

The following Ordinance is hereby adopted:

WHEREAS, by act of the General Assembly of Virginia, as provided in Chapter 11, Article 8, Section 15.1-486 et seq., Code of Virginia and amendments thereto, the governing body of any county or municipality may, by ordinance, divide the territory under its jurisdiction into districts of such manner, shape, and area as it may deem best suited to carry out the purpose of this article, and in each district it may regulate, restrict, permit, prohibit, and determine the following:

- (a) The use of land, buildings, structures and other premises for agricultural, commercial, industrial, residential, flood plain and other specific uses;
- (b) size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing, or removal of structures;
- (c) the areas and dimensions of land, water, and air space to be occupied by buildings, structures, and uses, and of courts, yards, and other open spaces to be left unoccupied by uses and structures, including variations in the sizes of lots based on whether a public or community water supply or sewer system is available and uses;
- (d) the excavation or mining of soils or other natural resources.

Therefore, be it ordained by the Board of Supervisors of Patrick County, Virginia, for the purpose of promoting the health, safety, or general welfare of the public, and of further accomplishing the objectives of Section 15.1-486, that the following be adopted as the zoning ordinance of Patrick County Industrial Park, Patrick County, Virginia, together with the accompanying map. This ordinance has been designed to encourage economic development activities that provide desirable employment and enlarge the tax base.

SECTION 1  
DISTRICTS AND BOUNDARIES THEREOF

A. Applicability of Ordinance.

The boundaries of the territory within which this ordinance is to be effective shall be that certain tract of parcel of land which lies within the County of Patrick, Virginia, and which was acquired by the said County of Patrick by virtue of deed dated April 11, 1984, from Rucker Mountain Development Corporation which deed is of record in the Clerk's

Office of the Circuit Court of Patrick County, Virginia, in Deed Book 238 at Page 93, and by deed dated April 11, 1984, from Stuart Industrial Development Corporation, which said deed is of record in the aforesaid Clerk's Office in Deed Book 238 at Page 33, hereinafter referred to as the "Patrick County Industrial Park".

B. Districts Established and Enumerated.

In order to establish setback building lines, regulate and restrict the location, erection, construction, reconstruction, alteration, repair or use of buildings and other structures, their height, area and bulk, the percentage of the lot to be occupied by buildings or other structures, the size of yards, courts, and other open spaces, and the trade, industry and other specific uses of the premises in such district, the Patrick County Industrial Park is hereby designated as an "industrial district".

SECTION II  
DEFINITIONS

For the purpose of this ordinance, certain words and terms are defined as follows: Words used in the present tense include the future. Words in the singular include the plural, and the plural includes the singular.

1. ADMINISTRATOR, THE: The official charged with the enforcement of the zoning ordinance. He may be any appointed or elected official who is by formal resolution designated to the position by the governing body. He may serve with or without compensation as determined by the governing body.
2. BOARD OF ZONING APPEALS: The Board as enacted by this Ordinance.
3. BUILDING CODE: The building code of Patrick County, Virginia.
4. BUILDING OFFICIAL: The building official of Patrick County, Virginia.
5. COUNTY ADMINISTRATOR: The County Administrator of Patrick County, Virginia.
6. GOVERNING BODY: The governing body of the County of Patrick, Virginia, the Patrick County Board of Supervisors.
7. LOT: For zoning purposes, as covered by this ordinance, a lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. A lot may consist of:
  - a. A single lot of record;
  - b. A portion of a lot of record; or,
  - c. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record; provided that in case of division or combination, any residual lot or parcel created must meet the requirements of this ordinance.

8. LOT MEASUREMENTS:

- a. Depth of a lot shall be considered to be the distance between the midpoints of the front and the rear lot lines.
- b. Width of a lot shall be considered to be the distance between side lot lines measured across the rear of the required front yard.

9. PARKING SPACE, OFF-STREET: The standing storage space for one automobile plus the necessary driveway access space. The standing storage space shall be not less than nine (9) feet by twenty (20) feet.

SECTION III  
DISTRICT USE REGULATIONS

Any use other than the following uses are permitted in the "industrial district":

1. Dwellings, single or multiple, including trailers or any other structure, shelter or other which is used in any way for residential occupancy, except the residence of a caretaker or watchman.
2. Abbatoirs.
3. Acetylene gas manufacture.
4. Acid manufacture.
5. Ammonia, bleaching powder or chlorine manufacture.
6. Asphalt manufacture or refining.
7. Brick, tile or terra cotta manufacture.
8. Cellulose manufacture.
9. Cement, lime, plaster manufacture.
10. Creosote manufacturing or treatment plants.
11. Distillation of bones, coal, petroleum, refuse, grain, tar and wood.
12. Drive-in theatres.
13. Explosives, ammunition, fireworks, gunpowder manufacture.
14. Fat rendering, production of fats and oils from animal or vegetable products by boiling distillations.
15. Fertilizer, or any other product involving the use of dusty or granular product, unless the manufacturing process and the transfer of ingredients is carried on under cover or is so screened that the emanation of dust beyond the industrial district is prohibited.
16. Forging plants.
17. Garbage, offal, and animal reductions or processing.
18. Glue and size manufacturing.
19. Linseed oil, shellac, turpentine, manufacture or refining.

