorporates three or more double-loaded or single-loaded parking bays which are contiguous and parallel to each other.
- (d) *Parking lots with required planting islands.:*
- (1) The minimum landscape parking islands shall be ten percent of the parking area.
 - (2) A minimum of one tree shall be provided for each five spaces of required parking. The remaining area of the island(s) shall be landscaped with shrubs, ground cover, lawn or additional trees.

(3) Planting islands shall have a minimum width of eight feet to allow for bumper overhang and shall otherwise provide adequate width for the growth and maintenance of the intended landscape materials to be planted therein.

(4) In the case of redevelopment proposals, this parking lot tree requirement is only applicable to those proposals that necessitate additional parking spaces over those that are currently provided.

(e) The landscaping islands shall be dispersed throughout the parking lot, with interior dimensions of any planting area (i.e. interior parking median or island) sufficient to protect and maintain all landscaping materials planted therein.

(f) Parking lot landscaping shall be installed and continuously maintained by the owner according to the requirements contained in this article.

Section 8-2-9. – Tree and Plant Standards.

(a) Any required landscaping shall be installed prior to the issuance of a certificate of occupancy. When the planting of landscaping conflicts with the planting season, a certificate of occupancy may be issued subject to the owner or developer providing surety in an amount approved by the Zoning Administrator for any remaining plantings. The owner or developer shall provide a development agreement which sets a deadline by which the plantings will be installed to be approved by the Zoning Administrator. The surety and agreement shall be in a form approved by the Town attorney.

(b) Existing healthy trees and shrubs shall be credited toward any minimum landscaping required by this division, provided they meet minimum size standards and are protected before and during construction and maintained thereafter in a healthy growing condition.

(c) The owner of the property upon which the required landscaping or buffering is installed shall be responsible for maintenance and replacement.

(d) Landscaping shall not obstruct the view of motorists using any street, private driveway, parking isles, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to the public safety.

(e) All required landscaping materials shall conform to the following minimum size or height standards at the time of planting:

(1) Deciduous shade trees: 2" caliper

(2) Ornamental and understory trees: 4' height

(3) Coniferous trees: 6' height

(4) Shrubs: 18" spread or height

Section 8-2-10. – Tree protection standards.

(1) Trees which are to be preserved on site shall be protected before, during, and after the development process utilizing accepted practices. At minimum, the tree protection practices set out in the Virginia Erosion and Sediment Control Handbook, as amended, shall be utilized.

(2) Trees selected for preservation in order to obtain landscaping credits shall be shown on the landscape plan and clearly marked in the field. In woodland areas, groups of trees shall be selected for preservation rather than single trees wherever possible.

(3) Trees and groups of trees which are to be preserved shall be enclosed by a temporary fence or barrier to be located and maintained five feet outside of their dripline during construction. Such a fence or barrier shall be installed prior to clearing or construction, shall be sufficient to prevent intrusion into the fenced area during construction, and in no case shall materials, vehicles, or equipment be stored or stockpiled within the enclosure. Within the fenced area, the topsoil layer shall not be disturbed except in accordance with accepted tree protection practices.

(4) The developer shall be responsible for notifying all construction personnel of the presence and purpose of clearing limits and protective fences or barriers and for ensuring that they are observed.

(5) Where grade changes in excess of six inches from the existing natural grade level are necessary, permanent protective structures such as tree wells or walls shall be installed as recommended by the tree preservation and protection standards outlined in the State Erosion and Sediment Control Handbook.

(c) *Tree preservation standards.* In determining which trees shall be preserved, consideration shall be given to preserving trees which:

(1) Are trees of ten-inch caliper or larger;

(2) Are ornamental trees of any size;

(3) Are trees within required setbacks or along boundaries unless necessary to remove for access, grading, circulation, utilities or drainage.

(4) Are heritage, memorial, significant, and specimen trees;

(5) Complement the project design including the enhancement of the architecture and streetscape appearance;

(6) Can tolerate environmental changes to be caused by development (i.e., increased sunlight, heat, wind, and alteration of water regime);

(7) Have strong branching and rooting patterns;

(8) Are disease and insect resistant;

(9) Complement or do not conflict with stormwater management and best management practice designs;

(10) Are located in required buffer areas; (11) Exist in natural groupings, including islands of trees;

(12) Do not conflict with necessary utility; and,

(13) Have been recommended by the Commonwealth Department of Forestry, the county cooperative extension service, or a certified arborist or urban forester for preservation.

Section 8-2-10. – Walls and Fences.

(a) Fences and walls may be used within landscaped areas to provide buffering, privacy, separation, security, or for aesthetic reasons, but may not create an unsightly or unsafe condition on or off of the public or private property on which the fence or wall is proposed.

(b) The provisions of this section shall apply to all construction, reconstruction, or replacement of fences or walls except:

(1) Those required for support of a principal or accessory structure;

(2) Engineered retaining walls necessary to the development of a site; or,

(3) Temporary fences for construction activities, trees protection, and erosion and sediment control.

(c) Fences or walls shall not be located within the public right-of-way.

(d) Fences and walls may be located within any required yard or setback.

(e) Fences located within an easement shall receive written authorization from the easement holder or the Town (as appropriate). The Town shall not be responsible for damage to, or the repair or replacement of, fences that must be removed to access such easements or facilities.

(f) No fence or wall shall be installed in a manner or in a location so as to block or divert a natural drainage flow on to or off of any other land, unless the fence or wall has specifically been approved as part of an approved stormwater management plan.

(g) Fences and walls within buffers shall be installed so as not to disturb or damage existing vegetation or installed plant material.

(h) No fence or wall shall be constructed in a manner or in a location that impairs safety or sight lines for pedestrians and vehicles traveling on public rights of way.

(i) Appearance.

(1) *Customary materials.* Fences and walls shall be constructed of any combination of treated wood posts and vertically-oriented planks, rot-resistant wood, wrought iron, decorative metal materials, brick, stone, masonry materials, or products designed to resemble these materials. Where wood, masonry, or other opaque materials are specified for particular types of screening or buffering fences or walls, all other fence materials are prohibited.

(2) *Height.* Fences and walls shall be permitted in accordance with the following standards:

a. No fence or wall between a street and a front building line shall be more than four feet in height;

b. A fence or wall in any residential zoning district shall not exceed 7 feet in height above the existing grade without approval of a conditional use permit; and,

c. A fence or wall in any business zoning district shall not exceed 8 feet in height above the existing grade without approval of a special use permit.

a. Agricultural Districts: Chain link fencing is permitted on lots within agricultural zoning districts.

b. Residential Districts: Chain link fencing is permitted on lots within residential zoning districts, provided it does not include opaque slats.

c. Industrial Districts: Chain link fencing shall be allowed on lots within Industrial zoning districts, provided it is coated with black or dark green vinyl. Where opaque fencing is required, the chain link fencing may include black or dark green opaque slats.

d. Business/Planned Districts: Chain link fencing shall only be allowed on lots within Business or PTD zoning districts where the chain link fencing is not visible from any street right-of-way. The chain link fencing shall be coated with black or dark green vinyl. Where opaque fencing is required, the chain link fencing may include black or dark green opaque slats.

e. Old and Historic Districts: Chain link fencing is prohibited.

(3) *Finished side to outside.* Wherever a fence or wall is installed, if one side of the fence or wall appears more "finished" than the other (e.g., one side has visible support framing and the other does not), then the more "finished" side of the fence shall face the perimeter of the lot rather than the interior of the lot.

(4) *Compatibility of materials along a single lot side.* All fencing or wall segments located along a single lot side shall be composed of a uniform style, material, and color compatible with other parts of the fence or wall.

(5) Chain link fencing shall be allowed, subject to the following requirements:

(j) *Prohibited materials.* Fences or walls made of debris, junk, rolled plastic, sheet metal, plywood, or waste materials are prohibited in all zoning districts unless such materials have been recycled and reprocessed into new building materials.

(k) All fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition. The owner of the property on which a fence or wall is located shall be responsible for maintenance, including but not limited to, the replacement of missing, decayed, or broken structural and decorative elements.

Section 8-2-11. – Compliance.

(a) The standards of this division shall be enforced by the Zoning Administrator. Modifications of the layout and design standards contained herein may be approved through a waiver by the Planning Commission upon a determination that the following conditions exist:

(1) The proposed layout and design provide landscaping which will have the same or similar screening impact, intensity, or variation throughout the year when viewed from adjacent properties or rights-of-way as that which would be required by strict interpretation of the standards contained in this subsection.

