

5-643 Restaurant Any restaurant use in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited from 6:00 a.m. to 12:00 midnight.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 20 acres.
 - (2) **Floor Area Ratio.** The floor area ratio shall not exceed 0.01.
 - (3) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:
 - (a) Structures of up to 1,500 square feet of gross floor area: 100 feet minimum from all lot lines.
- (C) Structures greater than 1,500 and up to 4,000 square feet of gross floor area: 150 feet minimum from all lot lines.
- (D) Structures over 4,000 square feet of gross floor area: 175 feet minimum from all lot lines.
- (C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.
- (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.** A restaurant 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) **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.

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

5-644 Educational or Research Facilities Use Related to the Agriculture, Horticulture and Animal Husbandry Uses in the District. Any educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the AR and TR districts shall comply with the following standards.

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

- (1) **Site Size.** The minimum lot area shall be 25 acres.
- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted, as follows.

Scope of Use/Event	Lot Area (Minimum)
No more Than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. Additional visitors allowed by right at rate of 5 per acre in excess of 25 acres.	25 acres

- (3) **S**
tructure. The floor area ratio shall not exceed 0.01.
- (4) **Storage Yards.** The maximum total area of storage yards shall not exceed 10 percent of the total area of the principal structure.

(B) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:

- (1) Structures up to 7,000 square feet of gross floor area: 100 feet minimum from all lot lines.
- (2) Structures greater than 7,000 square feet of *gross* floor area and up to 12,000: 150 feet minimum from all lot lines.
- (3) Structures greater than 12,000 square feet of gross floor area: 200 feet minimum from all lot lines.

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

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

(E) **Roads/Access.**

(1) **General.** The use 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.

(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 3-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-632(B) (Noise Standards).

5-645 Camp, Day and Boarding. Day and boarding camps in the AR, TR, and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

(a) The minimum lot area for a day and boarding camp for less than 15 campers shall be 20 acres.

(b) The minimum lot area for a day and boarding camp for more than 15 campers shall comply with the following standards.

Use	Scope of Use/Campers	Total Size of Structures (Maximum)
Level I-small scale	Up to 30 campers daily	8,000 square feet
Level II – medium scale	> 30 and up to 60 campers	16,000 square feet
Level III – large scale	> 60 and up to 100 campers	32,000 square feet
Level IV	> 100 campers daily	Special exception pursuant to Section 6-1300.

- (2) **Not Permanent Residence.** Day and boarding camps shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.

(B) **Size of Use.**

(1) **Structure Size.**

- (a) The size of structures (excluding tent platforms) used at a day and boarding camp for less than 15 campers shall not exceed 6,000 square feet in gross floor area.
- (b) The minimum size of structures (excluding tent platforms) at day and boarding camp for more than 15 boarders shall comply with the following standards.

Use	Scope of Use/Campers	Total Size of Structures (Maximum)
Level I – small scale	Up to 30 campers daily	8,000 square feet
Level II – medium scale	> 30 and up to 60 campers	16,000 square feet
Level III – large scale	> 60 and up to 100 campers	32,000 square feet
Level IV	> 100 campers	Special exception pursuant to Section 6-1300.

- (2) **Location on Site/Dimensional Standards.** Structures shall be set back from lot lines as follows:

Use	Lot Area (Min.)	Size of Structures (Max.)	Setback from Lot Lines
Camp with less than 15 campers	20 acres	6,000 square feet	100 ft.
Level I – small scale	40 acres	8,000 square feet	150 ft.
Level II – medium scale	80 acres	16,000 square feet	200 ft.
Level III – large scale	160 acres	32,000 square feet	250 ft.

(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 f-6573.(B).

(D) **Roads/Access.**

(1) **General Access Standards.** The use 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.

(1) **Number of Access Points.**

(a) **Camp with Less Than 15 Campers/Level I Camp.** There shall be no more than one point of access to a public road from a camp with less than 15 campers or a Level I day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(b) **Level II or It Day and Boarding Camp.** There shall be no more than two points of access to a road from a Level II or III day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Parking.**

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

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

GE) **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).

