

ZONING AMENDMENTS USE TABLE REVIEW AG / ANIMAL / OUTDOOR INDUSTRIAL / UTILITIES

Gloucester County Planning Commission

Presentation – April 5, 2018



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Background

Phase 1 (Current)

- **SIMPLIFY** - user friendly and straightforward
- **MODERNIZE** - remove unnecessary regulations / conform with state code
- **CLARIFY** - intent / interpretation, address recurring items

Phase 2

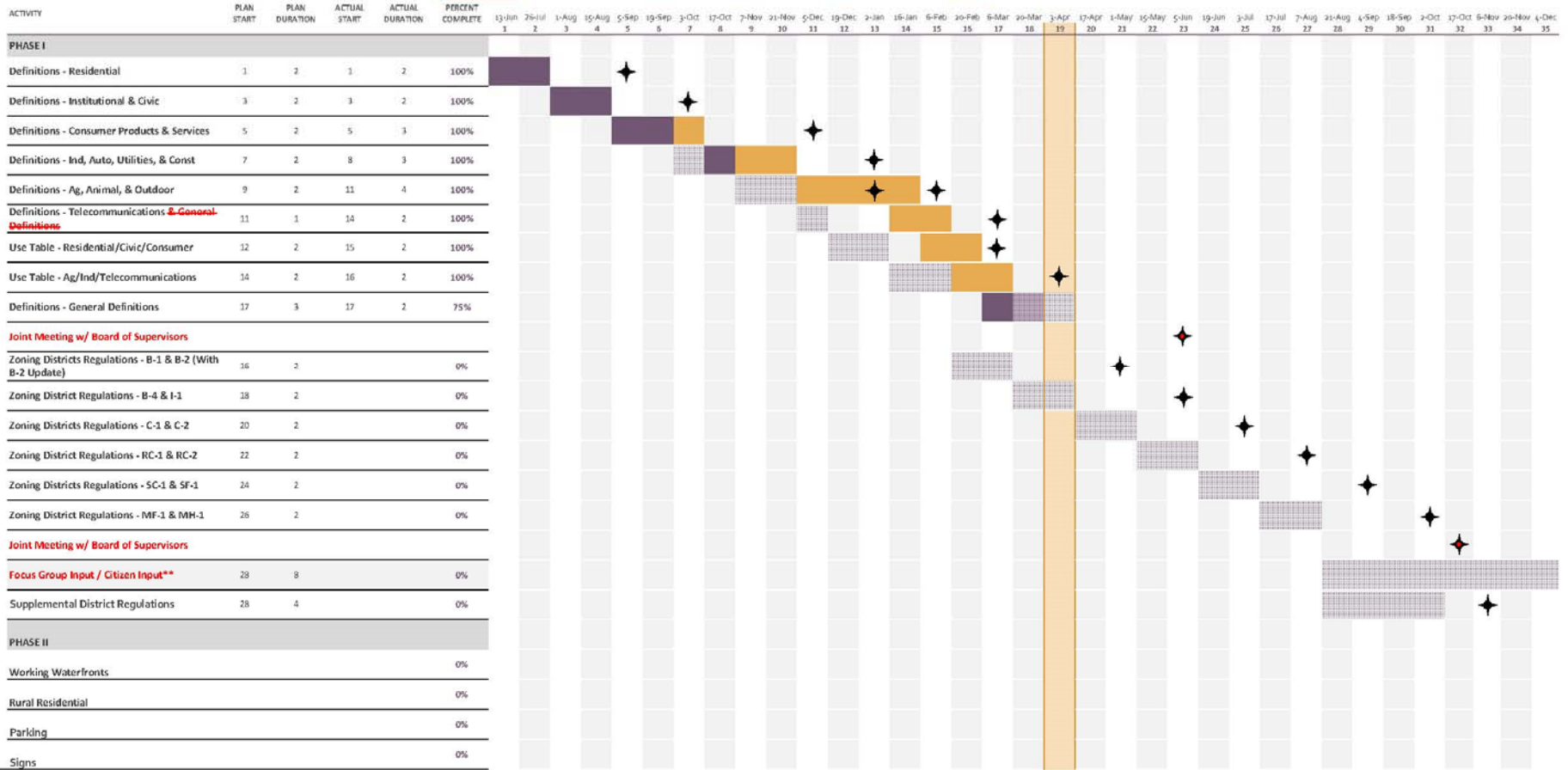
- **IMPLEMENT** – the recommendations of the Comprehensive Plan
- **UPDATE** – signage, parking, cluster, etc.