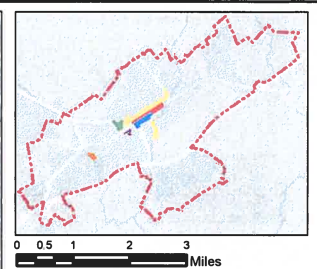
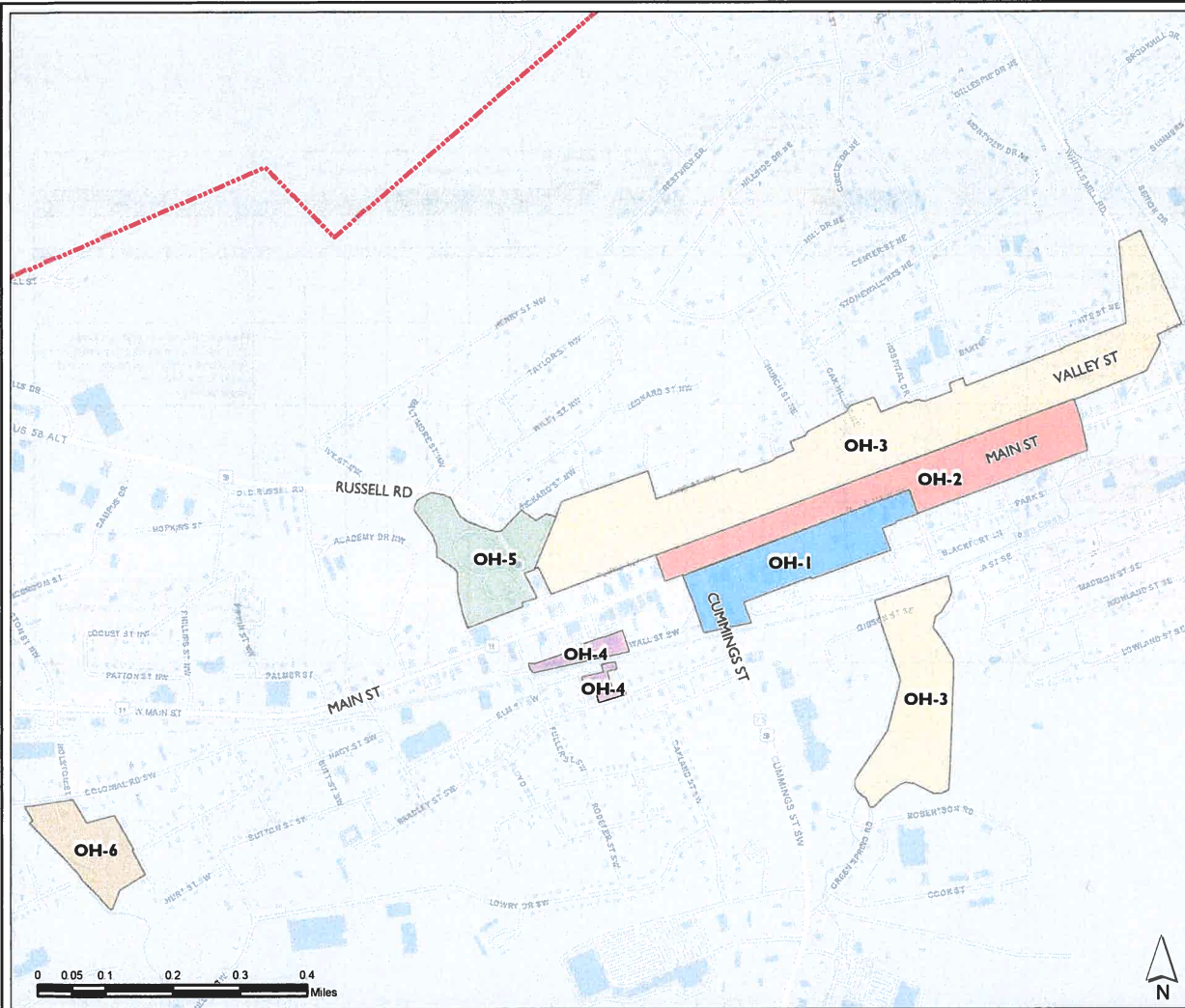
(2) The proposed layout and design fully integrate and complement the existing trees to be preserved on the site.

(3) Any trees or shrubs installed or preserved on the site which exceed the minimum numerical requirements of this chapter shall not be subject to the species mixture, locational, maintenance or replacement requirements contained herein.

(4) The Planning Commission through a waiver may reduce full buffering and screening to partial buffering and screening as deemed appropriate when uses are in-kind with adjacent uses.

(b) Any dead or dying plants shall be removed within thirty (30) days of notification by the Zoning Administrator and shall be replaced by the property owner during the next viable planting season.

(c) An appeal to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the Town affected by any decision of the Zoning Administrator in enforcement of this division as outlined in Article II, Division 7 of this ordinance.



Legend

- Town Limits
- Subdistrict Name**
- OH-1 Civic-Focused
- OH-2 Business-Focused
- OH-3 Residential-Focused
- OH-4 Artisan-Focused
- OH-5 Sinking Spring Cemetery
- OH-6 Muster Grounds

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Town of Abingdon Old and Historic Subdistricts-Proposed

Date: 6/21/2021



Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																
Agriculture	Agriculture means the tilling of the soil, the raising of crops, horticulture, forestry, gardening, and the keeping of animals and fowl. This use does not include Agricultural, intensive as defined by the Code of Virginia §15.2-2288.6.	Agriculture																
Agriculture, intensive	Agricultural, intensive means the commercial confined keeping of animals and storage of agricultural products with accessory uses including storage bins and litter/manure storage. The operations of the use may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties.	N/a																The Right to Farm Act prohibits local governments from disallowing farming uses in Agricultural districts. Conditions can, and should be placed on this use to ensure proper placing.
Agritourism	Agritourism means, pursuant to the Code of Virginia, any activity carried out at a farm winery, farm brewery, farm distillery, or an agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant and animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture, but does not include Places of Assembly. All agritourism events shall take place on an operational farm and be subordinate to the agriculture operation.	N/a																This use provides an opportunity for economic development in the Town. Additional use standards may be applied if needed.

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused					Artisan-Focused	Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B - By-right SUP - Special Use Permits																
Brewery or distillery, farm	Brewery or distillery, farm means a farm licensed as a brewery or distillery in accordance with the Code of Virginia. Greenhouses, hothouses or plant nurseries are permitted for the purpose of starting seedlings to be planted for farm use, but not for direct sale. On premise sale, tasting, or consumption of beer or alcoholic beverages, other than wine, produced or raised on the tract, and sale of beer and alcoholic beverage related items incidental to the sale of beer or alcoholic beverages is permitted. Construction of a stand or shelter for the sale of such goods is also permitted.	N/a																	
Sawmill, portable	Sawmill, portable means a portable sawmill, chipping mill, or shaving mill located on privately owned real estate to be used for the purpose of processing of timber cut only from that real estate, or from real estate immediately contiguous or adjacent thereto	Temporary sawmills																	
Stable, commercial	Stable, commercial means the sheltered boarding of horses or ponies, or other livestock, for a revenue generating purpose. Included in this definition are horse riding academies and horse or livestock grooming operations.	Riding stables																	
Stable, private	Stable, private means the keeping, breeding, or raising of horses or ponies, or other livestock, exclusively for the personal use and enjoyment of the owner or occupant of the property or the riding of horses or ponies by the owner or occupant of the property and their guests.	N/a																	
Wayside stand	Wayside stand means an establishment for the seasonal retail sale of agricultural or forestal 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 wayside stand. This use type shall include agricultural products picked by the consumer. Also referred to as a roadside or farm stand or wayside market.	Roadside stands offering for sale only farm products produced on the premises																	
Winery, farm	Winery, farm means a farm licensed as a winery in accordance with the Code of Virginia. Greenhouses, hothouses or plant nurseries are permitted for the purpose of starting seedlings to be planted for farm use, but not for direct sale. On premise sale, tasting, or consumption of wine produced or raised on the tract, and sale of wine-related items incidental to the sale of wine is permitted. Construction of a stand or shelter for the sale of such goods is also permitted.	N/a																	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B - By-right SUP - Special Use Permit																
Delete	Delete	Dormitory buildings																	
Dwelling, manufactured	Dwelling, manufactured means a structure which: (1) Is transportable in one or more sections; (2) Is eight feet or more in width and 40 feet or more in length in the traveling mode, or is 320 or more square feet when erected on-site; (3) Is built on a permanent chassis; (4) Is designed to be used as a Dwelling Unit for one family, with or without a permanent foundation, when connected to the required utilities; and (5) Includes the plumbing, heating, air conditioning, and electrical systems necessary for the structure. For purposes of this chapter, a Manufactured Home must meet the standards promulgated by the United States Department of Housing and Urban Development (HUD), published at 24 CFR Part 3280, including the ANSI standards incorporated therein by reference. For purposes of this chapter, a Manufactured Home must bear a data plate declaring that it meets HUD standards.	Manufactured home																Manufactured homes on permanent foundations and on individual lots must be allowed as a single-family use in Ag districts. See Virginia Code § 15.2-2290(A). Currently, mobile homes are allowed for laborers on the farm, seemingly as an accessory use. The existing ordinance defines manufactured homes, but does not include them as a standalone use. Definition or design standards can incorporate requirements for permanent foundations, if desired.	
Dwelling, multi-family	Dwelling, multi-family means a building, or portion thereof, arranged or designed to contain three or more dwelling units.	Multi-family dwellings with area, setback, frontage, yard, and height regulations as required in the R-4 district																This use has been combined, as it is better addressed in use standards.	
		Multiple-family dwellings																	
		Multiple-family dwellings in existing buildings or portions of existing buildings														B	B	This use has been combined, as it is better addressed in use standards.	
		Multiple-family dwellings with area, setback, frontage, yard, and height regulations as required in the R-3 district																This use has been combined, as it is better addressed in use standards.	
Dwelling, single-family	Dwelling, single-family means a site built or modular building designed for and used exclusively as one dwelling unit for permanent occupancy by one family, which is surrounded by open space or yards on all sides.	Single-family and two-family dwellings with area, setback, yard, and height regulations as required in the R-1 district	B	B	B	B	B	B	B		B	B	B	B					

