

5-621 **Public Utilities.** Lot requirements for Municipal Corporations, VDOT, LCSA, Public Utilities and Public Service Corporations.

- (A) In all zoning districts, public utilities shall be located on lots of one (1) acre or more.
- (B) All utility facilities shall have a minimum Type Four (4) Buffer Yard.

- (C) Such utilities may be accessed by private access easement.

#### **5-622 Magazine Contained Explosive Facilities.**

- (A) **Purpose and Intent.** The intent of this section is to allow businesses with magazine contained explosives storage facilities to be located within the A-3 zoning district, while preserving the rural character of the district. A commercial business operation requiring a magazine contained explosives facility shall be located in a commercial or industrial zoning district.
- (B) **Effective Control.** In order to qualify for a special exception as a magazine contained explosives facility, the applicant shall demonstrate unified ownership/control of the parcel that is the subject of the special exception application and the commercial business operation cited in (A) above.
- (C) **Site Development Criteria.**
  - (1) **Acreage.** The minimum gross acreage of a parcel used for storage of magazine contained explosives shall be 50 acres. A minimum of three acres shall be located outside of major floodplain. In no event shall the acreage be less than that necessary to comply with the regulations contained in the most current adopted edition of the "Virginia Statewide Fire Prevention Code" (VSFPC) and all other applicable state and local codes and ordinances whichever is more restrictive.
  - (2) **Setbacks.**
    - (a) **Adjacent to Roads.** No magazine facility or loading area shall be permitted closer than 500 feet to the right-of-way of a state maintained road or the minimum setback contained in the VSFPC, whichever is more restrictive.
    - (b) **Adjacent to Other Properties.** No magazine facility shall be permitted closer than 350 feet or the minimum setback contained in the VSFPC, whichever is more restrictive.
  - (3) **Access.** Magazine Contained Explosives Facilities may be located on lots accessed by private access easement.
- (D) **Construction and Placement.** Construction and Placement of a magazine for the containment of explosives shall conform to all applicable State and Federal requirements.

- (E) **Open Space.** Except for those areas established for the approved magazine facility on the special exception plat, the remainder of the parcel shall be maintained for agricultural, horticultural, and forestry uses during the term of the special exception. Uses and structures accessory to the magazine facility and an agricultural, horticultural, and/or forestry use on the property may be permitted, including security buildings, barns and one single family dwelling.
- (F) **Conveyance.** Approval of a special exception or zoning permit pursuant to this section shall not convey with the transfer of the property or business which are the subject of these applications.

**5-623 PD-IP Private School Notification Standards.**

- (A) **Purpose and Intent.** Operators of a private school located within a PD-IP District must notify all applicants, at the time of application, of the potential permitted and special exception uses within such a district.
- (B) **Standard Notification.** The notification document shall include a list of the uses permitted within the industrial zone. The document shall include a section that requires prospective student's parent to sign a statement stating that they have reviewed or have been offered the opportunity to review this document Said document shall remain on file at the school for the period of the student's enrollment.

**5-624 Vehicle Wholesale Auction.**

- (A) **Locational Criteria.**
  - (1) Vehicle wholesale auctions shall be located on a public, paved road capable of accommodating the traffic generated by the use.
  - (2) Vehicle wholesale auctions shall be located on parcels where at least a portion of the parcel is located within the noise contour areas of the Airport Impact Overlay District, as existing at the time of initial site plan approval.
  - (3) Vehicle wholesale auctions shall be located on a parcel with an area of 50 acres or more.
- (B) **Site Development Criteria.**
  - (1) Any car-carrier loading/unloading area and vehicle storage areas shall be located separately from the customer parking areas, and such areas shall be identified with directional signage.
  - (2) The use shall be served by public sewer.