Schedule

Zoning Ordinance Update (Staff Discussions Work Plan)

Select a period to highlight or right. A legend describing the charting follows.

Current Status: 19 Plan Duration Actual Start % Complete Actual (beyond plan) % Complete (beyond plan) Planning Commission Review



** Citizen Input Begins

Schedule

Zoning Ordinance Update (Staff Discussions Work Plan)

Select a period to highlight at right. A legend describing the charting follows.

Current Status: 19

Plan Duration

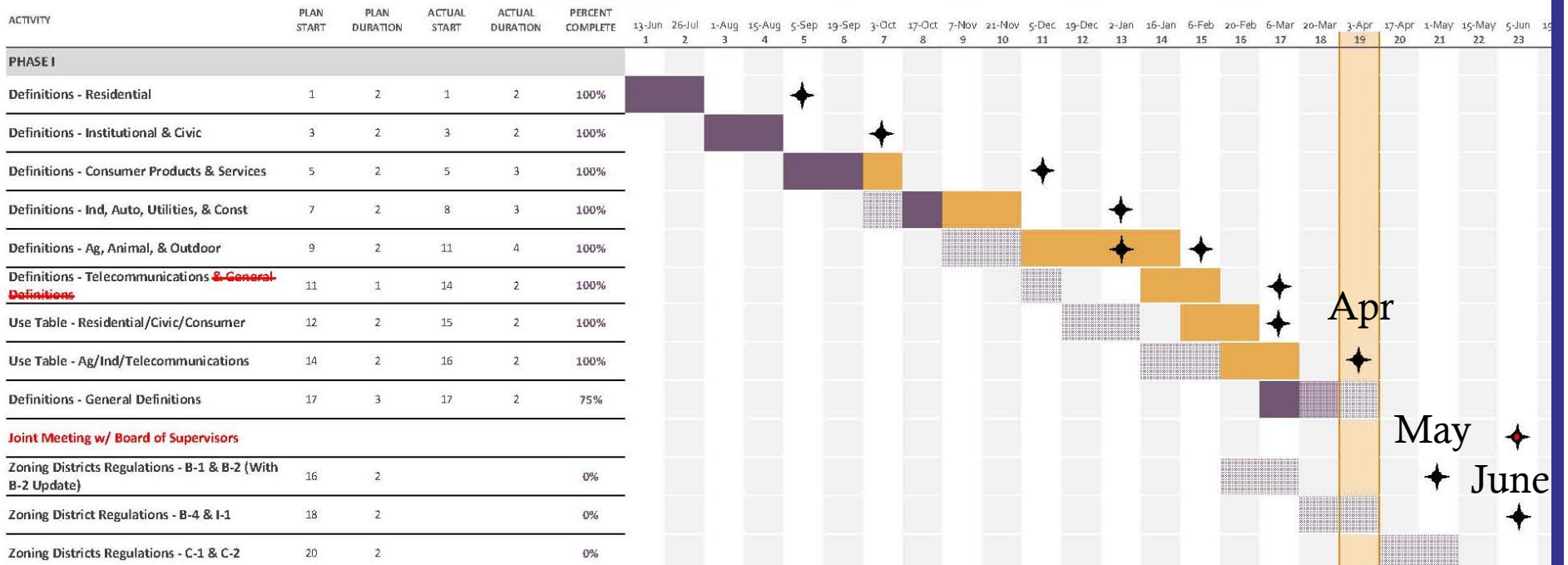
Actual Start

% Complete

Actual (beyond plan)