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B - By-right SUP - Special Use Permit																
Dwelling, townhouse	Dwelling, townhouse means a row of three or more single-family attached dwelling units, under single or multiple ownership, separated from one another by continuous vertical walls without openings from basement floor to roof between units.	Townhouses																The text of this definition has been modified for clarity. This use has been combined, as it is better addressed in use standards.	
		Townhouses with area, setback, frontage, yard, and height regulations as required in the R-3 district	B	B	B	B	B	B	B			B	B	B	B				
Dwelling, two-family	Dwelling, two-family means a building, or portion thereof, arranged or designed to be occupied by two families, having only two dwelling units.	Two-family dwellings																	
		Two-family dwellings with area, setback, frontage, yard, and height regulations as required in the R-4 district	B	B	B	B	B	B	B			B	B	B	B				
Family day home (1-4 children)	Family day home (1-4 children) means a day care program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for up to four children at any one time, exclusive of the provider's own children and any children who reside in the home.	N/a	B	B	B	B	B	B	B			B	B	B	B				
Family day home (5-12 children)	Family day home (5-12 children) means a day care program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for between five and twelve children at any one time, exclusive of the provider's own children and any children who reside in the home.	N/a																	
Group home	Group home means a licensed residential facility in which no more than eight mentally ill, intellectually disabled, or developmentally disabled persons or no more than eight aged, infirmed or disabled persons reside, with one or more resident counselors or other resident or nonresident staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in the Code of Virginia §54.1-340). Such facility shall be licensed by the Commonwealth of Virginia Department of Behavioral Health and Development Services (Code of Virginia §15.2-2291).	Residential care facilities	B	B	B	B	B	B	B			B	B	B	B			Expands definition and permissibility to align with state code. Use must be treated as residential occupancy by a single family.	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds		
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B - By-right SUP - Special Use Permit																
Home occupation, category A	Home occupation, Category A means any occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the immediate family. No more than 100 square feet or 10%, whichever is greater, of the dwelling unit shall be used in connection with the occupation.	Home occupations, category A	B	B	B	B	B	B	B			B	B	B	B				
Home occupation, category B	Home occupation, Category B means any occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the immediate family and up to one employee outside of the family. No more than 200 square feet or 20%, whichever is greater, of the dwelling unit shall be used in connection with the occupation.	Home occupations, category B	B	B	B	B	B	B	B			B	B	B	B				
Manufactured home park	A parcel of land under one ownership that has been planned and improved for the placement of ten or more mobile homes for rental purposes for nontransient use. This use may include all improvements, building, structures, recreation areas, or other facilities for the use of the residents of such development.	Manufactured home subdivisions																	
		Mobile home parks																	
Nursing home	Nursing home means a use providing bed care and in-patient services for persons requiring regular medical attention but does not include a facility providing surgical or emergency medical services or a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease.	Nursing homes																	
Retirement homes	Retirement home means an establishment or institution, public or private, providing minimal care of elderly persons.	Retirement homes																	
Shelter, residential	Shelter, residential means a facility promoting temporary housing and feeding for one or more individuals who are otherwise temporarily or permanently homeless. Ancillary community support services may be provided including, but not limited to, child care, counseling, food distribution, or vocational training.	N/A																	
Homestay	In accordance with Chapter 18, Article VII of the Municipal Code, Homestay means the accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for short term transient rental purposes in exchange for a charge for the occupancy. The primary use of the Homestay unit shall remain residential and owner inhabited. For each booking transaction, all applicable taxes must be collected and remitted to the Town of Abington as required by Article V, Lodging Tax, § 66-146, by the host. Such accessory or secondary use shall not create a landlord/tenant relationship.	Bed and board homes																These three uses have been combined into the Homestay use. The Homestay definition has been brought in from the Municipal Code to align with that Article. Bed and Board Homes and Rooming and Boarding Homes were undefined in the existing ordinance, while the definition for Tourist Homes matches the intent of the proposed Homestay definition.	
		Rooming and boarding homes								B		B	B	B	B				
		Tourist homes																	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Master Grounds	
Proposed User/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																
Red text indicates a change.																		
Assembly, place of	Assembly, place of means the use of land for a meeting place where persons gather together for purposes of attending civic, social, or private events on a regular or recurring basis including but not limited to, banquet facilities, conference centers, museums, theatres, assembly halls, auditoriums, and event venues. A gathering of less than 25 persons shall not be considered a Place of Assembly provided the gathering is accessory and incidental to the principal use.	Auditorium																These uses were combined into a use titled Place of Assembly to align with Building code standards. Staff direction during the diagnostic process indicated a desire to align use with the building code where feasible. Additional standards may be applied to address operating hours, noise, exterior design, and others, if needed.
		Clubs and lodges																
		Party houses																
		Museum and related structures	SUP	SUP	SUP	SUP	SUP	SUP	SUP			SUP	SUP ^a	SUP	SUP ^a	SUP ^a	SUP	
		Museums																
		Theatres and assembly halls																
Courthouse	Courthouse means a building in which the courts of law are regularly held.	Courthouse	B	B	B	B	B	B										
Educational facility, college/university	Educational facility, college/university means an educational institution authorized by the Commonwealth of Virginia to award associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls and other physical plants associated with the college or university use.	N/a	SUP	SUP					SUP		SUP	B-SUP	SUP	SUP				
Educational facility, primary/secondary	Educational facility, primary/secondary means 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.	Schools																
		Schools and churches	SUP	SUP					SUP		SUP	B-SUP	SUP	SUP				
		Educational facilities																
Campground, public or private	Public and private campgrounds means an area that provides recreational opportunities on a daily or overnight basis, upon which are located sites for three or more travel trailers, camping trailers, pickup truck campers, motor homes, tents, or other recreational vehicle for seasonal or temporary recreational occupancy. The term "camps" includes the land and buildings used by recreational vehicle parks and civic, religious and social organizations for social, recreational, educational and/or religious activities on a seasonal basis.	Public and private campgrounds and related recreational facilities																

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds		
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																	
Public park and recreation area	Public park and recreational area means publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses. This use shall not include Public use as defined in this ordinance.	Neighborhood parks																	
		Neighborhood parks and playgrounds	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B		
		Parks																	
		Parks and playgrounds																	
Public Use	Public use means the use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof. This use shall not include Public park and recreational area, Educational facilities, Utility service (major or minor), or Courthouse as defined in this Ordinance.	Public buildings																The asterisk indicates that libraries were allowed previously in the R-3 and R-4 districts, but not public buildings or public offices. Combining these uses will allow public buildings and public offices.	
		Public offices	B	B						B		B	B	B	B				
		Libraries																	
Recreation facility, private	Recreation facility, private means a use specifically by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities.	Country clubs and other public and private recreation areas and facilities such as golf courses and swimming pools																	
		Golf driving ranges																	
		Private neighborhood clubs, including recreation facilities and swimming pools																	
Religious assembly	Religious assembly means a use located in a permanent building or in outdoor spaces and providing regular organized religious worship and related incidental activities.	Churches																Standards may be applied to address size and accessory uses. Standards should be aligned to the building code to ease administration.	
		Churches and other places of religious assembly	B	B	B	B	B	B											