5-646 Campgrounds. Campgrounds in the AR, TR, and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

(a) The minimum lot area for a campground shall be 40 acres.

(b) The minimum lot area for a campground shall increase based on the following standards.

Use	Scope of Use/Campsites	Lot Area (Minimum)
Level III – large scale	>100 up to 150 campsites	160 acres
Level IV	>150 campers	Special exception pursuant to Section 6-1300.

Use	Scope of Use/Campsites	Lot Area (Minimum)
Level III – large scale	>100 up to 150 campsites	160 acres
Level IV	>150 campers	Special exception pursuant to Section 6-1300.

- (2) **Not Permanent Residence.** Campgrounds shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Camping Sites.** Camping sites shall be a minimum of 1,250 square feet and at least 25 feet in width.
- (4) **Recreational Area.** Each campground shall provide a recreational area consisting of 100 square feet per campsite.
- (5) **Public Telephone.** At least one (1) public telephone shall be provided for each 50 campsites.
- (6) **Streets and Walks Lighted.** Streets and walks shall be lighted every 400 feet.
- (7) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.
- (8) **Groundcover.** All areas within a campground shall have sufficient groundcover to prevent erosion and blowing dust.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures (excluding tent platforms) used at a campground shall not exceed the following standards:

Use	Scope of Use/Campers	Total Size of Structures (Maximum)
Level I – small scale	Up to 50 campsites	8,000 square feet
Level II – medium scale	> 50 and up to 100 campsites	16,000 square feet
Level III – large scale	> 100 and up to 150 campsites	32,000 square feet
Level IV	> 150 campsites	Special exception pursuant to Section 6-1300.

(C) **Location on Site/Dimensional Standards.** A campground shall be set back from lot lines as follows:

	Lot Area (Min)	Size of Structures (Max)	Setback from Lot Lines
Level I – small scale	40 acres	8,000 square feet	150 ft.
Level II – medium scale	80 acres	16,000 square feet	200 ft.
Level III – large scale	160 acres	32,000 square feet	250 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).

(E) **Roads/Access.**

(1) **General Access Standards.** The use 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) **Number of Access Points.**

(a) There shall be no more than one point of access to a public road from a Level I campground. This requirement shall not preclude an additional access for emergency vehicles only.

(b) There shall be no more than two points of access to a public road from a Level II, III or IV campground. This requirement shall not preclude an additional access for emergency vehicles only.

(D) **Parking.**

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

(4) **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).

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

5-647 Cross-Country Ski Business and Eco-Tourism. Any cross-country ski business, and eco-tourism use in the AR, JLMA-20 and TR-10 districts shall comply with the following standards:

- (A) **Intensity/Character of Use.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Size of Use.** The minimum lot area of an eco-tourism use shall be 5 acres.
 - (2) **Structure Size.** The size of structures used shall not exceed 5,000 square feet in gross floor area.
 - (3) **Storage Areas.** The total area of storage areas shall not exceed 1000 square feet.
- (C) **Roads/Access.**
 - (1) **General Access Standards.** The eco-tourism 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.
- (D) **Exterior Lighting.** The only exterior lighting allowed for an eco-tourism use shall be for security purposes only.
- (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.

5-648 Golf Course. Any golf course in the AR, TR, and JLMA districts shall comply with the following standards.

- (A) **Intensity/Character.**
 - (1) **Site Size.** The minimum lot area for a golf course shall be:
 - (a) 75 acres for 9 holes.
 - (b) 150 acres for 18 holes.