20. Nitrogenous tankage, fish meal, or manufacture of any fertilizer materials carrying an objectionable odor.
21. Oilcloth or linoleum manufacture.
22. Ore reduction.
23. Automobile storage for wrecking, dismantling or junking cars for salvaging parts.
24. Junkyard or shop for purchase, sale, handling, bailing, or storage of scrap paper, scrap metals, scrap rubber, broken bottles or rags, wherein the conduct of which establishment these materials are on the premises, except where:
  - a. The waste consists entirely of scrap metals from industrial plants, created by stamping, punching, milling, lathing, screw machinery, or like manufacturing process, but not by the wear of deterioration of finished products; and
  - b. Storage of materials is in enclosed buildings.
25. Any use or trade which, though properly and safely operated with ordinary care and according to good and reasonable practice, causes noxious or offensive odors, gas, fumes, smoke, dust or vibration or noise which substantially interferes with other uses of property permitted in the district or adjacent districts; provided, that nothing in this section shall be construed to exclude from this district any of the following:
  - a. Railroads and their tracks, yards, terminals, etc.
  - b. Public utilities and their:
 

Power Plants	Water supply installation
Electric Substations	Transportation facilities
Transformers	Shops
Gas plants, gas holders	Accessories and appurtenances
Sewage disposal plants	Incinerators
Pumping stations	Sanitary Landfills

SECTION IV  
OFF-STREET PARKING AND LOADING SPACE

- A. General Requirements.
  1. Off-street parking space shall be provided in accordance with the conditions and requirements of this section in this district.
  2. Each application for a building permit or certificate of occupancy shall include information as to the location and dimensions of off-street parking space and the means of ingress and egress between such space and a street or alley. This information shall be in sufficient detail to enable the building official to determine whether or not the requirements of this ordinance are met. All entrances and exits shall be approved by the County Administrator or his designated agent.
  3. All commercial off-street parking areas containing three or more spaces shall be so arranged that egress to the street or alley is by forward motion of the vehicle.

4. Rhw certificate of occupy for the use of any building, structure or land where off-street parking space is required shall be withheld by the building official until the provisions of this section are fully met. If at any time such compliance ceases, any certificate of occupancy which shall have been issued for the use of the property shall immediately become void and of no effect.
5. The off-street parking space required by this section shall be used for active vehicular parking only.
6. If the parking space required by this section cannot be reasonably ~~be~~ provided on the same lot on which the principal use is conducted, such space may be provided on another lot separated therefrom by not more than four hundred (400) feet; provided, however, that such space must be in the same ownership or lease as the principal use and that such space, or other space comparable in meeting requirements of this ordinance, is continued as off-street parking for the principal use as long as the principal use is conducted.
7. No portion of any street right-of-way or public parking facility shall be considered as fulfilling or partially fulfilling area requirements for off-street parking space required by the terms of this ordinance.

B. Specifications.

For each such business located in the industrial district not catering to retail trade, one space for each vehicle used directly in the conduct of such use, plus one additional space for four employees of the establishment.

C. Off-Street Loading.

Off-Street loading space shall be provided subject to the following regulations. Each space shall have access to an alley or, if no alley adjoins the lot, it shall have access to a street. Each space shall not be less than fifteen (15) feet in width, twenty-five (25) feet in length, or fourteen (14) feet in height and clearance.

1. On every lot on which is conducted any industrial use, at least one (1) off-street loading space shall be provided, and for buildings over fifty (50) feet in width, one (1) space shall be provided for each additional fifty (50) feet for building width or portion thereof, unless otherwise provided by means of customer or employee parking space on the same premises.
2. On every lot on which is conducted any commercial or industrial use requiring the regular use of delivery or transport trucks for the receipt of delivery of goods, as an incidental part of such use, sufficient space for the activities of such trucks shall be provided entirely on the premises.

SECTION V  
OTHER PROVISIONS  
(incorporation herein by reference)

The provisions set forth in Articles V - IX of the zoning ordinance for Goose Point Recreational Area of Philpott Lake, Patrick County, Virginia, heretofore adopted by the governing body on November 11, 1974, shall be and are hereby incorporated into this ordinance by reference, as fully as if such articles were set forth word for word. The effective date of this ordinance shall be from and after its passage and legal application as provisions shall be in force thereafter until repealed.

Voting Aye: Layman, Epperson, Cassell, Hylton, and Stovall

Voting Nay: None