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B - By-right SUP - Special Use Permit																
Automobile repair service	Automobile repair service means repair and/or maintenance 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 painting, upholstery, reconditioning, body and fender work shall also be included	Service stations (with major repair under cover)																	
		Vehicles sales-and/or service garages (including autos, motorcycles, trucks, etc.) with major repair under cover																	
		Automobile painting, upholstery, repairing, rebuilding, reconditioning, body and fender work. This shall include other vehicles and mobile homes																	
Automobile sale, rental/leasing	Automobile sale, rental/leasing means a lot arranged, designed or used for the storage and display for sale, lease, or rent of any new or used motor vehicle capable of independent operation or any type of boat, travel trailer and recreation vehicle, provided the travel trailer and recreation vehicle is unoccupied, and where warranty repair work and other major and minor repair service is done wholly within an enclosed building as an accessory use. This definition excludes equipment sales/rental, heavy as defined in this ordinance.	Vehicle sales																	
Bed and breakfast	Bed and breakfast means a dwelling unit occupied by the owner that provides temporary lodging wherein food service shall be limited to breakfast and light fare for guests of the Bed and Breakfast.	Bed and breakfasts	B	B	B	B	B	B	B		B	B	B	B	B	B			
Brewery	Brewery means a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of more than 1,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.	N/a																	
Business support service	Business support service means the use of land for the sale, rental, or repair of office equipment and supplies or the provision of services used by office and service establishments. Typical uses include, but are not limited to, office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.	Newspaper offices and printing presses																	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B, B+PH1 SUP, Special Use Permit															
Car wash	Car wash means a structure or portion thereof containing facilities for washing and/or waxing motor vehicles, typically using production-line automated or semiautomated methods for washing, whether or not employing a chain conveyor, blower, steam cleaning or similar mechanical devices operated either by the patron or others. Car washes are a separate use and not treated as an accessory to gasoline stations, automobile service, or other similar uses.	Car wash																
Catering facility	Catering facility means an establishment in which food and meals are prepared on premises, and where such food and meals are delivered to another location for public or private entertainment for a fee.	N/a																
Commercial indoor recreation/amusement	Commercial indoor recreation/amusement means an establishment that provides an enclosed building for indoor sports and/or multiple coin operated amusement or entertainment devices or machines as other than an incidental use of the premises. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, billiard halls, game rooms, video arcades, and commercial theatres.	Bowling alleys, video game rooms, skating rink																
		Public billiard parlors and pool rooms, dance halls, and similar forms of amusement			B	B	B	B							B			
		Theatres																
		Video game rooms																
Commercial outdoor recreation/amusement	Commercial outdoor recreation/amusement means participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, paintball facilities, sports arenas, motorized model airplane flying facilities, rodeos and outdoor amusement parks.	Outdoor amusement facilities, miniature golf, driving ranges, etc.																
Commercial printing establishment	An establishment which engages in the professional printing and reproduction of publications, including newspapers, magazines or other periodicals, and books.	Newspaper offices and printing presses																
Communications service	Communication service means an establishment 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 Broadcasting or communication towers. Typical uses include television studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.	Radio-and-television-transmitting-towers, studios and related facilities																
Construction material sales	Construction material sales means establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.	Lumber and building supply sales																

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																	
Day care center	Day care center means any facility operated for the purpose of providing care, protection and guidance. This term includes nursery schools, preschools, day care centers for individuals including adults, 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. Excluded from this definition is Family Day Home as defined by this ordinance.	Nursery schools								SUP		SUP	SUP	SUP					
		Child care facilities																	
Farm equipment and supplies sales establishment	Farm equipment and supplies sales establishment means the selling, renting, or repairing of agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching. Also included in this definition are feed and seed stores, custom milling, milk depots and creameries, fertilizer storage in bags, and bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building.	Farm machinery sales and service (with major repair under cover)																	
		Seed and feed stores																	
Farmer's market	Farmer's market means retail sale of fresh fruits and vegetables, and other food and related items, at a facility with spaces occupied by several different temporary tenants on a short-term or daily basis; indoor or outdoor; but this term does not include Wayside stand as defined in this Ordinance.	Farmer's market	B	B															
Financial institutions	Financial institution means an establishment whose principal purpose is the provision of financial services, including but not limited to, an insured depository institution, a credit union, a Federal home loan bank, a small business investment company, a depository institution holding company, a mortgage lending business, or other institutions as defined by federal statute.	Banks and other financial institutions			B	B	B	B											
Funeral home	Funeral home means an establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals.	Funeral homes																	
		Undertaking establishment and funeral homes																	
Garden center	Garden center means an establishment or place of business primarily engaged in retail sales from the premises including trees, shrubs, seeds, fertilizers, pesticides, plants, and plant materials primarily for agricultural, residential and commercial consumers. Such an establishment typically sells products purchased from others, but may sell material which they grow themselves.	Garden shops and nursery sales																	
		Garden shops, limited to 2,500 sq. feet of floor space																	
		Nurseries and greenhouses, including retail and wholesale sales of plant materials and garden and related floral supplies																This use has been consolidated with other similar uses. Use Standards may be added to control size in the B-1 or B-3 districts, as needed.	
Gasoline station	Gasoline station means any place of business with fuel pumps and underground storage tanks that provides retail sale of fuels and oil for motor vehicles. A store associated with automobile fuel sales shall be considered a gasoline station.	Na																	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.																		
Hospital	Hospital means a building or group of buildings, having room facilities for overnight patients, used for providing services for the in-patient medical, surgical, or obstetrical care of sick or injured humans, and which may include related facilities, central service facilities and staff offices; provided, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operations.	Hospitals, including special care hospitals																
		Hospitals, including special care hospitals and medically-related businesses																
		Special care hospitals																
Hotel	Hotel (also referred to as a motel or motor lodge) means the use of land for transitory lodging or sleeping accommodations offered to the public for compensation. Typical uses include hotels, motels, travel lodges, or hostels.	Hotels Hotels and motels	B	B	B	B	B	B										
Indoor flea market and indoor auction sales	Indoor flea market and indoor auction sales means occasional or periodic commercial activities held in an enclosed structure where groups of sellers rent space on a short-term basis to display, barter, or sell good to the public; or one or more sellers bring goods for auctioning to the public.	Indoor flea markets and indoor auction sales																
Kennel, commercial	Kennel, commercial means any location where raising, grooming, caring for, or boarding of dogs, cats, or other small animals for commercial purposes is conducted.	Kennels, animal boarding and grooming																
Laundry, commercial	Laundry, commercial means 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.	Laundry and dry cleaning plants																
Outdoor sales, seasonal	Outdoor sales, seasonal means any business or use (primary or accessory) that is conducted primarily out of doors, which may include but not be limited to retail sales of fruits, vegetables, plants, flowers, Christmas trees, fireworks, and other similar businesses or uses.	N/A																
Manufactured home sale	Manufactured home sale means an establishment engaged in the sale or rental of manufactured homes.	Mobile home sales																
Manufacturing, small-scale	Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures without significant external effects, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln. Retail sales may be incidental to the manufacturing use.	Cabinet and woodworking shops employing not more than five persons on the premises																
		Manufacturing of articles to be sold exclusively on the premises, provided such manufacturing is incidental to the retail business and employs not more than five operators			B	B	B	B										

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds		
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: B - By-right SUP - Special Use Permit																
Microbrewery	Microbrewery means a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 1,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.	Microbrewery	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		
Mixed use structure	A building containing residential uses in addition to non-residential uses permitted in the zoning district. Mixed use structure should not be confused with a mix of uses each in separate structures in a single development.	Multiple-family dwellings in existing buildings or portions of existing buildings																Mixed use structure is proposed to consolidate the several residential uses allowed in existing building or portions of existing buildings. Mixed use structures should have some percentage of the street-level floor dedicated to business. Localities may dictate what percentage of the building may be dedicated to residential or commercial uses.	
		Single-family dwelling and loft apartments in existing buildings or portions of existing buildings	B	B	B	B	B	B	B		B	B	B	B	B	B			
		Lofts in existing buildings or portions of existing buildings																	
		Lofts																	
Office, general	Office, general means the use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, tax-preparation, lenders and securities brokers, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate and travel. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Office, medical/clinic as defined.	General business offices																The original ordinance has several iterations of "office" throughout the districts. This use consolidates and provides a definition. The retail sales portion of this definition is a change that may allow additional commercial options (e.g., convenience store for office users).	
		Professional, general business and public offices																	
		Professional, public and general offices	B	B	B	B	B	B	B		B	B	B	B					
		Professional, public and general offices																	
Office, medical/clinic	Office, medical/clinic means the 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. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.	Professional offices																	
		N/A			B	B	B	B											
Personal improvement service	Personal improvement service means 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.	Schools of special instruction			B	B	B	B							B	B			