- (2) **Hours of Operation.** The hours of operation for a golf course shall be limited to 6:00 a.m. to 9:00 p.m.
 - (3) **Accessory Uses.** Accessory uses to a golf course may include a club house which includes a pro shop and small restaurant or cafe, subject to the following standards:
 - (a) The golf pro shop shall be limited to sales of golf-related items.
 - (b) Accessory uses shall constitute no more than 25 percent of the total size of the golf clubhouse.
- (B) **Size of Use.**
- Structure Size.** The size of structures used at a golf course shall not exceed 25,000 square feet in gross floor area (total all structures).
- (2) **Storage Yards.** The total area of storage yards shall not exceed 5,000 square feet.
- (C) **Location on Site/Dimensional Standards.** A golf course shall be set back 200 feet from lot lines.
- (D) **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.
- (E) **Landscaping/Screening.**
- (1) **Buffer.** A minimum of the first 50 feet of setback area shall be buffered, screened and landscaped consistent with the standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (F) **Roads/Access.**
- (1) **General Access Standards.** A golf course shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a golf course. 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 on 5-652(A) (Exterior Lighting Standards).

5-649 Outdoor Amphitheater. Any outdoor amphitheater in the AR districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.** The minimum lot area for an outdoor amphitheater shall be 50 acres.

(2) **Accessory Uses.** Accessory uses to an outdoor amphitheater may include concession facilities for the sales of drinks and food during events, and offices used solely for the purpose of operating and managing the outdoor amphitheater. The concession facilities shall constitute no more than 5,000 square feet, and be integrated into the general structure and design of the outdoor amphitheater.

(B) **Size of Use.** The seating capacity of the outdoor amphitheater shall not exceed 2,000 persons.

(C) **Location on Site/Dimensional Standards.** An outdoor amphitheater shall be set back from lot lines a minimum of 1000 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).

(E) **Roads/Access.**

(1) **General.** The use 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 an outdoor amphitheater. 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) **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), except that fully shielded lighting fixtures are not required around the outdoor amphitheater itself.
- (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-650 Antique Shop; Art Gallery or Studio; Craft Shop. Any antique shop, art gallery or studio, or craft shop in the AR and TR-10 districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 1 acre.
 - (2) **Structures.**
 - (a) The total size of all structures used for art galleries or studios and craft shops shall not exceed 3,000 square feet in gross floor area.
 - (b) The total size of all structures used for antique shops shall not exceed 10,000 square feet in gross floor area.
 - (3) 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 an Antique Shop; Art Gallery or Studio; or Craft shop 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.

- (C) **Location on Site/Dimensional Standards.** The antique shop, art gallery or studio, or craft shop shall be set back a minimum of 100 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) **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) **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.** The use shall have 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) (Exterior Lighting Standards).
- (H) **Noise.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-651 Auction House. Any auction house in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.**
 - (1) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
 - (2) **Sanitary Facilities.** Bathroom facilities shall be provided on site, consistent with the requirements of the Uniform Statewide Building Code.

(B) **Size of Use.**

- (1) **Site Size.** The minimum lot area shall be 10 acres.
- (2) **Structure.** There shall be only one structure allowed on the lot which shall not exceed 10,000 square feet in size.
- (3) **Outdoor Storage.** The maximum area of outdoor storage shall not exceed 2,000 square feet.
- (4) 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 an Auction House 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.

(C) **Location on Site/Dimensional Standards.** The auction house shall be set back a minimum of 100 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).
- (3) **Outdoor Storage.** All outdoor storage shall be screened and landscaped consistent with the standards of Section 5-653(C).

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

- (1) **General Access Standards.** All auction house 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) **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.

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

5-652 Exterior Lighting and Noise Standards for Specific Uses. The following exterior lighting and noise standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **Exterior Lighting Standards.**
 - (1) **Pole-Mounted Exterior Lighting.** The maximum height of pole-mounted exterior lighting shall be 25 feet.
 - (2) **Shielded Lighting/Light Element.** Fully shielded lighting fixtures shall be used in all areas. The light element (lamp or globe) of a fixture shall not extend below the cutoff shield.
 - (3) **Hours of Operation.** All exterior lighting shall be extinguished from 10:00 p.m. to 6:00 a.m., except for exterior lighting that is determined necessary for security purposes.
 - (4) **No Illuminated Signage.** Signage related to the use shall not be illuminated.
- (B) **Noise Standards.**
 - (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 single family residential use.
 - (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line of any adjacent residential lot where the lot is designed for a single family dwelling unit as a principal use, shall not exceed 55 dB (A).