% Complete (beyond plan)

Planning Commission



April

- Use Table Review - Ag/Animal/Outdoor/Ind/Utilities (w Telecommunications update)

May

- Definitions – General
- B-1 & B-2 District Regulations

June

- B-4 & I-1 District Regulations
- Joint PC/BOS Meeting



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Topics of Discussion

Use Table Review

- Agriculture
- Animal/Outdoor
- Industrial/Utilities

Definitions and Use Table Review

- Telecommunications (revised based on new regulations)

Agriculture

Use Table

- Revisions/deletions/additions

Agriculture Categories

- Agriculture, Type general
- Agriculture, Type specific
- Agriculture, Accessory
- Agriculture, Sales
- Agriculture, Other

Agriculture, type general

Existing

- Agriculture →
- Forestry →
- ~~Portable sawmill~~
- ~~Agriculture of forestry~~
- Aquaculture facility →
- ~~Aquaculture facility, agricultural~~

Proposed

- Agricultural operation
- Forestry operation
- Aquaculture facility



• Dredge spoil site

COUNTY OF
GLOUCESTER
VIRGINIA

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Agriculture, type general



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Agriculture</u> <u>Agricultural</u> <u>operation</u>	P	<u>SE</u> <u>CUP</u>	P	P	<u>SE</u> <u>CUP</u>								
<u>Forestry</u> <u>Forestry</u> <u>operation</u>	P	P	P	P	P	P	P		P	P	P	P	
Portable sawmill	P	SE	P	P		SE							
Agriculture or forestry				P									
Aquaculture facility	SE	SE	<u>P</u>	<u>P</u>	<u>SE</u>				P		P	<u>P</u>	
Aquaculture facility, agricultural	SE	SE	P	P	SE								

Fill used to highlight proposed changes

Agriculture, type specific

Existing

- Farm winery →
- Limited farm brewery →
- Limited farm distillery →
- Agritourism activity →

Proposed

- Farm winery
- Farm brewery, limited
- Farm distillery, limited
- Agritourism activity
- Nature based tourism activity

Nature based tourism activity:

An activity that relies on natural and cultural resources but does not substantially alter the natural environment. Typical uses include but are not limited to ecotourism, guided outdoor activities, and nature camps/centers.

Agriculture, type specific



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Farm winery		<u>CUP</u>	P	P	<u>CUP</u>								
Limited Farm brewery, limited		<u>CUP</u>	P	P	<u>CUP</u>								
Limited Farm distillery, limited		<u>CUP</u>	P	P	<u>CUP</u>								
<u>Agritourism activity</u>		<u>SE CUP</u>	<u>SE P</u>	<u>SE P</u>	<u>SE CUP</u>								
<u>Nature based tourism activity</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>CUP</u>				<u>P</u>	<u>P</u>	<u>P</u>		

Fill used to highlight proposed changes



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Agriculture, accessory



Existing

- Livestock production, intensive
- ~~Livestock feedlot~~
- Application of Biosolids ~~as permitted pursuant to Article IV of the Code of the County of Gloucester~~
- ~~Feed or grain mill~~
- ~~Processing and storage of agricultural products, including grain, fruit, vegetables meat, or animal products~~

Proposed

- Concentrated animal feeding operation
- Application of biosolids

Agriculture, accessory



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Livestock production, intensive Concentrated animal feeding operation			P	P									
Livestock feedlot			P	P									
Application of biosolids			P										
Feed or grain mill			P								P		
Processing and storage of agriculture products...											SE		

