

ORDINANCE O-2019-20
Adopted April 24, 2019

CODE OF THE COUNTY OF POWHATAN, VIRGINIA
CHAPTER 83. ZONING ORDINANCE

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Article III. Rural Districts

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Section 83-150. Agricultural-20 (A-20)

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Sec. 83-152. – Conditional Uses.

The following uses are allowable as principal uses in the A-20 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Farm winery, special impact;
- (2) Horse racetrack or show grounds;
- (3) Livestock market;
- (4) Telecommunications tower;
- (5) Cemetery;
- (6) Airport;
- (7) Airstrip;
- (8) Helicopter landing facility;
- (9) Solar energy farm;
- (10) Utility use, major;
- (11) Animal shelter;
- (12) Pound;
- (13) Kennel, commercial;
- (14) Veterinary clinic;
- (15) Conference or training center;
- (16) Country club;
- (17) Fairground;
- (18) Golf course;
- (19) Marina, commercial;
- (20) Recreation facility, nonprofit;
- (21) Recreation facility, public;
- (22) Shooting range, commercial;

(23) Rural Event Venue;

(23)(24) Auction facility;

(24)(25) Campground/recreational vehicle park;

~~(25)~~(26) Place of Worship.

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Section 83-160. Agricultural-10 (A-10)

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Sec. 83-162. – Conditional Uses

The following uses are allowable as principal uses in the A-10 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Farm winery, special impact;
- (2) Horse racetrack or show grounds;
- (3) Livestock market;
- (4) Sawmill, commercial;
- (5) Farm worker housing;
- (6) Manufactured home park;
- (7) Assisted living facility;
- (8) Continuing care retirement community;
- (9) Hospice facility;
- (10) Rooming or boarding house;
- (11) Telecommunications tower;
- (12) Community center;
- (13) Museum;
- (14) College or university;
- (15) Private school;
- (16) Vocational or trade school;
- (17) Correctional facility;
- (18) Fire training facility;
- (19) Nursing home;
- (20) Cemetery;
- (21) Club or lodge;
- (22) Halfway house;
- (23) Shelter for victims of domestic violence;
- (24) Airport;
- (25) Helicopter landing facility;
- (26) Solar energy farm;
- (27) Utility use, major;
- (28) Animal grooming;
- (29) Animal shelter;

- (30) Pound;
- (31) Kennel, commercial;
- (32) Kennel, private, less than two acres;
- (33) Veterinary clinic;
- (34) Conference or training center;
- (35) Country club;
- (36) Fairground;
- (37) Golf course;
- (38) Marina, commercial;
- (39) Recreation facility, commercial indoor;
- (40) Recreation facility, commercial outdoor;
- (41) Recreation facility, nonprofit;
- (42) Shooting range, commercial;
- (43) Rural Event Venue:
- ~~(43)~~(44) Antique store;
- ~~(44)~~(45) Art gallery;
- ~~(45)~~(46) Auction facility;
- ~~(46)~~(47) Farmers' market;
- ~~(47)~~(48) Flea market;
- ~~(48)~~(49) Campground/recreational vehicle park;
- ~~(49)~~(50) Country inn;
- ~~(50)~~(51) Commercial landscaping operation;
- ~~(51)~~(52) Asphalt or concrete plant;
- ~~(52)~~(53) Brewery or distillery;
- ~~(53)~~(54) Micro brewery or micro distillery;
- ~~(54)~~(55) Winery;
- ~~(55)~~(56) Convenience center, county;
- ~~(56)~~(57) Heavy vehicle/equipment repair and servicing.

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Section 83-176. Rural Residential (RR)

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Sec. 83-178. – Conditional Uses

The following uses may be permitted by the supervisors with a conditional use permit, following review by the planning commission:

- (1) Country clubs, golf courses, athletic fields, parks, playgrounds, swimming pools, meeting/lodge halls, and similar facilities operated by non-profit organizations, not for commercial purposes;

- (2) Home based businesses which do not meet the conditions for a home occupation as a permitted use, provided that the principal operator of the business shall own the property and reside on it;
- (3) Horse show grounds and related rings or tracks;
- (4) Cemeteries;
- (5) Other governmental structures/use;
- (6) Kennel/commercial;
- (7) More than one dwelling unit provided that the minimum lot size per dwelling unit for the district is met;
- (8) Expansion of non-conforming use(s); structures and/or uses and structures in combination of use by more than 40 percent;
- (9) Electric transmission facilities, petroleum product pipe lines, and other similar uses or structures;
- (10) Private schools, colleges, museums;
- (11) Manufactured/mobile home;
- (12) Amateur radio tower not to exceed 200 feet in height;
- (13) Kennel, private on parcel with minimum lot size of three acres;
- (14) Country inn;
- (15) Temporary second dwelling for hardship, handicapped, or elderly family member;

(16) Rural Event Venue.

