

Article 3

Conservation District, C-1

Statement of Intent

The Conservation District covers those portions of Greene County predominantly characterized by rugged terrain and poorly drained soils, as well as certain ecologically sensitive areas unsuited to intensive forms of development. This District also includes selected areas that represent the best of Greene County's natural endowment-areas the County chooses to pass, unspoiled, to future generations. The Conservation District is established for the specific purposes of protecting human life, conserving natural resources, and ensuring that the County's best natural habitats and scenic viewsheds will not be lost. It intends, furthermore, to protect against overcrowding of land and to discourage a density of population that is inconsistent with the County's ability to provide services. The establishment of this District also recognizes the economic benefits that unspoiled natural topography and the retention of rural character can bring to the County as a whole. Thus, uses permitted in the C-1 zone will include only those which are compatible with the goals of conserving water and timber; preventing soil erosion and earth slides; protecting watersheds, viewscapes, and wildlife habitats; and minimizing hazards from flood and fire.

3-1 USE REGULATIONS

In Conservation District C-1, structures shall meet the minimum lot area, setback, yard, and frontage requirements of this Ordinance. Structures to be erected or land to be used shall be for the following uses: (Revised 6/12/07)

3-1-1 Uses Permitted by Right

- .1 Single family detached dwelling.(Amended 10/30/01)
- .2 Conservation and preservation areas.
- .3 Agriculture and/or agricultural operations, as defined. (Revised 6/23/15)
- .4 Processing, storage, and sale of low intensity agricultural products produced on-site.
- .5 Public utilities: ~~poles, lines, transformers, and related and/or similar facilities including public water and sewer transmission lines, treatment facilities, and pumping stations; electrical power substations; oil and gas transmission lines and pumping stations; microwave and radio-wave transmission and relay towers and substations; unmanned telephone exchange centers; telephone booths.~~ (Revised 4/11/05)
- .6 Home occupations, as defined.
- .7 Extraction of natural resources for household use only.
- .8 Kennel, Small Commercial (Revised 9/25/18)
- .9 Accessory uses or structures, as defined.
- .10 Public facility. (Revised 1/11/05)
- .11 Public recreation areas including parks, playgrounds and campgrounds. (Revised 1/11/05)
- .12 Public schools. (Revised 1/11/05)
- .13 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)
- .14 Accessory Dwelling Unit (Revised 7/23/13)
- .15 Mobile or Manufactured Home, as defined (Revised 6/12/07)
- .16 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .17 Temporary family health care structures as defined by Article 22 and the Virginia State Code §15.2-2292.1 (Revised 7/23/13)
- .18 Farm Winery, events and activities authorized by section 16-21 (Revised 6/23/15)
- .19 Farm Stands/Farmers Market/Farm Sales authorized by section 16-22 (Revised 6/23/15)
- .20 Farm Brewery, events, and activities authorized by section 16-23 (Revised 6/23/15)
- .21 Events and activities at agricultural operations authorized by 16-24 (Table A) (Revised 6/23/15)
- .22 Tourist lodging in accordance with Article 16-25-1. (Revised 7/12/16)

3-1-2 Uses Permitted by Special Use Permit

- .1 Tourist lodging in accordance with Article 16-25-2. (Revised 7/12/16)
- .2 Kennel, Large Commercial (Revised 9/25/18)
- .3 Outdoor shooting preserves, shooting ranges and sporting clays.
- .4 Private recreation areas including parks, playgrounds and campgrounds. (Revised 1/11/05)
- .5 Animal Shelter (Revised 9/25/18)
- .6 Sawmills and planing mills.
- .7 Reserved. (Revised 7/23/13)
- .8 General stores, as defined.
- .9 Antique, craft and gift shops.
- .10 Reserved. (Revised 6/23/15)
- .11 Reserved. (Revised 1/11/05)
- .12 Two-family dwelling units.
- .13 Ground disturbing exploratory activities.
- .14 Churches and church cemeteries.
- .15 Conference centers.
- .16 Extraction of natural resources for commercial use.
- .17 Stables, horseback riding and equestrian facilities.
- .18 Private schools. (Revised 1/11/05)
- .19 Telecommunication antennas and towers, subject to the conditions in Article 21. (Revised 1/11/05)
- .20 Mulch production facility. (Revised 1/11/05)
- .21 Group home or home for developmentally disabled persons (per Code of Virginia.) (Revised 1/11/05)
- .22 Residential Accessory Structure—greater than 768 square feet (Revised 8/18/05)
- .23 Farm winery uses, events and activities authorized by section 16-21 (Revised 6/23/15)
- .24 Farm brewery uses, events, and activities authorized by section 16-23 (Revised 6/23/15)
- .25 Events and activities at agricultural operations authorized by special use permit under section 16-24. (Revised 6/23/15)
- .26 Water or Sewer Treatment Facilities
- .27 Solar Energy Generation Facilities
- .28 Power Generating Plants
- .29 Gas and Oil Facilities

3-2 AREA REGULATIONS

- 3-2-1** The minimum lot area for permitted uses shall be eight (8) acres (348,480 square feet), except as specified under Section 3-2-2. (Revised 7/23/13)
- 3-2-2** For uses specified in Section 3-1-1.5, if and only if such uses are not equipped for human habitation or offices, there shall be no minimum lot size, provided only that the regulations concerning setback, yard, and heights of buildings are met.