Fill used to highlight proposed changes

Agriculture, sales



Existing

Proposed

- Livestock market → • Farm livestock market
- Farmers' market (or farm produce stand) → • Farmers market
- Farm produce stand → • Farm produce stand
- Wayside stand, roadside stand, wayside market → • Farm wayside stand
- Seasonal sales → • Seasonal sales

Agriculture, sales



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Farm</u> Livestock market		SE	SE CUP	SE CUP							SE CUP		
Farmers market			SE	SE					P	P	P		
Farm produce stand			SE	SE					P	P	P		
<u>Farm</u> wayside stand, roadside stand, wayside market		SE	P	P	SE								
Seasonal <u>Retail</u> sales, seasonal									P	P	P		

Fill used to highlight proposed changes

Agriculture, other



Existing

- Sawmills and planing mills
- Wood recycling facility
- Seafood processing plant



Proposed

- Sawmills
- Vegetative Organic waste recycling facility
- Seafood processing plant

Agriculture, other



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Sawmills and planing mills		SE CUP	SE P	SE CUP								P	
Wood Vegetative Organic waste recycling facility			CUP									P	
Seafood processing plant	SE	SE	SE	SE	SE							P	

Fill used to highlight proposed changes



Agriculture, Animal, & Outdoor uses

- ✓ Agriculture, type general
- ✓ Agriculture, type specific
- ✓ Agriculture, accessory
- ✓ Agriculture, sales
- ✓ Agriculture, other

Questions / Comments?

Animal/Outdoor

Use Table

- Revisions/deletions/additions

Animal

- Boarding/daycare/rescue
- Stables
- Chicken keeping
- Livestock

Outdoor

- Outdoor Recreation
- Natural Areas
- Outdoor clubs

Animal, boarding/daycare/rescue



Existing

- Kennel
- ~~Boarding establishment~~
- ~~Animal shelter, public~~
- ~~Animal rescue, home based~~
- ~~Animal shelter, private~~
- ~~Foster animal home~~
- ~~Foster care provider~~

Proposed

- Animal sheltering care facility

Animal, boarding/daycare/rescue



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Kennel Animal sheltering care facility</u>		SE	SE	SE	SE				SE <u>P</u>	SE <u>SE</u>	SE <u>P</u>		SE <u>SE</u>

Fill used to highlight proposed changes

Key items:

- Animal Control ordinance requires zoning approval for home based rescues. (SE)

Animal, stables



Existing

- Stable, commercial →
- Stable, commercial w/ less than 1 ½ acres per horse →
- Horseshows →
- Stable, private →
- Stable, private w/ less than 1 ½ acres per horse →

Proposed

- Stable, commercial
- Stable, commercial w/ requiring acreage reduction
- Horseshows
- Stable, private
- Stable, private w/ requiring acreage reduction

Animal, stables



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Stable, commercial		P	P	P	P								
Stable, commercial w/ less than 1 1/2 acres per horse <u>requiring acreage reduction</u>		SE	SE	SE	SE								
Stable, private		P	P	P	P	P					<u>P</u> <u>SE</u>		
Stable, private w/ less than 1 1/2 acres per horse <u>requiring acreage reduction</u>		SE	SE	SE	SE	SE							

Fill used to highlight proposed changes



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Animal, chickens/livestock



Existing

- Chicken keeping
- Livestock, private use or enjoyment
- Livestock, private use or enjoyment w/ less than required acreage

Proposed

- ~~Domestic~~ Chicken keeping, backyard
- Livestock, private use or enjoyment
- Livestock, private use or enjoyment w/ requiring acreage reduction

Animal, chickens & livestock



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Domestic</u> Chicken-keeping, backyard						P							
Livestock, private use or enjoyment		P	P	P	P						<u>P</u> <u>SE</u>		
Livestock, private use or enjoyment w/ less than required <u>requiring</u> acreage <u>reduction</u>		SE	SE	SE	SE								

Fill used to highlight proposed changes



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Outdoor, recreation



Existing

- Campground



Proposed

- Campground

- Camping unit

- Recreational vehicle

- ~~Commercial race tracks~~

- Open firing range



- Firing range, outdoor

- ~~Firing range, indoor~~

- Marina/boatyard



- Marina

Commercial race tracks, Firing Range (indoor), and Zoo would fall under Commercial entertainment indoor or outdoor as appropriate.