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds		
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.																			
Personal services	Personal services means 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, and laundromats and dry cleaning stations serving individuals and households.	Use Types: B - By-right SUP - Special Use Permit																	
		Barber and beauty shops																	
		Barbershops, beauty parlors and similar personal service establishments																	
		Beauty salons																	
		Custom dressmaking, millinery, tailoring or similar retail trades employing not more than 5 persons	B	B	B	B	B	B	B		B	B	B	B	B	B	B		
		Laundry and dry cleaning establishments, including pickup stations																	
		Personal service businesses																	
		Pick-up laundry and dry cleaning stations, laundromat																	
Professional studio	Professional studio means work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.	Professional studios	B	B	B	B	B	B	B		B	B	B	B	B	B			
Remove	Remove	Distributor	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		
Restaurant, drive-in	Restaurant, drive-in means an establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter, drive-up, or drive through service facility, or which offers curb service.	N/a																	
Restaurant, mobile	Restaurant, mobile means a readily movable wheeled cart, trailer, or vehicle designed and equipped for the preparing, service, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to those selling in short bursts of 30 minutes or less at a single location and moving to multiple properties through the course of a business day, such vehicles may include, but are not limited to, ice cream trucks.	N/a	SUP	SUP	SUP	SUP	SUP	SUP							SUP	SUP		This use is currently not defined in the existing ordinance. Standards for operation are suggested.	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused	Master Grounds		
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																
Restaurant, general	Restaurant, general means an establishment in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, cafes, tearooms, confectionery shops, eat-in delis and refreshment stands. Excluded from this definition are Restaurant, drive-in, Restaurant, mobile; and Bakeries.	Bakeries and retail stores																
		Restaurants	B	B	B	B	B	B								SUP	SUP	
		Restaurants and taverns																
Shopping center	Shopping center means a group of commercial establishments planned, developed, owned and managed as a unit related in location, size and type of shops to the area that the unit serves and providing site parking in relationship to the types and sizes of stores	Shopping centers, including restaurants, offices, personal service establishments, video game rooms and similar public amusements, food specialty shops, retail stores and																The existing definition for this use included language alluding to use standards. This definition is better suited for the use. Use standards will be moved to the appropriate article.
Storage warehouse	Storage warehouse means a structure or part of a structure used for the storage of non-hazardous goods, materials, wares, and merchandise. Self-storage facilities are not considered storage warehouses. Storage warehouses may be considered an accessory use under certain conditions.	Wholesale businesses ; storage warehouses for non-hazardous materials only																Storage warehouses can be incorporated as an accessory use with conditions, if needed. If so, this use can be removed as an SUP and included as a By-right use.
Store, adult	Store adult means any adult bookstore/video store, adult mini motion-picture theater, adult motion-picture theater, a business providing adult entertainment or any other establishment, including without limitation, any adult modeling studio, adult cocktail lounge or adult nightclub, that regularly emphasizes an interest in matter relating to specified sexual activities or specified anatomical areas or is intended for the sexual stimulation or titillation of patrons. The term includes without limitation any of the following: adult store, adult merchandise, adult book store/video store, adult entertainment, adult mini-motion picture theater, adult motel/hotel, and adult motion picture theater.	Adult uses																Adult uses are allowed with conditions under Article 17, Section 17 of the current ordinance. The existing standards for this use, i.e., restrictions for distance from residential and other areas, will be maintained in the new ordinance.

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.																		
Store, general	Store, general means an establishment for display and sale of merchandise at retail.	Apothecaries and pharmacies																
		Clothing shops																
		Discount retail stores																
		Drugstores																
		Drugstores, with or without soda fountains																
		Equipment rental stores																
		Gift and antique shops																
		Gift shops																
		Grocery stores																
		Hardware stores	B	B	B	B	B	B							B	B	B	
		Home appliance sales and service																
		Florist shops																
		Neighborhood grocery stores																
		Plumbing and electrical supply sales																
		Retail stores and shops not otherwise listed																
		Shoe stores and shoe repair shops																
		Vehicle parts sales																
Store, specialty	Store, specialty means a small-scale (less than 2,500 square feet per business) retail use which offers for sale items of art or crafts, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, etc.	Specialty retail shops	B	B	B	B	B	B							B	SUP B		
Store, specialty food	Store, specialty food means an establishment, such as a coffee, candy, or ice cream shop, where the primary client consumption is off-site with limited seating and the product is limited to one type or line of food service.	Bake shops																
		Food specialty shops	B	B	B	B	B	B							B	B		
Veterinary clinic	Veterinary clinic means a facility that deals with the causes, diagnosis, and treatment of diseases and injuries of animals, especially domestic animals, under the direction and control of a veterinarian licensed by the Commonwealth of Virginia. This use may include commercial kennels.	Veterinarian offices, animal hospitals, and commercial kennels																
		Veterinary hospitals and kennels																

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 30, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																
Laboratory, medical	Laboratory, medical means a building or part thereof devoted to bacteriological, biological, x-ray, pathological and similar analytical or diagnostic services to medical doctors or dentists including incidental pharmaceuticals, and the production, fitting and/or sale of optical or prosthetic appliances. Also included in this use are dental laboratories and diagnostic laboratories serving the medical profession.	Laboratories, pharmaceutical and/or medical																
		Dental laboratories																
		Diagnostic laboratories serving the medical profession																
Laboratory, pharmaceutical	Laboratory, pharmaceutical means a building or part thereof devoted to the testing, analysis and/or compounding of drugs and chemicals for ethical medicine or surgery, not involving sale directly to the public.	Laboratories, pharmaceutical and/or medical																
Laboratory, research and development	Laboratory, research and development means an establishment whose principal purpose is the research, compounding and/or packaging of scientific products, or research and development of innovative ideas in technology-intensive fields. Examples include research and development of communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes and light manufacturing may be associated with this use.	N/a																
Manufacturing, heavy	The processing and/or converting of raw, unfinished material and/or products into articles or substances of a different character or for use for a different purpose. Uses may have significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes. Uses may include, but are not limited to, paper products, plastic products, and pharmaceutical.	N/a																

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

Proposed Use/Change	Proposed Definition	Existing Use	Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused	Muster Grounds	Editor's Notes
			OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	
Manufacturing, light	Manufacturing, light means the establishments primarily engaged in the on-site production of goods by hand manufacturing, assembly, packaging or fabrication of materials and products within enclosed structures without significant external effects such as smoke, noise, soot, vibration, odor, and the like. Uses may include assembly of electrical appliances, manufacture of musical instruments, toys, and novelties; manufacture of pottery and figurines by kilns fired only by gas or electricity; manufacturing, processing, packaging, or treating of bakery goods, confectionary items, cosmetics, toiletries, pharmaceuticals, toiletries, or other like items.	Use Types: B - By-right / SUP - Special Use Permit																
		Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, or other items engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of																
		Light industry																
		Manufacture of musical instruments, toys, novelties, and rubber and metal stamps																Standards may be applied to these uses to control noise, hours of operation, and location in conjunction with other types of uses, e.g. residential, as needed.

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 28, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused	Master Grounds		
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-right SUP - Special Use Permit																
Tradesperson service	Industrial service means an establishment providing industrial services to individuals or businesses. This classification includes meal, machine, and welding shops; cabinetry and woodworking shops; furniture upholstery shops, and similar business engagements in custom fabrication and repair.	Cabinet, furniture and upholstery shops																Cabinet, furniture, and upholstery shops were allowed by right in the existing ordinance. This proposed definition expands on the use and provides additional opportunities for development.
Truck/freight terminal	An area of land used for the switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of freight.	N/a																
Warehousing and distribution	Uses including storage of non-hazardous goods, materials, wares, and merchandise, warehousing, and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, e-commerce fulfillment centers, storage warehouses, data centers, and moving/storage firm. Self-storage facilities are not considered storage warehouses	Wholesale businesses, storage warehouses for non-hazardous materials only																
		Wholesale and processing not objectionable because of dust, noise, or odors																

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Types: (S - By-right) SUP - Special Use Permit															
Accessory building	Accessory building or structure means a building subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the main building. The term "accessory building" also includes, but is not limited to, gazebos, carports, private greenhouses, and sheds which may be modular in nature and are delivered to the site and which may or may not have a foundation.	Accessory uses Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	Existing standards exist to address setbacks and heights. These standards will be reviewed and amended as needed.
Accessory dwelling unit	Accessory dwelling unit means a dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling	N/A Farm dwellings Mobile homes as farm labor quarters for laborers working on the premises							SUP		SUP	SUP	SUP	SUP				Accessory apartment is a defined use in the current ordinance, but is not an allowed use. A search of the Municipal Code does not indicate other standards for that use. Accessory dwellings provide additional housing opportunities to the community. Standards typically limit the size of accessory dwellings in comparison to the primary dwelling, dictate setbacks, and limit the number allowed.
Accessory use	Accessory use means uses of lots and buildings that are found on the same parcel as the principal use but are subordinate and incidental.	Accessory uses Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard Off-street parking Parking lots	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Amateur radio antennas	Amateur radio antennas means a freestanding or building mounted structure, including any base, tower or pole, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.	N/A																
Broadcasting or communication tower	Broadcasting or communication tower means any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are amateur radio antennas, which are defined separately. Also excluded are wireless communication antennas which fit the definition of Small cell facility.	Radio and television transmitting towers, studios and related facilities																