- (3) Car washing associated with the use shall utilize recycled water.
- (4) The sale and/or storage of vehicles that are not in operating condition shall not be permitted.
- (5) Outdoor vehicle storage, parking spaces, and loading spaces shall be specifically identified on an approved site plan and shall be limited to such areas.
- (6) Outdoor vehicle storage shall be setback at least 100 feet from any road right-of-way.
- (7) The test driving of all vehicles shall be conducted on-site.
- (8) Notwithstanding the requirements of Section 5-1400, no structure shall be required in the rear or side Type 4 Buffer Yards when adjacent to areas of Dulles Airport.
- (9) Vehicle wholesale auctions shall not be conducted before 8:00 a.m., after 6:00 p.m., or on Saturdays or on Sundays.

**5-625 Winery, Commercial.** Commercial wineries in the AR and JMLA districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for a commercial winery is 10 acres.
- (2) **Wine Tasting Rooms and Accessory Food Sales.** Facilities for wine tasting rooms and accessory food sales (including a kitchen) shall not exceed 20 percent of the total gross floor area of all structures at the commercial winery.
- (3) **Hours of Operation.** Hours of operation shall be limited to 10:00 a.m. to 10:00 p.m.

(B) **Size of Use.**

- {1) **Floor Area Ratio.** The floor area ratio for a commercial winery shall not exceed 0.02.
- (2) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure, and shall not be visible from any public right-of-way.

(C) **Location on Site/Dimensional Standards.** A commercial winery shall be set back at least 125 feet from all lot lines.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Roads/Access Standards.**

- (1) **General Access Standards.** A commercial winery shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways to a commercial winery shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Commercial wineries that use heavy equipment shall have direct access to a paved public road.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(H) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-626 Agriculture, Horticulture and Animal Husbandry.**

- (A) **Parcel Size.** Agriculture, Horticulture and Animal Husbandry uses shall be located on parcels 3 acres in size or larger.
- (B) **Setbacks for Certain Structures.** No structure for housing livestock shall be located closer than 100 feet from any property line adjoining lots where a residential dwelling is the principal use.

**5-627 Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry).**

- (A) **Intensity/Character.**

- (1) **In Association with On-Going Agriculture, Horticulture, or Animal Husbandry Use.** The agriculture support use (direct association) shall be allowed only in direct association with an on-going agriculture, horticulture, or animal husbandry use or activity.
- (2) **Site Size.** The minimum lot area for any agriculture support use (direct association) shall be 5 acres.
- (3) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

Use	Scope of Use/Event	Lot Area (Minimum)
Level I—small scale	No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time.	5 acres, up to 25
Level II—medium scale	> 200 visitors on any one day, no more than 400; no more than 200 vehicles allowed on site at any one time.	>25 acres, up to 50
Level III—large scale	> 400 visitors on any one day, no more than 600; no more than 300 vehicles allowed on site at any one time, except 4 additional visitors and 2 additional vehicles allowed per acre in excess of 100 acres.	>50 acres, up to 100

- (4) **Hours of Operation.** Hours of operation for any agriculture support use (direct association) shall be limited to the hours from 6:00 a.m. to 9:00 p.m.

- (1) **Owner.** The agriculture support use (direct association) shall be operated or maintained by the owner or occupant of the land upon which the primary associated agriculture, horticulture, or animal husbandry use is being conducted.

(B) **Size of Use.**

- (2) **Structure.** The size of structures used in the agricultural support use (direct association) shall not exceed the following gross floor area (total all structures):

Use	Lot Area	Size of Structures (Maximum)
Level I – small scale	5 to 25 acres	12,000 square feet
Level II – medium scale	> 25 acres, up to 50 acres	24,000 square feet
Level III – large scale	> 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per	36,000 square feet

Use	Lot Area	Size of Structures (Maximum)
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10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agricultural support (direct association uses).

- (3) **Storage Areas.** The total area of all storage areas used in the agricultural support use (direct application) shall not exceed the following size in square feet:

Use	Lot Area	Size of Structures (Maximum)
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Level I-small scale                      5-25 acres                      5,000 square feet  
 An additional 1,000 square feet of storage area shall be allowed by right for each Additional 10 acres, not to exceed a maximum of 20,000 square feet.