5-653 Landscaping and Screening Standards for Specific Uses. The following exterior lighting and noise standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **Landscaping/Buffering/Screening in Setbacks or Yards Adjacent to Certain Sized Lots.** A minimum of the first 50 feet of setback or yard area adjacent to any lot three acres or less in size shall be landscaped and screened with solid fencing and/or landscaped area that provides year-round screening and is equivalent to a Type Three (3) Buffer Yard (Section 5-1400). The use of natural topography, vegetation, and trees that provide screening at the density, depth and height of the Type Three (3) Buffer Yard shall be credited towards this Type Three (3) Buffer Yard requirement in accordance with Section 5-1409(E).
- (B) **Screening of Parking Areas.** Yards, berms, vegetative screening fences or walls shall be provided to buffer adjacent properties and public streets from off-street parking areas and service areas for loading and unloading.
- (C) **Screening of Outdoor Storage and Storage Yards.** Outdoor storage and storage yards shall be screened from view from public roads and adjacent single family detached uses.

5-654 Road Access Standards for Specific Uses. The following road access standards shall apply to specific uses in this section when they are expressly referenced in the standards for Specific use.

TABLE 5-653: ROAD ACCESS STANDARDS			
Average Generated Daily Vehicle Trips (VTD)	Private Access Road Standards	Public Road	
		Public Paved Road Standards (1)	Public Unpaved Road Standards
1 – 20 VTD	FSM Chapter 4, Table 3, C1	16-18 Foot Pavement Section	16-18 Foot Minimum Travelway
21 – 70 VTD	FSM Chapter 4, Table 3, C2	116-18- Foot Pavement Section	16-18 Foot Minimum Travelway
71 – 250 VTD	FSM Chapter 4, Table 1, A1	18-20 Foot Pavement Section	18 Foot Minimum Travelway
251 – 500 VTD	FSM Chapter 4, Table 1, A2	18-22 Foot Pavement Section	Not Permitted
More than 500 VTD	Special Exception Review required (Section 6-1300)	Special Exception Review Required (Section 6-1300)	Not Permitted

1 (Characteristics of the first public road accessed by project’s private access road.

5-655 Elementary or Middle School for 15 pupils or less

Size. Of Use: The minimum lot area for an elementary or middle school for 15 pupils or less is 5 acres.

- (A) Road/Access Standards shall comply with the road access standards of
- (B) Exterior Lighting Standards. All exterior lighting shall comply with the standards of Section 652(A) (Exterior Lighting Standards).
- (C) Outdoor play space shall be provided in accordance with the standards established in Section 5-609 Child Care.

5-656 Convent or Monastery. In the AR, TR, and JLMA-3 districts, a convent or monastery shall comply with the following additional requirements:

- (A) Intensity/Character
 - (1) *The minimum lot area shall be as follows, unless the convent or monastery is developed as an adaptive re-use pursuant to Section 5-656(A)(2).*

Use	Size of Lot (Minimum)	Nos. of Residents
Level I — small scale	5 acres	4-10 residents
Level II — medium scale	10 acres	11-20 residents
Level III — large scale	20 acres	21-30 residents
Level IV- requires special exception approval pursuant to Section 6-1300	30 acres	31-40 residents

- (2) 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 a Convent/Monastery 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) Building/Lot requirements

- (1) Size of Use. The floor area ratio shall not exceed 0.01.

- (2) Minimum Required Yard Standards. The minimum required yards shall be as follows:
 - (a) Level I – small scale: 50 feet minimum from all lot lines;
 - (b) Level II – medium scale: 100 feet minimum from all lot lines
 - (c) Level III- large scale: 150 feet minimum from all lot lines
- (3) Landscaping/Buffering/Screening.
 - (a) The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (b) Parking areas shall be screened to comply with the standards of Section 5-653(B).
 - (c) Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (4) Roads/Access. The convent or monastery shall comply with the road access standards in Section 5-654.
- (5) Parking.
 - (a) General. Parking and loading shall be provided as required by Section 5-1102.
 - (b) Surface. All parking areas serving the use shall use a dust-free surfacing material, as provided in the Facilities Standards Manual.
- (6) Exterior Lighting. All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards.