Outdoor major are permitted by CUP in RC-1, B-1, B-2, and B-4. Indoor are permitted by right in all business districts and by CUP in RMX.

Outdoor, recreation



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Campground		SE	SE	SE	SE								
Commercial race tracks		SE	SE	SE									
Open Firing range, outdoor	SE	SE	SE	SE									
Firing range, indoor													
Marina / boatyard		CUP	CUP	CUP	CUP	CUP							
Zoo													

Fill used to highlight proposed changes

Outdoor, natural areas



Existing

- ~~Natural wildlife preserve~~
- ~~Reservoirs and protected watershed areas~~
- ~~Wildlife preserve~~

Proposed

- Wetland mitigation bank

Outdoor, natural areas



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Natural wildlife preserve	P	P	P	P	P	<u>P</u>							
Reservoirs and protected watershed areas	P												
<u>Wetland mitigation bank</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>									

Fill used to highlight proposed changes

Outdoor, clubs



Existing

- ~~Country club~~
- ~~Yacht club~~
- Golf course
- Hunting clubs and fishing clubs

Proposed

- Lodge halls and clubs
- Golf course
- Hunting and fishing clubs
- Outdoor recreational club

Outdoor, clubs



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Country club		SE	SE	SE	SE								
Yacht club		SE	SE	SE	SE								
Golf course		SE	SE	SE	SE								
Hunting clubs and fishing clubs	SE	P	P	P	P								
<u>Outdoor recreational club</u>		<u>SE</u>	<u>SE</u>	<u>SE</u>									

Fill used to highlight proposed changes

Animal

- ✓ Boarding/daycare/rescue
- ✓ Stables
- ✓ Chickens/Livestock

Outdoor

- ✓ Outdoor Recreation
- ✓ Natural Areas
- ✓ Outdoor clubs

Questions / Comments?

Industrial/Utilities

Use Table

- Revisions/deletions/additions

Industrial and Utilities Categories

- Junkyard/landfill
- Manufacturing
- Mining
- Storage
- Transportation
- Utilities
- Wind



Junkyard/Landfill

Existing

- Automobile graveyard
- Junkyard
- Debris landfill
- Sanitary landfill
- Junk
- Dredge spoil site

Proposed

- Junkyard/Landfill
 - Automobile graveyard
 - Landfill, construction debris
 - Landfill, sanitary
- Junk
 - Visible?
 - Recycling facility, indoor
 - Recycling facility, outdoor
- Dredge spoil site

Junkyard/Landfill



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Automobile graveyard/ Junkyard / <u>landfill</u>												<u>SE</u> <u>CUP</u>	
<u>Debris</u> <u>Landfill,</u> <u>construction</u> <u>debris</u>				<u>SE</u>	<u>SE</u>								
<u>Recycling</u> <u>facility,</u> <u>indoor</u>									<u>P</u>		<u>P</u>	<u>P</u>	
<u>Recycling</u> <u>facility,</u> <u>outdoor</u>									<u>CUP</u>		<u>CUP</u>	<u>P</u>	
Dredge spoil site		<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP?</u>								

Fill used to highlight proposed changes

Manufacturing

Existing

- ~~Research institution and laboratories~~
- Manufacturing, light →
- Manufacturing, medium →
- ~~Cabinet, furniture, and upholstery fabrication~~
- ~~Fiberglass molding and construction~~
- ~~Monument works~~

Proposed

- Manufacturing, food and beverage production and/or processing
- ~~Manufacturing~~ Industry, light
- ~~Manufacturing~~ Industry, medium
- Industry, heavy
- Manufacturing craft

Manufacturing



Manufacturing Industry, light

- Manufacturing, research, or other industrial uses which are ~~usually~~ controlled operations; ~~relatively~~ clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; ~~operations~~ and ~~storage~~ is entirely within enclosed structures; and ~~generates~~ little industrial traffic and no nuisances.