- (0) **Location on Site/Dimensional Standards.** Structures or storage areas of an agricultural support use (direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min.)	Size of Structures (Max.)	Setback from Lot Lines
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Level I-small scale	7 to 25 acres	12,000 square feet	60 ft.
Level II – medium scale	> 25 acres, up to 50 acres	24,000 square feet	120 ft.
Level III – large scale	40 acres	36,000 square feet	175 ft.

(P) **Landscaping/Buffering/Screening.**

- (1.) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(Q) **Road/Access Standards.**

- (1) **General Access Standards.** An agriculture support use (direct association) shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(3) **Vehicles/Equipment.** Any agricultural support use (direct association) that involves the use of or services heavy equipment shall have direct access to a paved public road maintained by the state. Direct access shall not be provided by a private easement.

(R) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(S) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(T) **Hazardous Chemicals, Pesticide Use.** The use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents shall be prohibited within the required buffer.

(U) **Parking**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the agricultural support use (direct association) shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-628 Farm Based. Tourism.** Farm based tourism uses in the AR, TR and JLMA districts shall comply with the following standards.

(A) **Intensity/Character Standards.**

(1) **Site Size.** The minimum lot area for a farm based tourism use shall be 5 acres.

(2) **Visitors/Customers/Parking Spaces** The lot area shall increase based on the number of visitors/customers attracted to the use, as follows.

Use	Scope of Use/Event	Lot Area Requirement
Level I-small scale	No more than 300 visitors on any one day; no more than 150 vehicles allowed on site at any one time.	> 5 acres
Level II – medium scale	> 300 visitors daily, no more than 600 visitors on any one day; no more than 300 vehicles allowed on site at any one time.	> 40 acres
Level III – large scale	> 600 visitors daily, no more than 800 visitors on any one day; no more than 400 vehicles allowed on site at any one time.	> 80 acres



- (3) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.
- (4) **Owner.** The farm based tourism use shall be operated or maintained by the owner, operator, or occupant of the land upon which the primary associated agriculture, horticulture or animal husbandry use is being conducted.
- (5) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for Farm Based Tourism and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) **Size of Use Standards.**

(1) **Structure.**

- (a) The size of structures used for the farm based tourism use shall not exceed the following gross floor areas (total all structures):

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I-small scale	5 acres, up to 40 acres	Up to 5,000 square feet
Level II – medium scale	> 40 acres, up to 80 acres	> 5,000 square feet, up to 7,500 square feet.
Level III – large scale	> 80 acres	> 7,500 square feet, up to 10,500 square feet

- (2) **Storage Areas.** The total area of all storage areas shall not exceed 25 percent of the total floor area of the structures used for the farm based tourism use.

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures for farm based tourism uses shall be set back from lot lines as follows:

Use	Size of Structures (Maximum)	Setback from Lot
Level I-small scale	Up to 5,000 square feet	100 ft.
Level II – medium scale	> 5,000 square feet, up to 7,500 square feet	150 ft.
Level III – large scale	> 7,500 square feet, up to 10,000 square feet	200 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Road/Access Standards.**

- (1) **General Access Standards.** Farm based tourism uses shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

**Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-654(A) (Exterior Lighting Standards).

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-629 Sawmills.** Sawmills shall comply with the following standards.

(A) **Intensity/Character Standards.**

- (1) **Site Size.** The minimum lot area for a sawmill shall be 12 acres.
- (2) **Customers/Parking Spaces.** The minimum lot area shall increase based on the number of customers attracted to the use, as follows.

Use	Scope of Use/Event	Lot Area (Minimum)
Level I – small scale	No more than 25 customers on any one day; no more than 13 vehicles allowed on site at any one time.	12 acres
Level II – medium scale	> 25 customers on any one day; no more than 100; no more than 50 vehicles allowed on site at any one time.	20 acres
Level III – large scale	> 100 customers on any one day, no more than 150; no more than 75 vehicles allowed on site at any one time.	25 acres

- (3) **Hours of Operation.** Hours of operation for a sawmill shall be limited from 6:00 a.m. to 6:00 p.m.