3-3 SETBACK REGULATIONS

- 3-3-1** Structures except signs shall be located fifty (50) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or one hundred (100) feet or more from the center line of any street right-of-way less than fifty (50) feet in width. This shall be known as the setback line.
- 3-3-2** No accessory building shall be located within the setback line. Handicapped ramps meeting ICC/ANSI A117.1 standards may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line. (Revised 6/26/12) Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provided that:
 - a. Such booths shall be equipped for emergency service to the public without prior payment;
 - b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
 - c. Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

3-4 FRONTAGE REGULATIONS

Article 5

Residential District, R-1

Statement of Intent

This District is composed of certain quiet, low-moderate density residential areas, plus certain open areas where similar residential development appears likely to occur. The location of this District shall be limited to those growth clusters as designed in the Greene County Comprehensive Plan. The regulations contained herein are designed to stabilize and protect the desired characteristics of the District.

5-1 USE REGULATIONS

In Residential District R-1, structures to be erected or land to be used shall be for the following uses within each main structure meeting the minimum lot area, setback and frontage requirements of this Ordinance:

5-1-1 Uses Permitted by Right

- .1 Agriculture and/or Agricultural Operation as defined in Article 22 of this ordinance, excluding livestock and fowl. (Revised 6/23/15)
- .2 Single family dwellings built individually or in conventional or clustered subdivisions.
- .3 Home occupations as defined.
- .4 Public Utilities: ~~poles, lines, transformers, pipes, meters and related or similar facilities; water and sewage distribution lines, telephone booths; public water and sewer transmission lines, treatment facilities, and pumping stations; electrical power transmission lines and substations; oil and gas transmission lines and pumping stations; microwave and radio-wave transmission and relay towers and substations; unmanned telephone exchange centers.~~ (Revised 1/11/05)
- .5 Accessory uses or structures as defined.
- .6 Public facilities. (Revised 1/11/05)
- .7 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)
- .8 Accessory Dwelling Unit (Revised 7/23/13)
- .9 Temporary family health care structures as defined by Article 22 and the Virginia State Code §15.2-2292.1 (Revised 7/23/13)
- .10 Keeping of domestic laying hens, subject to the conditions in Article 5-11 (Revised 3/22/16)

5-1-2 Uses Permitted by Special Use Permit

- .1 Cemeteries and churches.
- .2 Keeping of livestock on at least 2 acres of rangeable land. (Revised 3/22/16)
- .3 Home professional offices
- .4 Tourist lodging in accordance to Article 16-25-3 (Revised 6/12/18)
- .5 Temporary construction yards.
- .6 Home businesses, as defined. (Revised 8/23/11)
- .7 Private schools.
- .8 Firehouses and rescue squads.
- .9 Swim, golf, tennis, or similar athletic facilities.
- .10 Clubs, civic, fraternal, or patriotic organizations.
- .11 Any care center not subject to state license.
- .12 Telecommunication antennas and towers, subject to the conditions in Article 21. (Revised 1/11/05)
- .13 Group home or home for developmentally disabled persons (per Code of Virginia.) (Revised 1/11/05)
- .14 Residential Accessory Structure—greater than 768 square feet (Revised 8/18/05)
- .15 Keeping of fowl other than domestic laying hens and/or more laying hens than permitted on the parcel area as defined by Article 5-11. (Revised 3/22/16)
- .16 Water or Sewer Treatment Facilities
- .17 Solar Energy Generation Facilities
- .18 Power Generating Plants
- .19 Gas and Oil Facilities

Article 6

Residential District, R-2

Statement of Intent

This District is established to provide for the orderly development of residential communities. This District shall be located within growth clusters, as designated in the Greene County Comprehensive Plan, where central water and central sewage disposal is available or will be provided, where commercial and public facilities are easily accessible or will be available within a definitive period of time, and where there is direct access to a major transportation route or traffic collector. Regulations are designed to accommodate residential land uses at a density of four (4) to sixteen (16) dwelling units per acre. Dwelling unit types include single family detached units, single family attached and garden apartment units. Requirements for pedestrian and vehicular circulation, for parking and storage of vehicles, for open space, and for the recreation of its residents are included in the provisions for the District.