Key change

- Added research
- Removed unclear term “relatively” clean...

Manufacturing



Manufacturing Industry, medium

- Manufacturing, research, or other industrial use which is conducted within an enclosed structure with outside storage of materials or products or conducted outside of an enclosed structure. This use typically involves heavy truck traffic and distribution activities. ~~These activities does not necessitate~~ include the storage of large volumes of highly flammable, toxic, or explosive materials needed for the manufacturing process and ~~produce only moderate~~ does not produce external effects such as smoke, noise, soot, dirt, vibration, odor, etc.

Key change

- Added research
- Can be conducted outside and involve heavy truck traffic
- Does not produce external effects

Manufacturing



Industry, heavy

- Manufacturing, research, or other industrial use which produces moderate or high levels of external effects such as smoke, noise, soot, dirt, vibration, odor, heavy truck traffic, etc. and/or includes the storage of highly flammable, toxic matter or explosive materials. This use may involve outdoor operations or storage as part of their manufacturing process.

Key items:

- New use
- Produces external effects

Manufacturing



	Industry		
	Light	Medium	Heavy
Adverse impacts / External effects (smoke, noise, odor, dust)	No	No	Yes or No*
Outdoor Activities	No	Storage or Operations	Storage or Operations
Traffic	Little industrial traffic	Heavy truck traffic	Little or Heavy
Hazardous materials	No	No	Yes or No*
Permitted	B-1, B-2, B-4, I-1	I-1	
CUP			I-1

* Heavy Industry must include at least one of these items.

Manufacturing



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Manufacturing, food & beverage</u>			<u>CUP</u>	<u>CUP</u>					<u>P</u>		<u>P</u>	<u>P</u>	
Research institutions and laboratories												<u>P</u>	
<u>Manufacturing Industry, light</u>			<u>SE</u>	<u>SE</u>	<u>SE</u>				<u>SE</u> <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Manufacturing Industry, medium</u>									<u>CUP</u>			<u>P</u>	
<u>Industry, heavy</u>												<u>CUP</u>	
<u>Manufacturing, craft</u>			<u>SE</u>	<u>SE</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Cabinet, furniture, and upholstery fabrication												<u>P</u>	
Fiberglass molding and construction												<u>P</u>	
Monument works												<u>P</u>	

Mining



Existing

- Manufacturing, extractive
- Mine, surface mineral mine



Proposed

- Manufacturing, extractive
- Mine, surface mineral mine

Mining



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Manufacturing, extractive												<u>P/ CUP</u>	
Mine, surface mineral mine			CUP		CUP							<u>P/ CUP</u>	

Fill used to highlight proposed changes



Storage

Existing

Proposed

- Contractors offices and storage facility → • Contractor storage yards
- Mini-warehouse → • Mini-warehouse
- ~~Warehouse~~ → • Warehouse and distribution
- ~~Business, wholesale~~ → • Warehouse and distribution
- Truck and freight terminals → • Truck and freight terminals

Storage



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Contractors offices and storage facility <u>storage yards</u>			SE						SE		SE	P	
Mini-warehouse									SE			<u>P</u>	
Warehouse												<u>P</u>	
Business, wholesale <u>Warehouse and distribution</u>									P			P	
Truck and freight terminals												P	

Fill used to highlight proposed changes

Transportation



Existing

- Airport



Proposed

- Airport, commercial
- Airstrip, private

Transportation



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Airport, commercial</u>		SE	<u>SE</u> <u>CUP</u>	SE	SE							<u>CUP</u>	
<u>Airstrip, private</u>		<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>								