(B) **Size of Use Standards.**

- (1) **Structure.** Excluding the actual timber cutting equipment, the size of all structures used at the sawmill shall not exceed the following gross floor areas (total all structures):

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I-small scale	12 acres	3,500 square feet
Level II – medium scale	20 acres	5,500 square feet
Level III – large scale	25 acres	7,000 square feet

- (2) **Storage Yards.** The size of storage yards used for a sawmill shall not exceed the following size in square feet:

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I-small scale	12 acres	3,500 square feet
Level II – medium scale	20 acres	5,500 square feet
Level III – large scale	25 acres	7,000 square feet

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures and storage yards shall be set back from lot lines as follows:

Use	Size of Structures (Maximum)	Setback from Lot Lines
Level I-small scale	Up to 3,500 square feet	225 ft.
Level II – medium scale	> 3,500 square feet, up to 5,500 square feet	275 ft.
Level III – large scale	> 5,500 square feet, up to 7,000 square feet	325 ft.

- (2) **Sawdust and or Wood Chip Pile.** Sawdust or wood chip piles at the sawmills shall not exceed 25 feet.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
  - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
  - (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access Standards.**
- (1) **General Access Standards.** A sawmill shall comply with the road access standards of Section 6-564.
  - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 552 (Exterior Lighting Standards).
- (G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound emitted by the use, as measured at the property line, shall not exceed 55 dB(A).
- (H) **Parking.**
- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the sawmill shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-630 Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry).**

- (A) **Intensity/Character.**
  - (1) **Site Size.** The minimum lot area for an agriculture support use (no direct association) shall be 5 acres, except the following uses shall have the following minimum lot area:

Use	Lot Area (Minimum)
Agricultural Research Facility	25 acres
Central Farm Distribution Hub for Agricultural Products	25 acres

- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the us; as follows:

Use	Scope of Use/Event	Lot Area Minimum
Level I - small scale	No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time.	5 to 25 acres
Level II - medium Scale	More than 200 visitors on any one day and less than 400; no more than 200 vehicles allowed on site at any one time.	>25 acres, up to 50
Level III - large Scale	More than 400 visitors on any one day and less than 600; no more than 300 vehicles allowed on site at any one time, except that 5 additional visitors and 2 additional vehicles are allowed per acre in excess of 100 acres.	>50 to 100 acres

- (3) **Hours of Operation.** Hours of operation for an agricultural support use (no direct association) shall be limited to the hours from 6:00 am. to 10:00 p.m.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures used on the agricultural support use (no direct association) shall not exceed the following floor area ratio or gross floor area, as applicable:

Use (minimum)	Lot Area	Size of Structures (Maximum)
Agricultural Research Facility	25 acres	Maximum FAR 0.02
Central Farm Distribution Hub for Agricultural Products	25 acres	Maximum FAR: 0.02
All Other Uses		
Level I—small scale	5 to 25 acres	12,000 square feet
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet
Level III—large scale	> 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses)	36,000 square feet

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.

- (C) **Location on Site/Dimensional Standards.** An agricultural support use (no direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max.)	Setback front Lot Lines
<b>Agricultural Research Facility</b>	25 acres	Maximum FAR (all structures): 0.02	150 ft.
Central Farm Distribution Hub for Agricultural Products	25 acres	Maximum FAR. (all structures): 0.02	150 ft.
All Other Uses			
Level I—small scale	5 to 25 acres	12,000 square feet	50 ft.
Level II—medium Scale	>25 acres, up to 50 acres	24,000 square feet	150 ft
Level III—large scale	> 50, up to 100 acres	36,000 square feet	200 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas..** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(B) **Roads/Access.**