6-1 USE REGULATIONS

In Residential District R-2, structures to be erected or land to be used shall be for the following uses within each main structure meeting the minimum lot area, setback, frontage and yard requirements of this ordinance:

6-1-1 Uses Permitted by Right

- .1 All uses permitted by right in R-1 excluding public facilities agriculture and keeping of domestic laying hens. (Revised 3/22/16)
- .2 Two family dwelling units.
- .3 Accessory uses or structures as defined.
- .4 Swim, golf, tennis or similar athletic facilities.
- .5 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)
- .6 Temporary family health care structures as defined by Article 22 and the Virginia State Code §15.2-2292.1 (Revised 7/23/13)

6-1-2 Uses Permitted by Special Permit

- .1 Cemeteries and churches.
- .2 Patio houses.
- .3 Townhouses.
- .4 Multiple family dwellings.
- .5 Condominium housing, in conformance with Section 55-79.41 of the Code of Virginia.
- .6 Boarding and rooming houses.
- .7 Clubs and lodges.
- .8 Home professional offices.
- .9 Educational institutions, public and private.
- .10 Hospitals and clinics.
- .11 Mobile home parks, in conformance with Section 16-4 of this Ordinance.
- .12 Reserved (Revised 7/23/13)
- .13 Nursing or convalescent homes.
- .14 Any day care center.
- .15 Agriculture as defined.
- .16 Clubs, civic, fraternal, or patriotic organizations.
- .17 Firehouses and rescue squads.
- .18 Temporary construction yards.
- .19 Public offices and other public buildings and public facilities owned or operated by agencies of the national, state or local government, if immediately adjacent to a business district.
- .20 Telecommunication antennas and towers, subject to the conditions in Article 21. (Revised

Article 8

Business (Restricted), B-1

Statement of Intent

This District is designed primarily to serve as a transition area between general commercial activities and residential land uses, and to provide areas for businesses and services which are dependent on local neighborhood patronage. Establishments requiring heavy trucking or characterized by other nuisance factors are prohibited.

8-1 USE REGULATIONS

In the Business District B-1, structures to be erected or land to be used shall be for the following uses:

8-1-1 Uses Permitted by Right (Revised 7/8/14)

- .01 Accessory uses or structures as defined.
- .02 Art galleries and museums
- .03 Art Studios
- .04 Astrology, Card Reading, Palm Reading and Fortune Telling Shops
- .05 Banks/Financial Institutions with or without drive-up windows,
- .06 Barber/Beauty Shops
- .07 Coffee Shops
- .08 Day Care and Child Care Facilities
- .09 Church, Convents, Monasteries, Rectories and Parish Houses
- .10 Craft and Artisan Trade
- .11 Employment Agencies
- .12 Farmer Market
- .13 Fingernail Salons
- .14 Loan Offices
- .15 Professional Offices
- .16 Public Facilities.
- .17 Public Utilities
- .18 Temporary Buildings for Construction Purposes (not to exceed duration of construction)
- .19 Tourist Information Center
- .20 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .21 Food Bank, Food Pantry, or similar uses (Revised 7/8/14)
- .22 Mobile Food Unit (Revised 10/14/14)

8-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Clubs
- .02 Emergency Care Facilities
- .03 Indoor Recreational Facilities
- .04 Telecommunication antennas and towers
- .04 Water or Sewer Treatment Facilities
- .05 Solar Energy Generation Facilities
- .06 Power Generating Plants
- .07 Gas and Oil Facilities

8-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of Environmental Quality. The standard shall also apply to commercial developments with multiple uses that cumulatively exceed five thousand (5,000) gallons per day. Where a permitted use involves new construction and is located within 350 feet of an available sewer collection line of a central sewer

Article 11

Industrial (Limited), M-1

Statement of Intent

The purpose of this District is to permit limited industrial uses and other uses for which satisfactory evidence is presented that such uses will not adversely affect any contiguous district or property by reason of odor, glare, smoke, dust, vibrations, noise, sight or contamination of water, air, and land. This District shall be located near a labor supply, near adequate transportation access, and in areas where environmental impact will be minimal. (Revised 12/10/13)

11-1 USE REGULATIONS

In Industrial District M-1 structures to be erected or land to be used shall be for the following uses.