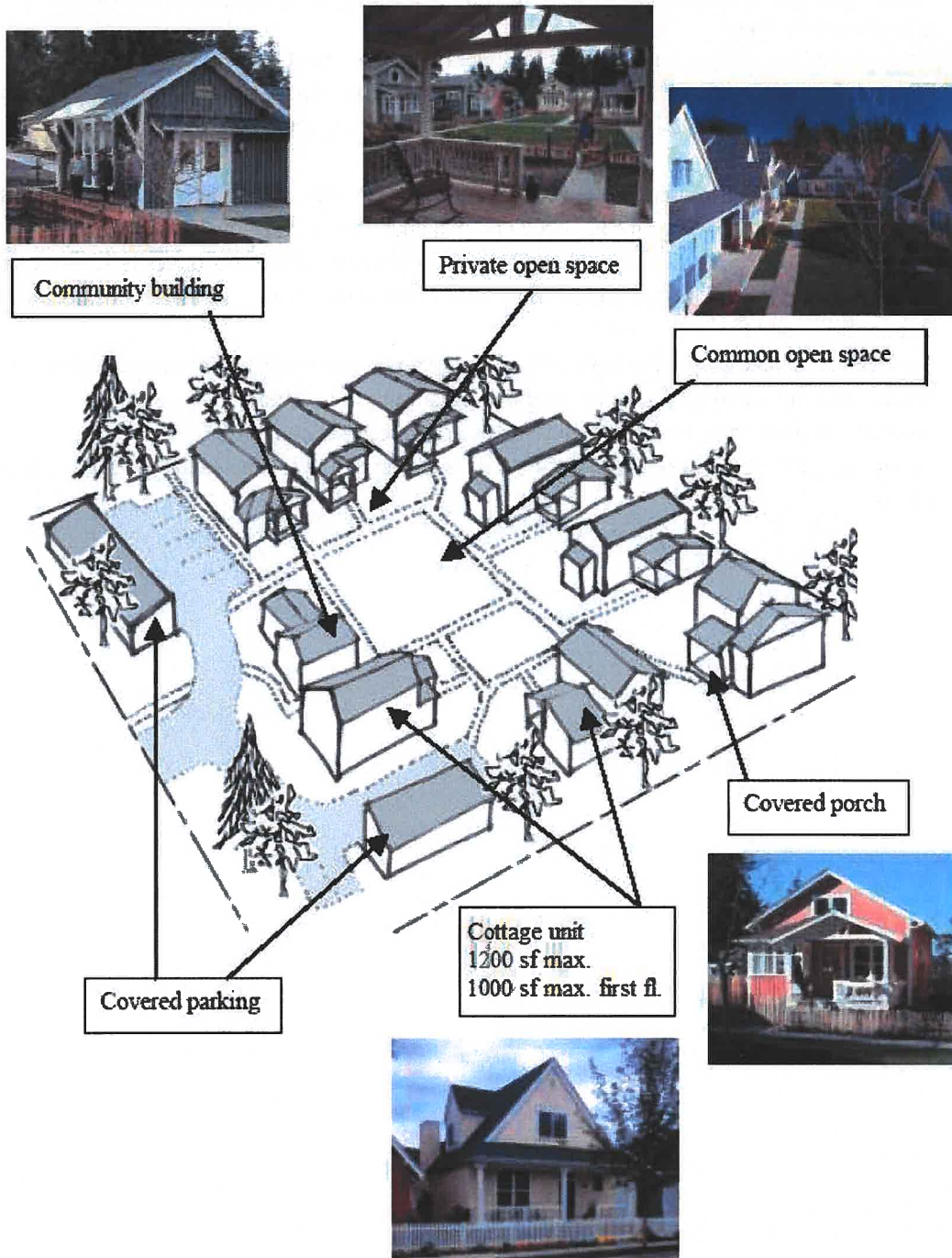
Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused					Residential-focused	Sinking Spring Cemetery	Residential-focused					Artisan-Focused	Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes	
Red text indicates a change. Similar uses have been grouped together to assist in administration.		Use Types: B - By-Right SUP - Special Use Permit																	
Bulk fuel storage and distribution	Bulk fuel storage and distribution means the storage of chemicals, petroleum products and other materials in above-ground containers for subsequent resale to distributors or retail dealers or outlets.	Above ground bulk petroleum storage limited to 20,000 gallons per tank																Limitations on the amount of bulk fuel storage allowed should be incorporated into the Article on use standards.	
Cemetery	Cemetery means any land or structure used or intended to be used for the interment of human remains. Additionally, a cemetery includes mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas (Code of Virginia § 15.2-2288.5). The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery.	Cemeteries								B								Standards recommended.	
Family health care structure, temporary	Family health care structure, temporary means pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.)	N/a	B	B	B	B	B	B	B		B	B	B	B				State Code requires that this use shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures	
Outdoor storage	Outdoor storage means the keeping, in other than a building, of any goods, materials, or merchandise on the same parcel for more than twenty-four consecutive hours.	Storage facilities developed in connection with and clearly dependent to any of the permitted uses by right in this district, and limited to 5,000 square feet or less in total floor area. Such storage																	

Attachment C - OH Use Matrix
Planning Commission Worksession #2
June 18, 2021

			Civic-focused		Business-focused				Residential-focused	Sinking Spring Cemetery	Residential-focused				Artisan-Focused		Muster Grounds	
Proposed Use/Change	Proposed Definition	Existing Use	OH-1	OH-2	OH-3	OH-4	OH-5	OH-6	OH-7	OH-8	OH-9	OH-10	OH-11	OH-12	OH-13	OH-14	OH-15	Editor's Notes
Red text indicates a change. Similar uses have been grouped together to assist in administration.			Use Type: B - By-right SUP - Special Use Permit															
Parking lot, commercial	Parking lot, commercial means a site for surface parking of operable vehicles, recreational vehicles and boats, which is fee based and 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.	N/a																
	Remove	Remove	Reconstruction of Black's Fort								B	B	B	B				
	Remove	Remove	Signs															
Small cell facility	Small cell facility means a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services (Code of Virginia §15.2-2316.4).	N/a	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	This use is subject to state code requirements. Some localities choose to provide aesthetic design standards.
Transportation services	Individual modal or multimodal conveyances and terminals; facilities may be of local, regional, or statewide importance. Examples of facilities are highways, rail transit lines, transit stations, bicycle paths. Uses may also include vehicle services such as limousine, taxi service, or bus transportation.	Bus and railroad stations																
		Taxi stands																
Utility service, major	Utility service, major means service of a regional nature which normally entails the construction of new buildings or structures such as electric generating plants and sources; electrical switching facilities and stations or substations; community wastewater treatment plants; water towers; sanitary landfills; and similar facilities. All overhead transmission lines are included in this definition.	N/a																
Utility service, minor	Utility service, minor means service which is necessary to support development primarily on the same property as the utility service and involves only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, small alternative energy systems such as electric facilities operated at 40 kilovolts or less, and well, water and sewer pump stations. This does not include communications towers and facilities.	Infrastructure																
		Public utilities	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	

COTTAGE HOUSING



- (a) Purpose: Cottage housing developments are a type of infill development intended to provide small-scale, clustered housing units that are comparable in scale and intensity to single-family residential use, thereby minimizing the impact on adjacent low-density residential uses.
- (b) Applicability. This section applies to cottage housing developments where allowed.
- (c) Parcel Size. The minimum parcel size for cottage housing developments (attached and detached) is 8,000 square feet.
- (d) Sites utilized for cottage housing developments shall be served by public sewer.
- (e) Parking. One reserved space shall be provided per unit and one guest parking space shall be provided for every three cottages or portion thereof. Parking must be provided within a common parking area.
- (f) Density. Once the minimum parcel size has been met, the allowed density shall be one cottage per 2,500 square feet of lot area for attached and detached cottage housing developments.
- (g) Cottage Size. The total building square footage for a cluster of three cottages is 2,700 square feet unless a use permit has been granted and a larger size allowed after an analysis of neighborhood compatibility and design review.
- (h) Open Space. Open space of at least 200 square feet per unit required; 60 square feet may be private, and the remainder must be provided as common open space.
- (i) Porches. Front porches facing the open space are strongly encouraged.
- (j) Occupancy. No transient occupancy (stays of less than 31 days, time shares, vacation rentals) allowed.