- (1) **General Access Standards.** An agricultural support use (no direct association) shall comply with the road access standards in Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any use that involves the use of or services heavy equipment shall have direct access to a paved public road.
- (4) **Number of Access Points.** There shall be no more than two points of access from the use to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (3) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-631 Animal Hospital.** Animal hospitals in the AR and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for any animal hospital shall be 5 acres.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall not exceed 0.04.
- (2) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
- (3) **Location on Site/Dimensional Standards.** An animal hospital shall have the following minimum required yards:
  - (a) Structures of less than 5,000 square feet of gross floor area: 100 feet minimum from all lot lines.
  - (b) Structures greater than 5,000 square feet and less than 15,000 square feet of gross floor area: 150 feet minimum from all lot lines.
  - (c) Structures greater than 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (D) **Roads/Access.**
  - (1) **General Access Standards.** An animal hospital shall comply with the road access standards of Section 5-654.
  - (2) **Driveways.** Driveway shall not be located within a required buffer yard area except as minimally necessary to access the site.
  - (3) **Number of Access Points.** There shall be no more than two points of access from an animal hospital to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards):
- (F) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).
- (G) **Parking.**
  - (I) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-632 **Seasonal Labor Dormitory.** Seasonal labor dormitory uses in the AR and JLMA-20 districts shall comply with the following standards.

- (A) **Intensity/Character.**
  - (1) **Location of Use.** The use shall be located on the site of active agriculture, horticulture or animal husbandry operations.
  - (2) **Dwelling Unit Size.** The minimum size of a dormitory shall be based on a rate of 100 square feet per seasonal laborer housed, up to a maximum of 2,500 square feet.
  - (3) **Residents.** Residents shall be employed on site at an on-going agriculture, horticulture or animal husbandry operation during their occupancy of the unit.
- (B) **Location on Site.**



- (1) **Located on Internal Site Roads.** Dormitories shall be accessed by internal site roads and shall not have direct access to public roads.
- (2) **Setback from Single-Family Dwellings.** Dormitories shall be set back 300 feet from off-site single family detached units.
- (C) **Landscaping/Buffering/Screening.** Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from dormitory structures.
- (D) **Sanitary and Bathing Facilities.** All dwellings shall have indoor sanitary and bathing facilities consistent with the requirements of the Loudoun County Health Department
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (F) **Parking.**
  - (1) **General.** Parking shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
  - (3) **Landscaping/Buffering.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

**5-633 Airport/Landing Strip.** The following standards shall apply to airport/landing strips in the AR, JLMA.-20 and TR-10 districts.

- (A) **Intensity/Character.**
  - (1) **Scope of Aviation Operations.**
    - (a) The airport/landing strip shall be for private aviation aircraft only, limited exclusively to the use of the landowner and guests; commercial operations, including flight training, ground school, and sales, are prohibited.
    - (b) Instrument-guided flight to access the airport/landing strip is prohibited.
    - (c) Jet-propelled aircraft shall not use the airport/landing strip.
    - (d) Takeoffs or landings are prohibited between the hours of 6:00 p.m. and 6:00 a.m.

(2) **Accessory Aircraft Repairs and Servicing.**

- (a) Typical accessory support services for the airport landing strip are allowed, including but not limited to fueling stations, fuel tanks, and storage.

Routine minor repairs and necessary maintenance of aircraft are permitted accessory uses, provided all routine repairs and maintenance occur within an enclosed structure, such as a hangar.

- (B) **Site Size.** The minimum lot area for an airport/landing strip shall be 25 acres, except that a use consisting only of a landing strip with no accessory structures or facilities other than a fueling station shall be a minimum of 15 acres in size.

(C) **Structure Size.**

- (1) **Structure Size.** The size of structures necessary to service the use, such as aircraft service buildings, shall not exceed the following gross floor area (total all structures): 15,000 square feet.

- (2) **Storage Yards.** The maximum total area of storage yards for all lots smaller than 25 acres shall be 5,000 square feet. For lots greater than 25 acres, an additional 1,000 square feet shall be allowed for each additional 10 acres, not to exceed a maximum of 20,000 square feet.

(D) **Location on Set/Dimensional Standards.**

- (1) **Aviation Structures, Storage Yards and Runway or Landing Strip.** All aviation structures, storage yards, and the runway or landing strip, shall be set back from lot lines as follows:

- (a) Structures less than 2,500 square feet of gross floor area: 125 feet minimum from all lot lines.
- (b) Structures greater than 2,500 and up to 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.
- (c) Structures over 15,000 square feet of gross floor area: 250 feet minimum from all lot lines.
- (d) Runway or landing strip: 650 feet minimum from all lot lines.