Fill used to highlight proposed changes

Utilities



Existing

- Solar energy facility, large-scale →
- Solar energy facility, small →
- Solar energy facility, utility-scale →
- Uses required for provision & maintenance of public facilities and utilities →
- ~~Uses required for the provision & maintenance of private wastewater utilities~~

Proposed

- Solar energy facility, large-scale
- Solar energy facility, small system
- Solar energy facility, utility-scale
- Utilities

Utilities



	Districts												Fill used to highlight proposed changes
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Solar energy facilities, large-scale	CUP	CUP	P	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	<u>CUP</u>
Solar energy facilities, small system	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Solar energy facilities, utility scale	CUP	CUP	P	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<u>CUP</u>
Uses required for provision and maintenance of public facilities and utilities Utilities	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>
Uses required for the provision and maintenance of private wastewater utilities			SE	SE	SE	SE	SE	SE	SE	SE		SE	

Wind



Existing

- Wind energy facility, small
- ~~Wind energy facility, large~~
- ~~Wind energy facility, utility scale~~



Proposed

- Wind energy facility

Wind



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Wind energy facility, small system	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Fill used to highlight proposed changes

Question

- Do we want to allow these to more districts?

Industrial and Utilities Categories

- ✓ Junkyard/landfill
- ✓ Manufacturing
- ✓ Mining
- ✓ Storage
- ✓ Transportation
- ✓ Utilities
- ✓ Wind

Questions / Comments?

Telecommunications Update

Definition Modifications

- Alphabetize/Organize
- Revisions/deletions/additions

Use Table

- Revisions/deletions/additions

Article 9 Topics

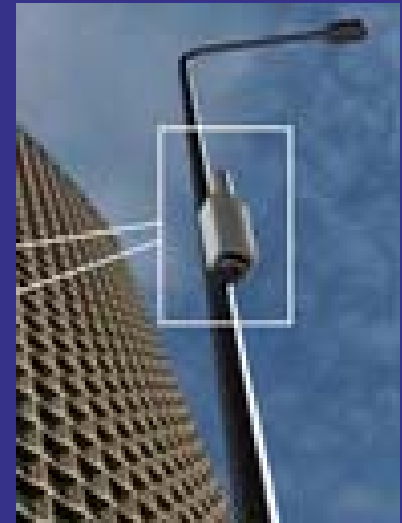
- Telecommunications 9-13



Telecommunications

Regulations - VA State Code 15.2-2316.3 (effective 7-1-17)

- Must approve small cell facilities on existing structures
 - Can include up to 35 facilities in a single application – 60 max to approve
 - \$100 each for up to 5; \$50 each for every additional
 - Zoning Permit - \$35; SE application - \$275
- Must establish a procedure for approval of small cell facilities in public rights of way.
 - N/A to Gloucester – VDOT land use permit
- Micro wireless facilities suspended on lines between existing utility poles are exempt from permitting



Telecommunications – Commercial Communications Facility

Regulations - HB 1258 Wireless communications infrastructure; zoning (adopted by House 3-5-18)

- **Administrative Review-eligible Projects (no SE or CUP; admin review or not)**
 - Wireless facilities 50 feet or less above grade supporting small cell facilities; provided
 - Not more than 10 feet above tallest utility pole within 500 feet
 - Not located within a historic district
 - Not located in an area where locality has expended at least 35% of its general fund undergrounding projects
 - Co-location on any existing structure of a wireless facility that is not a small cell facility

Telecommunications – Commercial Communications Facility

Administrative Review-Eligible Projects



Small Cell Facilities – 6 SF or less



Small Cell Facilities
– support 50' or less



Colocations – not an existing small cell facility

Telecommunications - Commercial Communications Facility

Commercial Communication Facility, minor

- A commercial communication facility that is either
 - a small cell facility as defined in State Code,
 - a support structure for a small cell facility that is not taller than 50' and not located within a historic district, or
 - a colocation on any existing structure of a wireless facility that is not a small cell facility.