R1

§ 4-3. Area regulations.

- 4-3-1. For lots served by public water and sewer, the minimum lot area shall be 12,000 square feet.
- 4-3-2. For lots served by individual sewage disposal systems, the minimum lot area shall be 15,000 square feet.
- 4-3-3. Lots, regardless of area, served by public sewer and/or public water shall be required to connect to the public systems. Buildings served by individual water and/or sewer systems shall be connected to the public systems when the public systems become available to the lot.
- 4-3-4. For permitted uses utilizing individual sewage disposal systems, the required area for such use shall be approved by the health official. The administrator shall require a greater area if considered necessary by the health official.

§ 4-4. Setback regulations.

- 4-4-1. Structures shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width, or 55 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

§ 4-5. Frontage regulations.

- 4-5-1. The minimum width at the setback line shall be 80 feet for lots served by public water and sewer.
- 4-5-2. The minimum lot width at the setback line shall be 100 feet for lots served by individual sewage disposal systems.

§ 4-6. Yard regulations.

- 4-6-1. Side. The minimum side yard for each main structure shall be 10 feet and the total width of the two required side yards shall be 25 feet. Note: see Article 17, Section 17-12 for corner lot provisions.
- 4-6-2. Rear. Each main structure shall have a minimum rear yard of 35 feet.
- 4-6-3. Accessory structure. No accessory structure shall be closer than five feet to any property line.

R2

§ 5-3. Area regulations.

- 5-3-1. For lots served by public water and sewer, the minimum lot area shall be 10,500 square feet for single-family dwellings and 12,000 square feet for two-family dwellings.
- 5-3-2. For lots served by individual sewage disposal systems, the minimum lot area shall be 15,000 square feet.

5-3-3. Lots, regardless of area, served by public sewer and/or public water shall be required to connect to the public systems. Buildings served by individual water and/or sewer systems shall be connected to the public systems when the public systems become available to the lot.

5-3-4. For permitted uses utilizing individual sewage disposal systems, the required area for such use shall be approved by the health official. The administrator shall require a greater area if considered necessary by the health official.

§ 5-4. Setback regulations.

5-4-1. Structures shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width, or 55 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

§ 5-5. Frontage regulations.

5-5-1. The minimum lot width at the setback line shall be 70 feet for single-family dwellings and 80 feet for two-family dwellings and other permitted uses on lots served by public water and sewer.

5-5-2. The minimum lot width at the setback line shall be 100 feet for lots served by individual or public water and individual sewer.

§ 5-6. Yard regulations.

5-6-1. Side. The minimum side yard for each main structure shall be 10 feet and the total width of the two required side yards shall be 25 feet. Note: see Article 17, Section 17-12 for corner lot provisions.

5-6-2. Rear. Each main structure shall have a minimum rear yard of 35 feet.

5-6-3. Accessory structure. No accessory structure shall be closer than five feet to any property line.

§ 6-3. Area regulations.

6-3-1. For lots served by public water and sewer, the minimum lot area shall be:

- (a) Eight thousand five hundred square feet for single-family dwellings.
- (b) Ten thousand square feet for two-family dwellings.
- (c) Ten thousand square feet plus 2,500 square feet for each additional dwelling unit over two dwelling units for multiple-family dwellings. Multiple-family dwellings shall only be permitted in areas served by public water and sewer systems.
- (d) Ten thousand square feet for other permitted uses.

6-3-2. For lots served by individual sewage disposal systems, the minimum lot area shall

R3

be 15,000 square feet for all permitted uses except multiple-family dwellings as indicated in Section 6-3-1(c) above.

6-3-3. Lots, regardless of area, served by public sewer and/or public water shall be required to connect to the public systems. Buildings served by individual water and/or sewer systems shall be connected to the public systems when the public systems become available to the lot.

6-3-4. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator shall require a greater area if considered necessary by the health official.

§ 6-4. Setback regulations. [Ord. of 12-3-2007]

6-4-1. Structures shall be located 20 feet or more from any street right-of-way which is 50 feet or greater in width, or 35 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

6-4-2. Structures shall be located 15 feet or more from the property line along any existing alley.

§ 6-5. Frontage regulations.

6-5-1. The minimum lot width at the setback line shall be 70 feet for single-family dwellings and 80 feet for other permitted uses on lots served by public water and sewer.

6-5-2. The minimum lot width at the setback line shall be 100 feet for lots served by individual sewage disposal systems.

§ 6-6. Yard regulations. [Ord. of 12-3-2007]

6-6-1. Side. The minimum side yard for each main structure shall be 10 feet, and the minimum total width of the two required side yards shall be 25 feet. Note: see Article 17, Section 17-12 for corner lot provisions.

6-6-2. Rear. Each main structure shall have a minimum rear yard of 15 feet.

6-6-3. Accessory building. No accessory building shall be closer than five feet to any property line.

§ 7-3. Area regulations.

7-3-1. For lots served by public water and sewer, the minimum lot area shall be:

- (a) 8,500 square feet for single-family dwellings.
- (b) 10,000 square feet for two-family dwellings.
- (c) 10,000 square feet plus 2,500 square feet for each additional dwelling unit over two dwelling units for multiple-family dwellings. Multiple-family dwellings

shall only be permitted in areas served by public water and sewer systems.

(d) 10,000 square feet for other permitted uses.

7-3-2. For lots served by individual sewage disposal systems, the minimum lot area shall be 15,000 square feet for all permitted uses except multiple-family dwellings as indicated in Section 7-3-1(c) above.

7-3-3. Lots, regardless of area, served by public sewer and/or public water shall be required to connect to the public systems. Buildings served by individual water and/or sewer systems shall be connected to the public systems when the public systems become available to the lot.

7-3-4. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator shall require a greater area if considered necessary by the health official.

§ 7-4. Setback regulations.

7-4-1. Structures shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width, or 55 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

7-4-2. Structures shall be located 15 feet or more from the property line along any existing alley.

§ 7-5. Frontage regulations.

7-5-1. The minimum lot width at the setback line shall be 70 feet for single-family dwellings and 80 feet for other permitted uses on lots served by public water and sewer.

7-5-2. The minimum lot width at the setback line shall be 100 feet for lots served by individual sewage disposal systems.

§ 7-6. Yard regulations.

7-6-1. Side. The minimum side yard for each main structure shall be 10 feet, and the minimum total width of the two required side yards shall be 25 feet. Note: see Article 17, Section 17-12 for corner lot provisions.

7-6-2. Rear. Each main structure shall have a minimum rear yard of 35 feet.

7-6-3. Accessory building. No accessory building shall be closer than five feet to any property line.

Prepared by:
Cameron S. Bell
VSB No. 47685
PENN, STUART & ESKRIDGE
P.O. Box 2288
Abingdon, VA 24212

Tax Map No. 106-A-2A

Assessed Value: \$313,100
Sales Price: \$0

The Grantor is exempt for recordation tax pursuant to Section 58.1-811(C)(4) of the Code of Virginia, as amended.

DEED OF GIFT

THIS DEED OF GIFT is made and entered into this the ___ day of March, 2022, by and between The Town of Abingdon, Grantor, and James D. Moore, Jr., Family Ltd. Partnership, 133 College Street, Abingdon, VA 24210, Grantee;

W I T N E S S E T H;

That for and in consideration of the sum of one dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby give, grant, transfer and convey unto the Grantee that certain lot or parcel of land lying and being in Abingdon, Washington County, Virginia, the same as that conveyed to Grantor by Grantee, by deed of gift dated June 7, 2005, and recorded in Clerk's Office of the Washington County, Virginia, as Instrument No. 050004935, and Plat Book 46, Page 77, and by deed of gift recorded December 15, 2015, recorded in Clerk's Office of the Washington County, Virginia, as Instrument No. 150005690, and Plat Book 72, Page 76, together containing 4.642 acres more or less, and referred to as Tax Map 106-A-2A. To have and to hold said property with all improvements thereon and appurtenances thereunto in anywise belonging, unto said Grantee.

This conveyance is made subject to any and all covenants and restrictions with reference to said property, and all visible or recorded easements.

WITNESS the following signature and seal:

_____(SEAL)
Town of Abingdon, Virginia

By: _____

Its: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF WASHINGTON, to wit:

The foregoing Deed was acknowledged before me this ____ day of March, 2022,
by _____.