(E) **Landscaping/Buffering/Screening.**

- (1) **Runway Buffer Area.** A buffer area shall be provided extending from the end of all airways or landing strips. The size of the buffer shall encompass a minimum land area equal to a one-quarter

mile radius measured from the edge of the end of every runway;  
No uses shall be allowed within this runway buffer area.

- (2) **Parking.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Outdoor Services/Activities.** All tanks, storage yards, and vehicles and equipment stored outdoors shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (F) **Road/Access.** Any airport/landing strip use shall comply with the road access standards of Section 5-654.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Parking,**
  - (1) **General.** Parking shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the use s shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-634 Agricultural Cultural Center.** An, agricultural cultural center in the AR districts shall comply with the following standards.

- (A) **Intensity/Character of Use.** The minimum lot area for an agricultural cultural center shall be 10 acres.
- (B) **Size of Use.**
  - (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.02.
  - (2) **Storage Yards.** The total area of all storage yards shall be limited to 10 percent of the total gross floor area of the principal structure on the site. Outdoor exhibit space open to members of the public shall not be counted as part of the area of storage yards.
- (C) **Location on Site.**
  - (1) **Lot Lines.** An agricultural cultural center shall be set back from lot lines as follows:
    - (a) Structures of less than 9,000 square feet of gross floor area:  
125 feet minimum from all lot lines.
    - Structures greater than 9,000 square feet, and. up to 18,000 square feet of gross floor area: 175 feet minimum from all lot lines.

(c) Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General Access Standards.** An agricultural cultural center shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving an agricultural cultural center of up to 5,000 square feet gross area shall use a dust-free surfacing material as provided in the Facilities Standards Manual. Parking areas in excess of 5,000 square feet of gross floor area shall provide paved parking for visitors and users.

**5-635 Fairground.** The following standards shall apply to fairgrounds in the AR and JLMA-20 districts.

- (A) **Intensity/Character of Use.** The minimum lot area for the use shall be 25 acres.
- (B) **Size of Use.**
  - (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.04.

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structures.
  - (3) **Building Height** Building height shall not exceed 35 feet.
  - (4) **Location on Site.** The use shall be set back from lot lines as follows:
    - (a) Structures of less than 20,000 square feet of gross floor area: 150 feet minimum from all lot lines.
    - (b) Structures greater than 20,000 square feet, up to 40,000 square feet of gross floor area: 200 feet minimum from all lot lines.
    - (c) Structures greater than 40,000 square feet of gross floor area: 225 feet minimum from all lot lines.
- (C) **Landscaping/Buffering/Screening.**
- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
  - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
  - (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (D) **Roads/Access.**
- (1) **General Access Standards.** Fairgrounds shall comply with the road access standards of Section 5-654.
  - (2) **Number of Access Points.** There shall be no more than two points of access to a fairground. This requirement shall not preclude an additional access for emergency vehicles only.
  - (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).
- (F) **Noise.**
- (1) **Location in Relation to Residential Use.** No loading/unloading activities; or other noise-producing activities shall be allowed within 250 feet of an existing adjacent single family detached use during the hours of 11:00 a.m. and 6:00 a.m.

- (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A).

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving a fairground shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-636 Arboretum, Botanical Garden, Nature Study Area.** The following standards shall apply to the development of arboretums, botanical gardens, and nature study areas in the AR and JLMA-20 districts.

(A) **Intensity/Character of Use.**

- (1) **Site Size.** The minimum lot area for any arboretum, botanical garden or nature study area shall be 5 acres.
- (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m., except that permitted temporary special events at an arboretum, botanical garden, or nature study area may operate beyond the 9:00 p.m. time according to the terms of the temporary special events permit.
- (3) **Accessory Uses.** Accessory uses shall only permitted on lots 20 acres in size or larger. Accessory uses to an arboretum, botanical garden, or nature study area may include retail sales (e.g., gift shops), small restaurants or cafes, or visitor centers subject to the following standards:
  - (a) Retail sales shall be limited to the sale of items directly related to the nature and character of the principal permitted use.
  - (b) Accessory uses other than a visitors center shall contain no more than 1,000 square feet of gross floor area. A visitors center shall contain no more than 2,500 square feet of gross floor area.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The, maximum floor area ratio shall be 0.02.
- (2) **Storage Areas.** The total area of storage areas shall not exceed .10 percent of the total area of the principal structure.