11-1-1 Uses Permitted by Right

- .1 Fabrication assembly plants for small equipment.
- .2 Commercial greenhouses and nurseries.
- .3 Manufacture, compounding, processing of apparel, agricultural produce, bakery goods, candy, food products, musical instruments, toys, pottery, baskets, figurines, or other similar ceramic products.
- .4 Bottling works.
- .5 Printing works.
- .6 Auto and motor vehicle sales and service.
- .7 Small machinery sales and service.
- .8 Vending machines sales and service.
- .9 Welding and blacksmith shops (under cover).
- .10 Agricultural supply, farm machinery sales and service.
- .11 Moving and storage facilities.
- .12 Plumbing, electrical supplies, air conditioning establishments.
- .13 Building material yards.
- .14 Contractor's equipment storage yards.
- .15 Wholesale businesses.
- .16 Warehousing.
- .17 Cabinet, furniture and upholstery shops.
- .18 Research and development facilities.
- .19 Trade schools.
- .20 Office buildings.
- .21 Restaurants serving primarily an on-site facility.
- .22 Public utilities: ~~Poles, lines, transformers, pipes, meter, and related or similar facilities; water and sewer distribution lines.~~
- .23 Accessory buildings.
- .24 Public offices and other public buildings as defined under Article 22. (Revised 5/12/09)
- .25 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .26 Indoor Recreational Facilities (Revised 12/10/13)
- .27 Mobile Food Unit (Revised 10/14/14)

11-1-2 Uses Permitted by Special Use Permit

- .1 Any use requiring laboratory analysis of animals, vegetables, or minerals.
- .2 Septic tank sales and service.
- .3 Stone and monument works.
- .4 Boat building.
- .5 Manufacture or finishing of modular units made from wood or other material designed for use as components in building construction of all types.
- .6 ~~Public utilities: public water and sewer transmission lines, treatment facilities and pumping stations; electrical power transmission lines and substations; oil and gas transmission lines and substations; micro-wave and radio-wave transmission and relay towers and substations; unmanned telephone exchange centers.~~

- .7 Expansion beyond fifty (50) percent for buildings or groups of buildings.
- .8 Ground disturbing exploratory activities.
- .9 Woodyards.
- .10 One single family residential unit per parcel, detached or located within the same structure as the main use. Such residential unit is intended for use by the owner or tenant for security purposes.
- .11 Home heating oil and petroleum products retail storage and distribution.
- .12 Recycling Center (Revised 5/27/14)
- .13 Water or Sewer Treatment Facilities
- .14 Solar Energy Generation Facilities
- .15 Power Generation Plants
- .16 Gas and Oil Facilities

11-2 AREA REGULATIONS

The gross acreage of the industrial area shall be a minimum of five (5) acres. No minimum individual lot size is required, except that for uses not served by a public sewer system, the Health Department shall approve a minimum required area. Where the sewage treatment demand exceeds forty thousand (40,000) gallons per day or where more than four hundred (400) persons are to be served, such area shall be served by a central sewer facility, as approved by the Health Department and the State Water Control Board. Where water supplies are to serve twenty-five (25) or more persons or more than fifteen (15) connections, such area shall be served by a central water facility.

11-3 SETBACK REGULATIONS

Structures except signs shall be located twenty-five (25) feet or more from the edge of the right-of-way of any road with three (3) lanes or more, or fifteen (15) feet or more from the edge of the right-of-way of any road with two (2) lanes or less. This shall be known as the setback line. (Revised 5/28/13)

- 11-3-1** Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provided that:
- a. Such booths shall be equipped for emergency service to the public without prior payment;
 - b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
 - c. Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety, and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

11-4 YARD REGULATIONS

- 11-4-1** The minimum side and rear yards adjoining or adjacent to a residential district shall be fifty (50) feet. The minimum side and rear yards adjoining or adjacent to agricultural and conservation districts shall be forty (40) feet.
- 11-4-2** Accessory uses, including parking areas, shall be located twenty (20) or more feet from side and rear lot lines adjoining or adjacent to a residential, agricultural, or conservation district.

11-5 HEIGHT REGULATIONS

- 11-5-1** Buildings may be erected up to a height of sixty (60) feet. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four (4) feet above the limited height of the building on which the walls rest. (Revised 2/26/13)
- 11-5-2** The Board of Supervisors may authorize, by special exception, issued in accordance with all applicable procedural requirements, to increase the building height regulations. (Revised 2/26/13)

11-6 SIZE AND COVERAGE REGULATIONS

Buildings or groups of buildings may cover up to fifty (50) percent of the area of the lot. Buildings or groups of buildings with their accessory buildings, storage areas, loading areas, driveways and access roads may cover up to seventy-five (75) percent of the area of the lot.

- 11-7 Reserved** (Revised 5/28/13)

Article 12

Industrial (General), M-2

Statement of Intent

The purpose of this District is to permit industrial uses and other uses which typically possess low to moderate environmental impact; as well as uses which might otherwise have a detrimental impact on Greene County's quality of residential neighborhoods and commercial districts. (Revised 3/25/08) All uses shall be in a park or park-like setting, in a location near adequate transportation access, and near an adequate labor source. The impact of this District on residential areas should be minimal. (Revised 12/10/13)

12-1 USE REGULATIONS

In Industrial District M-2 structures to be erected or land to be used shall be for the following uses.

