

*ALBEMARLE COUNTY CODE*

**CHAPTER 18**

**ZONING**

**SECTION 25A**

**PLANNED DEVELOPMENT - MIXED COMMERCIAL - PD-MC**

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**25A.1 INTENT, WHERE PERMITTED**

PD-MC districts are hereby created and may hereafter be established by amendment of the zoning map to permit development of large-scale commercial areas with a broad range of commercial uses under a unified planned approach. It is intended that PD-MC districts be established on major highways in the urban area and communities in the comprehensive plan. In recognition that such large-scale development may substantially reduce the functional integrity and safety of public roads if permitted with unplanned access, it is intended that multiple access to existing public roads be discouraged and that development and access be oriented toward an internal road system having carefully planned intersections with existing public roads.

**25A.2 PERMITTED USES**

**25A.2.1 BY RIGHT**

The following uses shall be permitted by right in the PD-MC district:

1. Uses permitted by right in the C-1, CO and HC districts, except for storage yards. Outdoor storage, sales or display shall be permitted only when enclosed by appropriate visual screening. (Amended 11-12-08)
2. Electric, gas, oil and communication facilities excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. (Amended 5-12-93)
3. Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.2.5); public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 31.2.5; 5.1.12). (Amended 11-1-89)
4. Temporary construction uses (reference 5.1.18).

(§ 20-25A.2.1, 12-10-80; 11-1-89; 5-12-93; § 18-25A.2.1, Ord. 98-A(1), 8-5-98; Ord. 08-18(6), 11-12-08)

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### **25A.2.2 BY SPECIAL USE PERMIT**

The following uses shall be permitted by special use permit in the PD-MC district:

1. Uses permitted by special use permit in the C-1, CO and HC districts.
2. Outdoor amphitheater (reference 5.1.37). (Added 10-9-96)
3. Storage yards. (Added 11-12-08)

(§ 20-25A.2.2, 12-10-80; 11-1-89; 5-12-93; § 18-25A.2.2, Ord. 98-A(1), 8-5-98; Ord. 08-18(6), 11-12-08)

### **25A.3 AREA REQUIRED FOR CREATION OF PD-MC DISTRICT**

25A.3.1 Minimum area required for the establishment of a PD-MC district shall be three (3) acres.

25A.3.2 Additional area may be added to an established PD-MC district if it adjoins and forms a logical addition to the approved development. The procedure for an addition shall be the same as if an original application were filed and all requirements shall apply except the minimum acreage requirement of section 25A.3.1.

### **25A.4 SITE PLANNING - EXTERNAL RELATIONSHIPS**

#### **25A.4.1 VEHICULAR ACCESS**

Vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Pavement widths and strengths of both internal and external roads shall be adequate to accommodate projected traffic generated from the district.

Primary access shall be provided from roads of adequate available capacity to accommodate projected traffic. Vehicular access from minor streets through residential neighborhoods shall be generally discouraged, and where permitted, shall be primarily for the convenience of residential areas served directly by such roads and not for general public access. Direct access by individual uses to existing public roads shall be discouraged. Uses shall be served by an internal road system to the maximum extent possible. Intersections of the internal road system and existing public roads shall be permitted to the extent necessary to provide reasonable access and service to uses contained within the PD-MC district.

#### **25A.4.2 ORIENTATION**

To encourage visual cohesiveness and a park-like atmosphere, and to protect adjoining residential districts, uses and structures, parking areas shall be oriented toward internal travelways and away from adjoining residential districts.

#### **25A.4.3 SCREENING (Deleted 7-10-85)**

### **25A.5 SITE PLANNING - INTERNAL RELATIONSHIPS**

Buildings shall be arranged in a fashion to encourage pedestrian access of customers and minimize internal automotive movement. Facilities and access routes for deliveries, service and maintenance shall be separated, where practical, from customer access routes and parking areas.

### **25A.6 ADDITIONAL REQUIREMENTS**

In addition to requirements contained herein, the requirements of sections 8.0 and 21.0 shall apply to all PD-MC districts. In addition to materials required by section 8.5.1, a transportation analysis plan shall be submitted with the application for PD-MC designation. Such plan shall show: projected automobile and truck traffic generation; internal and access point turning movement; percentage estimate of traffic distribution to and from the site on external roads; and proposed improvements to the existing transportation network.