Notary Public

Notary Registration No. _____

My commission expires:

Town of Abingdon

Department of Public Works

Tabulation of Received Bids

ANNUAL ASPHALT RESURFACING

44656

Bidder	Licensed in Virginia?	Addendum Acknowledged?	Bid Bond Received?	Base Bid	Add Alternate Bid	Total Bid
Bizzack	yes	yes	yes	\$819,876.98	N/A	\$819,876.98
W-L Construction	yes	yes	yes	\$699,255.69	N/A	\$699,255.69
		N/A				\$0.00
		N/A				
		N/A				
		N/A				
		N/A				
		N/A				
		N/A				
		N/A				
		N/A				
		N/A				
0						

Department Head Recommendation: Recommend awarding the contract to the low bidder, \$699,255.69 for base bid only.



Town of Abingdon
Department of Public Works

TABULATION OF BIDS RECEIVED FOR:
ANNUAL ASPHALT RESURFACING
April 5, 2022

ITEM	DESCRIPTION	BID QUANTITY	UNIT	1ST LOW BIDDER W-L Construction		2ND LOW BIDDER Bizzack		3RD LOW BIDDER ???????	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	ASPHALT, SM-9.5A	2,339	TON	\$ 119.25	\$ 278,925.75	\$ 118.00	\$ 276,002.00		\$ -
2	ASPHALT, SM-12.5A	2,384	TON	\$ 104.88	\$ 250,033.92	\$ 129.50	\$ 308,728.00		\$ -
3	TACK COAT	1,983	GAL	\$ 6.00	\$ 11,898.00	\$ 4.12	\$ 8,169.96		\$ -
4	MILLING, 0"- 2"	33,046	SY	\$ 2.92	\$ 96,494.32	\$ 5.02	\$ 165,890.92		\$ -
5	TEMPORARY PAVEMENT MARKING, 4"	1,715	LF	\$ 2.10	\$ 3,601.50	\$ 2.25	\$ 3,858.75		\$ -
6	VDOT, TYPE.B CLASS I MARKING, 4"	28,713	LF	\$ 1.00	\$ 28,713.00	\$ 0.95	\$ 27,277.35		\$ -
7	VDOT, TYPE.B CLASS I MARKING, 12"	694	LF	\$ 8.00	\$ 5,552.00	\$ 8.50	\$ 5,899.00		\$ -
8	VDOT, TYPE.B CLASS I MARKING, 24"	664	LF	\$ 14.25	\$ 9,462.00	\$ 14.50	\$ 9,628.00		\$ -
9	VDOT, TYPE.B CLASS I SINGLE ARROW MARKING	28	EA	\$ 90.00	\$ 2,520.00	\$ 100.00	\$ 2,800.00		\$ -
10	"STOP" PAVEMENT MARKING VDOT, TYPE.B CLASS I	524	LF	\$ 14.80	\$ 7,755.20	\$ 14.50	\$ 7,598.00		\$ -
11	"STOP" SYMBOL Pavement Marking	5	EA	\$ 700.00	\$ 3,500.00	\$ 675.00	\$ 3,375.00		\$ -
12	"HANDICAP" SYMBOL Pavement Marking	2	EA	\$ 400.00	\$ 800.00	\$ 325.00	\$ 650.00		\$ -
13					\$ -		\$ -		\$ -
BASE BID TOTAL					\$699,255.69		\$819,876.98		\$0.00

ADD ALTERNATE			1ST LOW BIDDER		2ND LOW BIDDER		3RD LOW BIDDER	
1				\$ -		\$ -		\$ -
BASE BID TOTAL + ADD ALTERNATE			\$699,255.69		\$819,876.98		\$0.00	

Tabulated By:
Kevin Worley
Town of Abingdon

Shaded cells denotes corrected error in the Bid Schedule

WORK SCHEDULE



PAVEMENT PAVING AND PLANING LOCATIONS AND WORK SCOPE

WORK SCHEDULE LOCATIONS SPRING 2022

Buckingham Court, From seal at Clark Street to cul-de-sac. Width varies from 20 to 30 feet, SM-9.5AL. C&G portion of south side-mill edge. (Approximately 750 LF of roadway)

1. From seam at Clark Street to the cul-de-sac, overlay with 1.5" VDOT SM-9.5AL (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.
4. Overlay/Resurface with 1.5" SM-9.5AL.

Fairgrounds Drive, West Main Street to end of ROW at Ratcliffe Street, SM-9.5AL. Stripping at Main Street Intersection. (Approximately 500 LF of roadway)

1. From seam at West Main Street to end of ROW at Ratcliffe Street, SM-9.5AL. (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.
4. Overlay/Resurface with 1.5" SM-9.5AL.

Russell Road, Main St to Academy Dr. -SM-12.5AL overlay @2". Milling required in certain sections at CG-6 HIGH Traffic Area. (Approximately 2,437 LF of roadway)

1. From seam at Main St to Academy Dr. - SM-12.5AL (Non-polishing aggregate).
2. Mill and Remove 2.0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Mill and Remove 2.0" of existing asphalt from Main to Valley Street Intersection.
4. Overlay/Resurface with 2.0" SM-12.5AL.
5. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Hill Street, Fairgrounds Dr. to Hill Alley. SM-9.5AL (Non-polishing aggregate). (Approximately 1,300 LF of roadway)

1. From seam at Fairgrounds Dr. to Hill Alley. - SM-9.5AL (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.
4. Overlay/Resurface with 1.5" SM-9.5AL.

Ratcliffe Street, Fairgrounds Dr. to dead-end. Repairs needed before pave. Consider paving beyond asphalt since ROW in use to homes - SM-9.5AL. (Approximately 700 LF of roadway)

1. From seam at *Fairgrounds Dr. to dead-end.* - SM-9.5AL (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.
4. Overlay/Resurface with 1.5" SM-9.5AL.

Colonial Road, Stone Mill Rd. to Reedy Creek Rd St SM-12.5AL. Due to slippage and potholes. (Approximately 1,865 Lf of roadway)

1. From seam at *Stone Mill Rd. to Reedy Creek Rd St* SM-12.5AL (Non-polishing aggregate).
2. Mill and Remove 2.0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 2.0" SM-12.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

West Main Street, Cummings St to Russell Rd. SM-12.5AL. Milling & Striping. Some C&G repair needed prior. (Approximately 1321 LF of roadway)

1. From seam at *Cummings St to Intersection at Russell Road* - SM-12.5AL (Non-polishing aggregate).
2. Mill and Remove 2.0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Mill and Remove 2.0" of existing asphalt.
4. Overlay/Resurface with 2.0" SM-12.5AL.
5. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

B Street, Kings Mountain Dr. to Spring. May req. milling south side and west end at CG. Stop bar at S. Court. SM-9.5AL. (Approximately 1,700 LF of roadway)

1. From seam at *Kings Mountain Dr. to Spring.* SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Campbell Street, Colonial Road to Dead-end. SM-9.5AL overlay. (Approximately 1,200 LF of roadway.

1. From seam at *Colonial Road to Dead-end.* SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Kings Mountain Drive, S Court St to A St. SM-9.5AL. (Approximately 1071 LF of roadway)

1. From seam at *A Street to intersection at S Court St.* - SM-9.5AL (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Hickman Street, Lowland St to Highland St. SM-9.5AL. Milling & Striping. Some C&G. (Approximately 370 LF of roadway)

1. From seam at Lowland St to Highland St. SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Plumb Alley – Section 1, Church St to Court St. SM-9.5AL overlay (Approximately 951 LF of roadway)

1. From seam at Church St to Court St. SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Plumb Alley – Section 2, Cummings St to College St, SM-9.5AL overlay (Approximately 523 LF of roadway)

1. From seam at Cummings St to College St, SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Humes Street, Trigg St to end of pavement. SM-9.5AL. (Approximately 591 LF of roadway)

1. From seam at Trigg St. to end of pavement. - SM-9.5AL (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Lowland Street, Hickman St to Spring St. SM-9.5AL. (Approximately 1119 LF of roadway)

1. From seam at Hickman St to Spring. SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Municipal Lot, Main Street next to Fields Penn House to Remsburg Dr, SM-9.5AL.

1. From entrances of Main Street to entrances of Remsburg Dr. SM-9.5AL overlay (Non-polishing aggregate).
2. Mill and Remove 1.5"-0" of existing asphalt at all end joint, intersection, entrance areas, etc. to prevent feathering the edge of new asphalt.
3. Overlay/Resurface with 1.5" SM-9.5AL.
4. Adjust all utility/storm manholes and utility valve boxes flush with new asphalt surfaces as needed.

Work Schedule Notes:

- Clean all areas of milling waste and asphalt waste during and immediately after these operations.
- Provide temporary pavement markings as directed by Town Engineer or their direct representative. VDOT Type A
- Provide/Replace permanent pavement markings as directed by Town Engineer or their direct representative. VDOT Type B Class 1