12-1-1 Uses Permitted by Right

- .1 Fabrication assembly plants for small equipment.
- .2 Manufacture, processing, fabrication, assembly, distribution of products such as, but not limited to: apparel, agricultural produce, bakery goods, food products, musical instruments, toys, baskets, pottery, figurines, or other similar ceramic products, electrical and electronic equipment and components including radio, telephone, computer, communication equipment, TV receiving sets, phonograph, and compact discs.
- .3 Bottling works.
- .4 Welding and blacksmith shops.
- .5 Moving and storage facilities.
- .6 Contractor's equipment storage yards.
- .7 Wholesale businesses.
- .8 Warehousing.
- .9 Research and development facilities.
- .10 Heavy equipment sales and service.
- .11 Stone or monument works.
- .12 Manufacture or finishing of modular units made from wood or other materials, and designed for uses as components in building construction of all types.
- .13 Coal and wood yards.
- .14 Wood preserving operations.
- .15 Meat, poultry, and fish processing.
- .16 Office buildings.
- .17 Accessory buildings.
- .18 Public Utilities: ~~poles, lines, transformers, pipes, meters, and related or similar facilities; water and sewer distribution lines, public water and sewer transmission lines, treatment facilities and pumping stations; electrical power transmission lines and substations; oil and gas transmission lines and substations; micro wave and radio wave transmission and relay towers and substations; unmanned telephone exchange centers.~~ (Revised 1/11/05)
- .19 Recording studios, broadcasting studios and related facilities.
- .20 Public offices and other public building as defined under Article 22. (Revised 5/12/09)
- .21 Fireworks, temporary only. (Revised 1/11/05)
- .22 Public facilities. (Revised 1/11/05)
- .23 Mulch production facility. (Revised 1/11/05)
- .24 All industrial uses allowed by right in the M-1 district (Revised 3/10/09)
- .25 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .26 Indoor Recreational Facilities (Revised 12/10/13)

12-1-2 Uses Permitted by Special Use Permit

- .1 Abattoirs.
- .2 Fertilizer manufacture.
- .3 Petroleum storage.

- .4 Natural resource extraction and processing.
- .5 Truck terminals.
- .6 Concrete batching plants.
- .7 Asphalt plants.
- .8 Sand and gravel operations.
- .9 Crushed stone operations and quarrying.
- .10 Manufacture of brick and cinder block.
- .11 Heliports.
- .12 Auto junkyards.
- .13 Laboratories (pharmaceutical or medical).
- ~~.14 Public utilities subject to Section 15.1-456 of the Code of Virginia.~~
- .15 Disposal of nuclear waste and dangerous chemicals.
- .16 Ground disturbing exploratory activities.
- .17 One single family residential unit per parcel, detached or located within the same structure as the main use. Such residential unit is intended for use by the owner or the tenant for use by the owner or the tenant for security purposes.
- .18 Manufacture, processing, fabrication, assembly, distribution of products such as, but not limited to: artists supplies and equipment; business office machines and equipment; cosmetics including perfumes, perfumed toiletries and perfumed toilet soap; drafting supplies and equipment; electrical lighting and wiring equipment; glass products made of purchased glass; industrial controls, jewelry, silverware; light machinery and machine parts including electrical household appliances but not including such things as clothes washers, dryers and refrigerators; paper products such as die-cut paperboard and cardboard, sanitary paper products, bags and containers; photographic equipment and supplies including processing and developing plant; rubber, metal stamps; small electrical parts such as coils, condensers, transformers, crystal holders; surgical, medical, and dental instruments and supplies; sporting and athletic equipment, except firearms, ammunition or fireworks; watches, clocks and similar timing devices; and wood cabinets and furniture, upholstery.
- .19 Home heating oil and petroleum products retail storage and distribution.
- .20 Any uses permitted under Section 10-1-1 or 10-1-2 not included under Section 11-1-1 or 11-2-1.
- .21 Adult Entertainment (Revised 3/25/08)
- .22 Adult Bookstore or Adult Video Store (Revised 3/25/08)
- .23 All industrial uses allowed by special use permit in the M-1 district. (Revised 3/10/09)
- .24 Water or Sewer Treatment Facilities
- .25 Utility Scale Solar Energy Generation Facilities
- .26 Power Generation Plants
- .27 Gas and Oil Facilities

12-2 AREA REGULATIONS

The gross acreage of the industrial area shall be a minimum of fifteen (15) acres. No minimum individual lot size is required, except that for uses not served by a public sewer system, the Health Department shall approve a minimum required area. Where the sewerage treatment demand exceeds forty thousand (40,000) gallons per day or where more than four hundred (400) persons are to be served, such areas shall be served by a central sewer facility, as approved by the Health Department and the State Water Control Board Where water supplies are to serve twenty-five (25) or more persons or more than fifteen (15) connections, such areas shall be served by a central water facility.

