CHAPTER 18

ZONING

SECTION 9

GUIDELINES FOR COMPREHENSIVE PLAN SERVICE AREAS

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9.1 INTENT

The Comprehensive Plan for Albemarle County Virginia, 1989-2010, recommends as a developmental objective the establishment of "a mix of commercial, industrial and public land uses supporting County needs" and further recommends as an implementation strategy various service areas or "non-residential land use groups for growth areas that stress a mixed use orientation, scale of development and intended service population." Most non-residential land uses are to be accommodated within designated service areas as textually described in Chapter Three, The Developed Environment and locationally depicted on the various land use maps contained therein.

The intent of this section is to set forth guidelines for implementation of these various service areas through existing zoning provisions in a manner consistent with the comprehensive plan. Specifically, it is intended that establishment of the various service areas be accomplished through zoning map amendment pursuant to section 33.2.1, property owner petition, together with textual amendment and other modifications as may be accomplished in a particular case pursuant to section 33.3, proffer of conditions, and, where appropriate, section 8.0, planned development districts - generally.

9.2 WHERE PERMITTED

Service areas may be established through usage of one or more conventional and/or planned development zoning districts in accord with guidelines of section 9.0 and the comprehensive plan at appropriate locations within areas designated as the urban area, communities and villages in the comprehensive plan consistent with the following criteria:

NON-RESIDENTIAL LAND USE GUIDELINES

CRITERIA	VILLAGE AND NEIGHBOR-HOOD SERVICE AREAS	COMMUNITY SERVICE AREAS	REGIONAL SERVICE AREAS	INDUSTRIAL SERVICE AREAS	OFFICE SERVICE AREAS	OFFICE/ REGIONAL SERVICE AREAS
Acreage	1-5	5-30	+30	+5	+20	+200
Gross Floor Area in square feet	40,000 maximum, no single use to exceed 4,000. No outdoor display or storage.	250,000 maximum, no single use to exceed 65,000. Outdoor display/storage to be screened.	+250,000 minimum. Control outdoor display/storage to be screened.	Not limited.	150,000 minimum, combined area.	Regional Service uses not to exceed 15% of gross floor area for primary Office Service uses.
Access	Collector road convenient to development	Major collector	Major collector or arterial with interior circulation	Major collector or arterial with interior circulation	Major collector or arterial with interior circulation	Major collector or arterial with interior circulation
Purpose/ intent	Convenience services, purchase of non-durable goods and services	Durable goods, general retail and services	Comparison shopping and specialized goods and services	General industry	Employment centers with limited production activities and marketing of products	Mixed employment/retail/commercial centers
Typical primary uses	-Convenience shopping -Day care -General market -Banks and finance -Restaurant -Drug store -Service station -Offices -Other general retail and services -Medical and professional offices	-Supermarket -Service station & auto repair -Variety/discount store -General retail -Department store -Self-storage -Building supply -Furniture and appliance -Nursery & greenhouse -Theater -Recreational facility -Neighborhood Service uses -Medical and professional offices, clinics -Compatible Regional Services users	-Major department store -Auto dealer and mobile home sales -Motel/hotel -Hospital -Community Service uses -Offices	-Manufacturing -Warehousing -Distribution -Publishing -Laboratories	-Corporate/major office parks -Research/development -Information systems	-All Office Service and Regional Service primary uses
Secondary Residential Uses	Accessory apartment and attached housing	Attached units and medium density multi-family in planned development concept	High density multi-family in planned development concept	None	Attached units and/or multi-family in planned development concept	Attached units and/or multi-family in planned development concept
Other Secondary Uses		-Warehousing	-Warehousing	-Offices -Supporting commercial	-Supporting commercial -Motel/hotel/ conference	-All Office Service and Regional Service secondary uses

*Note: 15% limitation exclusive of motel/hotel/conference use

9.3 RELATION OF COMPREHENSIVE PLAN SERVICE AREAS TO ZONING DISTRICT REGULATIONS

Generally, the following zoning districts compare favorably to recommended service areas as to recommended primary and secondary land uses:

COMPREHENSIVE PLAN SERVICE AREA	ZONING ORDINANCE ZONING DISTRICT
Village/Neighborhood Service Areas	22.0 C-1 Commercial 23.0 C0 Commercial Office
Community Service Areas	22.0 C-1 Commercial 23.0 CO Commercial Office 24.0 HC Highway Commercial 25.0 PD-SC Planned Development-Shopping Center 25A.0 PD-MC Planned Development-Mixed Commercial
Regional Service Areas	22.0 C-1 Commercial 23.0 CO Commercial Office 24.0 HC Highway Commercial 25.0 PD-SC Planned Development-Shopping Center 25A.0 PD-MC Planned Development-Mixed Commercial
Industrial Services Areas	27.0 LI Light Industry 28.0 HI Heavy Industry 29.0 PD-IP Planned Development-Industrial Park
Office Service Areas	23.0 CO Commercial Office 27.0 Light Industry 29.0 PD-IP Planned Development-Industrial Park
Office/Regional Service Areas	23.0 CO Commercial Office 27.0 LI Light Industry 29.0 PD-IP Planned Development-Industrial Park (Together with) 22.0 C-1 Commercial 24.0 HC Highway Commercial 25.0 PD-SC Planned Development-Shopping Center 25A.0 PD-MC Planned Development-Mixed Commercial

9.4 ESTABLISHMENT OF SECONDARY USES

Secondary uses are intended to be complementary of and subordinate to primary uses. To this end, secondary uses shall be established on a pro rata basis for phased development to the floor area of primary uses unless otherwise specifically permitted by the board in a particular case. In addition, the following guidelines are intended to govern secondary uses unless otherwise specifically modified by the board in a particular case:

9.4.1 Secondary residential uses shall not occupy more than twenty (20) percent of the total site area.

9.4.2. Other secondary uses shall comply with the following limitations:

a. Total floor area devoted to warehousing shall not exceed ten (10) percent of the total floor area devoted to primary uses;

b. Total floor area devoted to supporting commercial uses shall not exceed five (5) percent of the total floor area devoted to primary uses;

c. Total floor area devoted to related office uses shall not exceed ten (10) percent of the total floor area devoted to primary uses;

d. As to motel/hotel/conference use, the applicant shall demonstrate that such use is intended to be complementary of and subordinate to primary uses in terms of scale, contractual agreements with primary uses, or otherwise.

9.4.3 Supporting commercial uses may consist of primary uses recommended for village and neighborhood service areas to provide convenience uses to employees within service areas. Such supporting commercial uses as may be provided by an individual occupant for the exclusive use of the employees of such occupant shall not be included in floor area limitations of section 9.4.2.

Supporting commercial uses may also consist of dependent or parasite uses as may be demonstrated to be sustainable by and related to the specific character and service requirements of primary uses. (Added 6-19-91)