5-657 Stockpiling of Dirt. Any stockpiling of dirt in the AR and TR districts shall comply with the following standards:

(A) Intensity/Character Standards.

(1) Size of Use:

- (a) **Minimum Lot Size:** Five (5) Acres
- (b) **Pile Area:** A single stock-pile of dirt pile shall not exceed an area greater than two (2) acres.
- (c) **Height:** A single stockpile of dirt shall not exceed 25 feet above original natural grade. For each additional five (5) acres in lot area. the height may increase one (1) foot and in no case shall the height exceed. 50 feet above original natural grade. Additionally, no stockpile shall be visible above the existing tree line as viewed from any property line.

(d) Slope: Slope shall not exceed a 3:1 ratio.

(2) Siting:

(a) *No stockpile of dirt is permitted in the Mountainside Overlay District, the Limestone Conglomerate Overlay District or the River/Stream Corridor Overlay District.*

(b) To the maximum extent feasible stockpiles of dirt shall not be located in wetlands, hydric soils, or areas identified as containing endangered species or plants that are outside of primary conservation areas.

(c) Stockpiles of dirt shall only be permitted on forested sites when there is an approved forest management plan.

(3) Location on Site/Dimensional Standards:

(a) **Setback from Single-Family Dwellings:** No stockpile of dirt, loading/unloading activities, general stockpile of dirt operations, or related activities shall be allowed within 500 feet of an existing residential structure.

(b) **Other setbacks:** No stockpile of dirt shall be located within 100 feet of any lot line and/or street to include ingress-egress easements.

(4) **Hours of Operation:** The hours of operation shall be limited to 7:00 AM to 6:00 PM.

(B) Access/Vehicular Circulation:

(1) **Access:** Access to the lot shall be from a paved, State maintained road at least twenty (20) feet in width.

(2) **Driveways/Internal Access Roads (driveways):** Driveways shall not be located within a required buffered setback area except as minimally necessary to access the site. Such driveways shall be all-weather roads negotiable by loaded transport vehicles.

(3) **Vehicular Circulation:** Adequate stacking space shall be provided on site to accommodate anticipated traffic. Such stacking space shall be screened in accordance with the requirements in Section 5-650 (B).

(4) **Debris:** To prevent the tracking of debris, mud, dirt or other material on public rights-of-way, the public rights-of-way shall be hosed off on a daily basis when the stockpile of dirt facility is in operation. During winter months

the road shall be chemically treated to prevent icing conditions after hosing off the road.

- (C) **Materials:** Stockpiles of dirt may be comprised only of uncontaminated dirt and naturally occurring rock. Incorporated organic material, including roots, twigs, limbs, logs, leaves, and grass may not exceed three (3) percent by volume at any location in the stockpile of dirt. Processing within the stockpile of dirt is limited to grading, sorting, and compacting of dirt and waste rock. Screening of dirt shall not be permitted.
- (D) **Exterior Lighting:** Exterior Lighting shall be permitted for security purposes only and in accordance with Section 5-649. Signage for the stockpile of dirt use shall not be illuminated.
- (E) **Landscaping and Screening:** Landscaping and Screening shall be provided in accordance with Section 5-650.
- (F)

Noise: Noise created by the activity at the stockpile of dirt shall comply with Section 5-649(B).

Compliance with other Ordinances: Nothing herein shall relieve the stockpile of dirt activity from complying with other Federal, State or County Codes. Where there is a conflict in the applicable ordinances, the more restrictive shall apply. A Zoning Permit is required prior to the commencement of the Stockpiling of Dirt. In addition, prior to commencing any stockpile of dirt activity, a preliminary soil report shall be provided to the County Soil Scientist in accordance with Chapter 6 of the Facilities Standards Manual.