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Section 83-190. Crossroads (CR)

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Sec. 83-192. – Conditional Uses

The following uses are allowable as principal uses in the CR District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Horse boarding and equestrian training;
- (2) Livestock market;
- (3) Private school;
- (4) Vocational or trade school;
- (5) Cemetery;
- (6) Place of worship;
- (7) Surface transportation passenger station/terminal;
- (8) Animal shelter;
- (9) Pound;
- (10) Kennel, commercial;
- (11) Veterinary clinic;
- (12) Conference or training center;

(13) Rural Event Venue;

- ~~(13)~~(14) Restaurant without drive-through service (greater than 3,500 square feet in area);
- ~~(14)~~(15) Specialty eating or drinking establishment (greater than 3,500 square feet in area);
- ~~(15)~~(16) Contractor's office;
- ~~(16)~~(17) Convenience store;
- ~~(17)~~(18) Other retail sales establishment;
- ~~(18)~~(19) Automotive painting or body shop;
- ~~(19)~~(20) Automotive repair and servicing;
- ~~(20)~~(21) Automotive wrecker service;
- ~~(22)~~(23) Gas station;
- ~~(23)~~(24) Tire sales and mounting.

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Article VII. Use Standards

Division 1. Standards for Principal Uses and Structures

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Section 83-432. Standards for Specific Principal Uses

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(e) *Commercial classification.*

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(5) *Recreation/entertainment uses.*

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b. Rural event venues. Rural event venues shall comply with the following standards:

1. The minimum lot size for a rural event venue shall be ten (10) acres.
2. The maximum combined floor area of any structures associated with the rural event venue shall not exceed 2,500 square feet for every ten (10) acres of parcel area.
3. All buildings, parking areas, loading areas, campsites, recreation areas, and other indoor or outdoor uses shall be located at least of two hundred (200) feet from any property line and at least three hundred (300) feet from an existing residential dwellings on an adjacent parcel.
4. Overnight accommodations shall be accessory to the primary use of rural event venue and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be seven (7) consecutive days.
5. The use of amplified music, public address systems, or similar activities outside of a permanent, enclosed structure shall not be permitted.

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Article VIII. Development Standards

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Section 83-455. Off-street parking and loading.

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(d) *Off-street parking space requirements.*

- (1) *Minimum number of off-street parking spaces.* New development shall provide the minimum number of off-street parking spaces in accordance with table 83-455(d)(1), Minimum number of off-street parking spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space requirements for uses with variable parking demands or unlisted uses shall be in accordance with subsection (2), below, Uses with variable parking demand characteristics and unlisted uses.

Table 83-455(d)(1): Minimum Number of Off-Street Parking Spaces

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Commercial Uses

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Recreation/Entertainment Uses	Amusement park	1 per 3 persons
	Arena, stadium, or amphitheater	1 per 4 seats
	Auditorium or stage theater	1 per 4 seats
	Country club	5 per hole + 1 per 100 s.f. of banquet area
	Fairground	1 per 4 seats
	Golf course	5 per hole
	Marina, commercial	2 + 1 per boat slip
	Marina, noncommercial	2 + 1 per boat slip
	Motion picture theater	1 per 4 seats
	Motorsports park	50 per course
	Recreation facility, commercial indoor	1 per 250 s.f.
	Recreation facility, commercial outdoor	1 per 4 persons
	Recreation facility, nonprofit	1 per 4 persons
	Recreation facility, public	1 per 4 persons
	<u>Rural event venue</u>	<u>1 per 4 seats</u>
	Shooting range	1 per shooting station

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Section 83-488. Signage.

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(e) *Sign standards for business uses.*

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(3) *Freestanding signs.* Freestanding signs are permitted in accordance with the following standards:

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- d. Sign area and height standards. The area and height of freestanding identification signs for business uses shall comply with the standards set forth in table 83-488(e)(3)d. below for the development, use, or building type listed, except that in the Route 711 Special Area Plan all signs shall have a maximum height not to exceed six feet, and a maximum sign area of 24 square feet, or 50 square feet for commercial planned developments, office parks, shopping centers, and unified mixed-use developments.

Table 83-488(e)(3)d.: Maximum Area and Height of Freestanding Identification Signs for Business Uses		
Development, Use, or Building Type	Maximum Sign Area ^{1, 2}	Maximum Sign Height

Fitness center	50 s.f.	15 ft.
<u>Rural Event Venue</u>	<u>32 s.f.</u>	<u>8 ft.</u>

Shopping center	100 s.f.	20 ft.
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Article XI. Definitions

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Section 83-521. Definitions.

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Rural event venue means a facility owned and operated for the purpose of providing a rural setting in which conferences, banquets, meetings, wedding, and other events may take place, and may include accessory amenities such as dining services, recreational facilities, and overnight accommodations for guests. (See accessory/use-specific standards, Division 2: Standards for Accessory Uses and Structures, of Article VII: Use Standards.)