- (C) **Roads/Access.** Uses shall comply with the road access standards of Section 5-654.
- (D) **Parking.**
  - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-637 **Cemetery, Mausoleum, Crematorium.** The following standards shall apply to the development of cemeteries, mausoleums, and crematoriums.

- (A) **Intensity/Character of Use.**
  - (1) **Site Size.** The minimum lot area for any cemetery, mausoleum, or crematorium shall be 10 acres.
  - (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m. or dusk, whichever occurs first.
- (B) **Size of Use.**
  - (1) **Maximum Floor Area Ratio.** The maximum floor area ratio shall be 0.02.
  - (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.
- (C) **Location on Site/Dimensional Standards.**
  - (1) **General.** Cemetery, mausoleum, or crematorium uses shall be set back 150 feet from lot lines.
  - (2) **Setback from Residences without Property Owner Consent.** Cemetery, mausoleum and crematorium uses shall be set back a minimum of 250 yards from a residence if property owner consent is not received to be located closer to the residence. Cemetery, mausoleum or crematorium uses shall be set back a minimum of 300 yards from a city, town or water company well (Section 57-26 Code of Virginia).
- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
  - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
  - (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (B) **Roads/Access.**
- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
  - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (F) **Parking.**
- (1) **General.** Parking and loading shall be provided *as* required by Section 5-1102.
  - (2) **Surface..** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

**5-638 Public Safety Uses (Fire/Rescue Stations, Police Station/Substation).** The following standards shall apply to the development of fire/rescue stations and police stations/substations in the AR, TR and ILMA districts.

- (A) **Size of Use.**
- (1) **Site Size.** The minimum lot area for any public safety use shall be 3 acres.
  - (2) **Floor Area Ratio.** The maximum floor area ratio shall be 0.3.
  - (3) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure.
  - (4) **Setback from Lot Lines.** Public safety uses shall be set back from lot lines as follows:
    - (a) Structures of less than 4,000 square feet of *gross* floor area: 60 feet minimum from all lot lines.



- (b) Structures greater than 4,000 square feet, and up to 8,000, square feet of gross floor area: 100 feet minimum from all lot lines.
- (c) Structures *greater* than 10,000 square feet of gross floor area: 120 feet minimum from all lot lines.

(B) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(C) **Roads/Access.**

- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(D) **Parking.** Parking and loading shall be provided *as* required by Section 51102(3)(4). These spaces shall be in addition to vehicle storage spaces for vehicles not in use.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1) and (2) (Exterior Lighting Standards).

**5-639 Religious Assembly Uses (Church, Synagogue, Temple, Mosque).** The following standards shall apply to the development of religious assembly uses in the AR, JLMA and TR-10 districts.

(A) **Size of Use.**

- (1) **Site Size.** The minimum lot area for a religious assembly use shall be:
  - (a) Religious assembly uses with seating capacity of 300 seats or less: 10 acres.
  - (b) Religious assembly uses with seating capacity of 300 seats or more seats, or religious assembly uses that include accessory uses (schools, day care centers, recreation facilities): 20 acres.

- (2) **Maximum Floor Area Ratio.** The maximum floor area ratio, as measured utilizing all structures and the total gross acreage of the site shall be 0.02.
- (3) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.

(B) **Location on Site.**

- (1) **Setbacks from Lot Lines.** A religious assembly use (including all accessory uses and structures) shall be set back from lot lines as follows:
  - (a) Structures of less than 9,000 square feet of gross floor area: 125 feet minimum from all lot lines.
  - (b) Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area: 175 feet minimum from all lot-lines.
  - (c) Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.

- (C) **Child Care Facilities.** Religious assembly uses with child care facilities shall comply with the requirements of Section 5-609.