12-3 SETBACK REGULATIONS

Structures except signs shall be located twenty-five (25) feet or more from the edge of the right-of-way of any road with three (3) lanes or more, or fifteen (15) feet or more from the edge of the right-of-way of any road with two (2) lanes or less. This shall be known as the setback line. (Revised 5/28/13)

12-3-1 Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way or right-of-way reservation line, provided that:

- a. Such booths shall be equipped for emergency service to the public without prior payment;
- b. The location of every booth shall be determined by the Zoning Administrator to ensure that

FRONTAGE: The width of a lot from side line to side line measured along the front lot line abutting the street or access right-of-way, along the setback line as defined, and along every line parallel to and between the front lot line and the setback line. "Required frontage" shall be measured as described hereby except that in case of lots fronting on the turn-around area of a cul-de-sac where the front lot line is shorter than the width of the lot at the setback line, then the width of the setback line may be used as the measure of "required frontage."

FUEL DISTRIBUTION AND STORAGE: A facility that sells or distributes specialized fuels such as home heating oil, petroleum, diesel, kerosene to the public. For the purpose of this definition, the sale of automobile gasoline in conjunction with the operation of a convenience store is excluded from this term.

FULLY SHIELDED FIXTURES: shall mean fixtures that are shielded in such a manner that light emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. This means that a fully shielded fixture is one used in such a way that it allows no direct or internally reflected light to shine above the light fixture. (Revised 11/27/07)

FUNERAL HOMES: A building used for the preparation of a corpse for burial or the preparation of a corpse for cremation and may also be used for funeral services and cremation.

GARAGE, PRIVATE: Accessory building designed or used for the storage of private automobiles owned and used by the occupants of the building to which it is accessory.

GARAGE, PUBLIC: A building or portion thereof, other than a private garage designed or used for servicing, repairing, renting, equipping, selling, or storing motor vehicles.

GARDEN APARTMENTS: A structure, not to exceed three and one-half (3 ½) stories containing three (3) or more dwelling units.

GARDEN CENTER: A retail business that offers for sale horticultural products such as trees, shrubs, flowers, bushes, Christmas trees, etc., which may or may not be cultivated on site, as well as supplemental materials such as mulch, topsoil, yard ornaments and the like to the general public intended for individual homes.

GAS AND OIL FACILITIES: Facilities associated with the extraction, transmission, gathering, refining, processing, storing and distribution of gas, oil or related liquids. Federal regulations or authorities may limit county powers.

GENERAL STORE: A single store that contains less than three thousand, five hundred (3,500) square feet and which offers for sale general merchandise and may or may not include the sale of gasoline. (Revised 5/22/07)

GOLF COURSE: Any golf course, publicly or privately owned, on which the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges as defined herein.

GOLF DRIVING RANGE: A limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee.

GOVERNING BODY: The Board of Supervisors of Greene County, Virginia.

GROUND DISTURBING EXPLORATORY ACTIVITIES: Those activities designed to determine the presence of coal, sand, gravel, minerals, or ore, including, but not limited to, excavation, drilling, boring and core boring, provided, however, that exploratory activities shall not include the drilling or boring of wells for the purpose of obtaining water.

GROUNDCOVER: any of various low, dense-growing plants, used for covering the ground, as in places where it is difficult to grow grass. Groundcover may be used, but is not included in the planting density calculations. (Revised 11/27/07)

PHARMACIES: A retail store that primarily offers prescription and over-the-counter medications but which also offers typical household items for sale.

PHOTOGRAPHY STUDIOS/FILM DEVELOPING: A store that primarily offers for sale the development of film and the taking of pictures for sale. (Revised 5/12/09)

PHOTOMETRIC PLAN- a point by point plan depicting the intensity and location of lighting on the property. (Revised 11/27/07)

PLANNING COMMISSION: The Planning Commission of Greene County, Virginia.

PLAT: A schematic representation of a parcel or subdivision drawn by a certified land surveyor or a professional engineer to the standards of the Virginia Public Records Act. (Revised 1/11/05)

PLAT, FINAL: A plat showing new property lines and certain features and improvements pursuant to the preliminary plat, and prepared for recordation. Final plat approval gives the subdivider the right to record such plat with the clerk of the circuit court and to convey individual lots. (Revised 1/11/05)

PLAT, PRELIMINARY: A plat showing the existing boundaries and certain existing features of a parcel to be subdivided, together with the property lines of proposed lots and certain proposed features and improvements. Preliminary plat approval gives the subdivider the right to install the proposed features and improvements shown on the preliminary plat, but does not authorize recordation of the subdivision or the conveyance of any lot or part of the subdivision. (Revised 1/11/05)