Permitted by-right in all districts.

Do we want to require administrative review?

Commercial Communications Facility

Commercial Communication Facility, major

- Any commercial communication facility that does not qualify as a minor facility.

SE in all districts.

Minimum lot size - 30,000 SF.



Commercial Communication Facility

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Type I	P	P	P	P	P	P	P	P	P	P	P	P	
Type II	P	P	P	P	P	P	P	P	P	P	P	P	
Type III	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Type IV	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Type V	P	P	P	P	P	SE	P	P	P	P	P	P	
Type V lot < 30K SF	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	
Type VI	P	P	P	P	P	SE	P	P	P	P	P	P	
Type VI lot < 50K SF	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
CCF, minor	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
CCF, major	?	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>	<u>P</u> <u>/SE?</u>

Fill used to highlight proposed changes



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Commercial Communications Facility

Supplemental Regulations – Review and Revise as needed

	Article 9 -13	SE Req.
Compatibility & Continuous Use	✓	✓
Compliance w/ Electronic Industry, FCC, Structural, etc.	✓	✓
Site Design	✓	✓
Coordination w/ other services	✓	✓

Art 9 Criteria & SE Criteria	Type I	Type II	Type III	Type IV	Type V & VI
Compatibility & Continuous Use					
1. To the maximum extent possible, the equipment shall be compatible with the building's architecture, in terms of color, texture, and proportion. The purpose of this requirement is to minimize the visibility of the equipment.	X				
11. The tower shall be a neutral color. Tower lighting shall be prohibited, unless required by FAA or FCC regulation. If lighting is required, the BZA may review lighting alternatives, and approve the design that would cause the least disturbance to the surrounding area.					
12. The applicant shall submit a photo-simulation or other visual simulation sufficient to allow an assessment of the visual impact of the facility on adjacent land uses and scenic viewsheds.					
4. To the maximum extent possible, the equipment shall be a neutral color. Accessory and yard lighting shall not be permitted. The purpose is to avoid visibility of pole and equipment and impacts on adjacent properties.					X
2. Facilities, which remain unused for a continuous period exceeding twenty-four (24) months, shall be removed at the expense of the provider and/or property owner within 30 days.	X	X	X	X	X
3. No signs or other forms of advertising shall be placed on any communications facility unless required by the FCC or FAA.	X	X	X	X	X
Compliance w Electronics Industry, FCC, Structural, etc standards					
4. The applicant shall submit documentation demonstrating compliance with design and structural standards of the Electronics Industry Association, as well as compliance with FCC standards regarding nonionizing electromagnetic radiation emissions. (Similar to SE criteria #2 &3)	X	X	X	X	
2. Before any building permit is issued for any commercial broadcasting tower, the appropriate data including custom engineering calculations for each installation shall be prepared by a registered structural or civil engineer and submitted for approval to the county's utility engineer and to the director of building and permits. This data shall satisfactorily demonstrate that the proposed tower conforms to all structural requirements of the building code.					
3. All commercial towers shall be subject to periodic reinspection by the building and permits office. If any additions, changes, or modifications are to be made to the tower, the chief building official shall have the authority to require proof through the submission of engineering data that the addition, change, or modification conforms to structural wind load and all other requirements of the building code.					
8. Facilities shall meet the structural and pole depth requirements set forth in the Uniform Statewide Building Code. If the building official determines that the soils and/or structure may pose structural problems, he may require plan submission from a design professional and/or other information as he determines necessary. (Combine with SE criteria #2)					X



Telecommunications

- ✓ Commercial Communication Facilities

Questions / Comments?

END OF PRESENTATION



COUNTY OF
GLOUCESTER
VIRGINIA

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