(D) **Landscaping/Buffering/Screening:**

- (1) **Buffer.** The use shall comply with landscaping and screening standards of Section 5-653(A).
- (2) **Parking Area.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General Access Standards.** Religious assembly uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a religious assembly use. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

**Modification of Performance Standards.** The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this Section 5-639 in order to eliminate a substantial burden on religious exercise as guaranteed by the federal *Religious Land Use and Institutionalized Persons Act of 2000* (42 U.S.C. Sec. 2000cc), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the federal Act that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

**5-640 Conference and Training Centers.** Conference and training centers in the AR, JIMA-20 and TR-10 districts shall comply with the following standards.

- (A) **Intensity/Character.** The minimum lot area shall be as follows.

Use	Lot Area. (Minimum)	Average Daily -Users
Level I-small scale	50 acres	Up to 50 users
Level II-medium scale	100 acres	>50 and up to 100 users
Level III-large scale	150 acres	>100 and up to 150 users
Level IV	Requires special exception approval pursuant to Section 5-1300	<sup>1</sup> >150 users
Average daily users include the employees, trainees and conferees the conference and training center is designed to accommodate. Service trips, which are trips made to the facility for the purpose of delivering food, supplies, and related materials are in addition to the average daily users.		

- (B) **Size of Use.**
  - (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.03.
  - (2) **Accessory Uses.** Dining and banquet facilities may be provided for employees, trainees and conferees. The banquet and dining facilities shall not exceed 20 percent of the total area of the principle permitted structure. The lodging facilities shall not constitute over 40 percent of the total area of the principal permitted structure.

- (3) **Special Events Only by Section 5-500 or Special Exception.** Special events shall receive approval pursuant to Section 5-500, or be specifically provided for in the approval of a special exception (Section 6-1300), as applicable.
- (4) **No Products Sold On-Site.** No products shall be sold on-site, except those that are clearly incidental and integral to the training programs and seminars. Shirts, glasses, golf equipment, pens and pencils, mugs and similar items with the logo of the company or firm conducting or sponsoring the conference or seminars are considered incidental and integral to the training program.
- (5) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principle structures.
- (6) **On-Site Recreation. Facilities.** On-site recreation facilities may be used solely by employees, trainees or conferees.
- (7) **Open Space.** A minimum of 75 percent of the site shall remain as open space.
- (8) **Location on Site/Dimensional Standards.** Conference and training centers shall be set back from lot lines as follows:

Use	Lot Area (Min.)	Setback from Lot Lines
Level I-small scale	50 acres	150 ft.
Level II – medium scale	100 acres	200 ft.
Level III – large scale	150 acres	300 ft.

(C) **Landscaping/Buffering/Screening.**

**Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

- (1) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (2) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General.** The conference and training center use shall comply with the road access standards of Section 5-654.

- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
  - (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (E) **Parking.**
  - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound from the site, as measured at the property line, shall not exceed 55 dB(A).

**5-641 Teahouse; Coffeehouse.** Teahouse or coffeehouse uses in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
  - (1) **Site Size.** The minimum lot area shall be 5 acres.
  - (2) **Structure.** The size of structures used shall not exceed 2,500 square feet in gross floor area (total all structures).
- (C) **Location on Site/Dimensional Standards.** The teahouse or coffeehouse use shall be setback 50 feet from lot lines.
- (D) **Landscaping/Buffering/Screening.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Parking.** Parking and loading shall be provided as required by Section 5-1102.
- (F) **Roads Access Standards.**
  - (1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.

(2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1), (2) and (4).

**5-642 Banquet Facility.** Any banquet facility use in the AR districts shall comply with the following standards:

(A) **Intensity/Character Standards.** Hours of operation shall be limited to 9:00 a.m. to 2:00 a.m.

(B) **Size of Use.** The minimum lot area for a banquet facility shall be 25 acres.

(C) **Location on Site/Dimensional Standards.** The banquet facility use shall be set back 200 feet from lot lines.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access Standards.**

(1) **General Access Standards.** A banquet facility shall comply with the road access standards of Section 5-654.

(2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).

(H) **Noise.** A banquet facility shall comply with the noise standards of Section 5-652(B) (Noise Standards).