PORTABLE SANITATION, SALE/RENTAL AND STORAGE: A facility that provides rental/leasing of portable sanitation units. The facility that stores the equipment shall be screened by a wall, fence or landscaping screen not less than six (6) feet in height. (Revised 5/12/09)

POWER GENERATION PLANTS: An industrial facility for the generation of electric power

PRINCIPLE STRUCTURE OR USE: A single-family dwelling, multi-family dwelling, industrial building, or commercial building that serves as the primary use of a parcel. (Adopted 10/30/01)

PRODUCTION AGRICULTURE OR PRODUCTION SILVICULTURE: The bona fide production or harvesting of agricultural or silvicultural products but shall not include the processing of agricultural or silvicultural products or the above ground application or storage of sewage sludge. (Revised 6/23/15)

PROFESSIONAL OFFICES: The office, studio, or room of a business rendering occupational services such as a physician, dentists, optometrist, medical clinics, physical therapist, massage therapist, attorney, real estate agent, insurance agent, consultant, travel agent, telemarketer, engineer, graphic designer or similar occupation that does not require the use of heavy equipment, outside storage, or sale of retail goods. (Revised 5/12/09)

PUBLIC FACILITIES: Shall be considered for the purpose of this Ordinance to be any public works supplied generally by a governmental organization. Such public works shall include, but not be limited to, public roads, schools, parks, ~~water supply and sewer facilities~~, and police, rescue services, and fire protection facilities. (Revised 5/12/09)

PUBLIC OFFICE OR OTHER PUBLIC BUILDING: Shall be considered for the purpose of this Ordinance to be any building owned or leased by a governmental organization such as a country, city, town, state, or federal government.

PUBLIC UTILITIES: publicly or privately owned poles, lines, transformers, and related and/or similar facilities including water and sewer transmission lines, electrical power substations; or communication lines or exchange centers.

PUBLIC WATER AND SEWER DISTRIBUTION LINES: Any line or pipe designed to provide water or sewerage service to private dwellings, businesses or the like which is installed upon land owned in fee simple by the person or corporation installing the same.

~~**PUBLIC WATER AND SEWER SYSTEMS:** A central water or sewer system serving or designed to serve three (3) or more dwelling units or independent structures, owned and operated by a municipality or county, or owned and operated by a private individual or corporation.~~

PUBLIC WATER OR SEWER TRANSMISSION LINES: Any line or pipe of any description installed for the purpose of providing public water or sewer to private dwelling houses, businesses or the like which is installed upon land not owned in fee simple by the person or corporation installing the same.

QUADPLEX: A four family residential structure; the dwelling units may be arranged one above the other with no more than two units located at ground level. (Revised 5/18/04)

QUARRYING OR MINING: The industry of extracting stone from an open excavation which shall be deemed to include both the extraction and processing of crushed stone for aggregate and related uses and the extraction of stone in blocks for building, monumental and related uses, but shall not be deemed to include sand and gravel operations.

RECORDING STUDIOS: Place of business for the purpose of recording sound for commercial and/or private use on commercial property (Revised 5/12/09).

RECREATION AREA: Any establishment operated privately, for members and guests only, or commercially, for the general public, in which facilities are provided for outdoor recreation including without limitation, camping, lodging, picnicking, boating, fishing, swimming, horseback riding, outdoor games and sports. A recreation area does not include miniature golf grounds, golf driving ranges or mechanical amusement devices and rides.

RECREATIONAL VEHICLE: A vehicular, portable structure built on a chassis, designed for use as a temporary dwelling for travel, recreational, or vacation; a travel trailer.

RECYCLING CENTER: A lot or parcel of land, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products. This definition excludes junkyards and prohibits all hazardous materials as defined by the Code of Virginia. Recycling centers in the A-1 zoning district are limited to ten (10) acres or less and larger operations belong in the industrial zones. (Revised 5/27/14)

REQUIRED OPEN SPACE: Any space required in any front, side, or rear yard.

RESEARCH AND DEVELOPMENT FACILITY: An established or complex of structures located in a building whose dimensions are intended to foster physical, chemical and biological research and/or experimentation involving but not limited to controlled simulation of factors, development or prototypes, chemicals, commodities, pharmaceuticals, information technology, electronics and instrumentation for academic and industrial purposes. Light manufacturing may be included as an ancillary use depending on the impact of the activity on neighboring property and scale of the premises. (Revised 4/12/2020)

RESIDENTIAL ACCESSORY STRUCTURE: A structure located upon a lot used for storage such as a shed, garage, carport, or other similar structures. The lot shall be located in the C-1, A-1 or any residential zoning district. Only one such structure is allowed on a parcel without a main or primary use. The structure shall meet main structure front setbacks for the district in which it is located and accessory structure side and rear setbacks for the district in which it is located. (Revised 8/18/05)

RESTAURANTS: Any building in which, for compensation, food or beverages are dispensed for consumption on or off premises, with or without take-out, drive-up, or drive-thru service. A tavern, pub, diner, or drive-up restaurant shall be considered as a restaurant. (Revised 6/26/12)

SMALL TREES: a woody plant with one main trunk and a rather distinct and elevated head measuring 40 feet tall or less at maturity. Small trees shall have a minimum caliper of 1-1/2 inches at time of installation. (Revised 11/27/07)

SOLAR ENERGY GENERATION FACILITIES: A power generating plant that is 1 acre or more in size which generates electricity through ground mounted solar collectors.

SILLOVER LIGHT: lighting in excess of 0.2 footcandles greater than the existing light (i.e., moonlight) that transmits beyond the property boundary line. (Revised 11/27/07)

STORY: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and for the topmost story, from the top of the floor finish to the top of the ceiling joist, where there is not a ceiling to the top of the roof rafters. (Revised 1/11/05)

STORY ABOVE GRADE PLANE: Any story having its finished floor surface entirely above grade plane where the finished surface of the floor above the basement is:

1. More than six (6) feet above grade plane;
2. More six (6) feet above the finished ground level for more than fifty (50) percent of the total building perimeter; or
3. More than twelve (12) feet above the finished ground level at any point. (Revised 1/11/05)

STORY, HALF: A space under a sloping roof, which has the line of intersection of roof decking, and wall face not more than three (3) feet above the floor level, and in which space not more than two-thirds (2/3) of the floor area is finished for use.

STREET (ROAD): A public thoroughfare.

STREET LINE: The dividing line between a street or road right-of-way and the contiguous property.

STREET, MAJOR COLLECTOR: Designed to serve as the major links between communities and villages where there are no arterials or state primaries. Major collectors should be designed similar to primary roads on right-of-way widths of eighty (80) feet or more.

STRUCTURE: Anything constructed or erected, excluding fences, paper tubes, and mailboxes, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground.

SUBSTANTIAL IMPACT: An impact that may arise from an event or activity at a farm winery, farm brewery, or agricultural operation that has a significant adverse effect on: (i) an abutting lot or the neighborhood, including an impact on any owner, occupant, or agricultural or silvicultural activity; or (ii) any private or public road, natural resource, cultural resource, or historical resource. A substantial impact may result from a wide variety of factors including, but not limited to, the generation of traffic, noise, dust, artificial outdoor light, trash, stormwater runoff, and excessive soil compaction; the failure to provide adequate traffic controls and sanitation facilities; the cumulative effects of large numbers of events and activities occurring simultaneously, particularly when they are in close proximity to one another or require travel on the same public or private roads; and events and activities that are incompatible with existing production agriculture. (Revised 6/23/15)

TEMPORARY BUILDINGS FOR CONSTRUCTION PURPOSES (NOT TO EXCEED DURATION OF CONSTRUCTION): Mobile homes, trailers, or vans may be utilized as contractor's offices, watchman's shelters, or tool and equipment storage on the project site only during the period of construction. Such structures require a building permit prior to being placed on site. (Revised 5/12/09)

TEMPORARY FAMILY HEALTH CARE STRUCTURE: 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, (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.) and the

vehicles or parts.

VEHICLE REPAIR GARAGES: A structure where vehicles are repaired or where maintenance is performed, including auto body and paint shops.

VEHICLE SALES, SERVICE AND RENTAL BUSINESS: A business that sells or rents vehicles and/or which performs minor routine or preventive maintenance such as oil changes, tire rotation, and tune-ups, without any body or mechanical repair.

VETERINARY CLINIC: A facility that provides the medical treatment and temporary boarding of domesticated animals where there is no public viewing of those animals.

WATER OR SEWER TREATMENT FACILITIES: A centralized system used for the treatment and/or storage of water or sewage, owned and operated by a municipality or county, or owned and operated by a private individual or corporation.

WAREHOUSING: The storage, wholesaling, and distribution of manufactured products, supplies and equipment, including distribution centers. (Revised 4/12/2020)

YARD: An open space on a lot other than a court unoccupied and unobstructed from the ground upward by structures except as otherwise provided herein.

YARD, CORNER SIDE: A side yard which fronts a right of way. (Revised 10/28/08)

YARD, FRONT: An open space on the same lot as a building or structure between the front lot or street line and the setback line as defined, and extending across the full width of the lot. (Revised 1/11/05)

YARD, REAR: An open, unoccupied space on the same lot as a building between the rear line of the building (excluding steps) and the rear line of the lot and extending the full width of the lot. (Revised 1/11/05)

YARD, SIDE: An open, unoccupied space on the same lot as a building between the side line of the building (excluding steps) and the side line of the lot, and extending from the front yard line to the rear yard line. (Revised 1/11/05)