

**Board of Supervisors Meeting – September 15, 2010 – 7:00pm,**  
**Fluvanna Courts Building, Circuit Court Room**

*None*

**Planning Commission Meeting – September 22, 2010 – 7:00pm,**  
**Fluvanna Courts Building, Circuit Court Room**

**ZMP 10:01 – Southern Development** – An ordinance to amend two (2) proffers associated with ZMP 04:02 of the Fluvanna County Zoning Map with respect to 44.217 acres of Tax Map 9, Section A, Parcels 13, 14, & 14C zoned R-3, Residential, Planned Community, District. The affected property is located at the southeast corner of Route 618 (Lake Monticello Road) and River Run Drive. The property is located in the Rivanna Election District and is within the Rivanna Community Planning Area.

**ZTA 10:05 – Amendment to the Fluvanna County Zoning Ordinance regarding Uses Permitted and Defined**: An ordinance to amend and reenact portions of Chapter 22 of the Fluvanna County Code with respect to permitted uses and definitions for such uses including all of the below referenced sections. The purpose of these proposed amendments is to expand the number of uses allowed, further provide clarity and uniformity between the uses permitted in each of the different zoning districts and their respective definitions. These amendments are necessary in order for the Board of Supervisors, Planning Commission, and Planning Department staff to make accurate and relevant land use and zoning related decisions.

An overview of the proposed use type or use definition that has been affected, by section, follows:

**22-4-2.1, A-1 Uses permitted by right.**

Changes include equestrian facilities; public parks and recreational areas; family daycare homes; private parks; private kennels; private shooting ranges; accessory dwellings; farm tenant housing; guest houses; manufactured homes; manufactured houses that are on a permanent foundation and on individual lots, subject to development standards equivalent to those applicable to site built, single-family dwellings.

**22-4-2.2; A-1 Uses permitted by special use permit only.**

Changes include agricultural enterprise; wholesale agricultural sales; wholesale distribution (but not manufacturing) of agricultural related products, to include equine; correctional facilities; cultural services; places of worship; public assembly; public recreation assembly; public safety facilities; religious assembly; sheltered care facilities; antique stores; automobile repair service establishments; butcher shops; car washes; communications service; country stores; dance halls; equestrian facilities; flea markets; funeral homes; gas stations; lodges; medical clinics; outdoor entertainment; outdoor recreation facilities; recreational facilities; neighborhood convenience retail stores; specialty retail stores; indoor shooting ranges; outdoor shooting ranges; fine arts studios; taxidermists; mining; railroad facilities; resource extraction; solid waste collection facilities; outdoor gatherings; dormitories.

**22-5-2.1; R-1 Uses permitted by right.**

Changes include agriculture; public parks and recreational areas; private parks; private kennels; accessory dwellings; two-family dwellings.

**22-5-2.2; R-1 Uses permitted by special use permit only.**

Changes include equestrian facilities; farm sales; places of worship; public recreation assembly; public safety facilities; religious assembly; adult retirement communities; family daycare homes.

**22-6-2.1; R-2 Uses permitted by right.**

Changes include agriculture; public parks and recreational areas; private parks; private kennels; accessory dwellings; townhouse dwellings.

**22-6-2.2; R-2 Uses permitted by special use permit only.**

Changes include equestrian facilities; farm sales; places of worship; public recreation assembly; public safety facilities; religious assembly; adult retirement communities; family daycare homes.

**22-7-9.1; R-3 Uses permitted by right.**

*Changes include public parks and recreational areas; automobile service stations; beauty salons; commercial cemeteries; equestrian facilities; medical clinics; private parks; personal improvement services; personal service establishments; recreational facilities; general restaurants; small restaurants; general retail stores; neighborhood convenience retail stores; specialty retail stores; retail stores; fine arts studios; private kennels; private non-commercial marinas; accessory dwellings; townhouse dwellings.*

**22-7-9.2; R-3 Uses permitted by special use permit only.**

*Changes include equestrian facilities; places of worship; public assembly; public recreation assembly; public safety facilities; religious assembly; car washes; family daycare homes; gas stations; grocery stores; hospitals; hotels; nursing homes; outdoor recreation facilities; fast food restaurants; restaurants; self-storage facilities; taxidermists.*

**22-8-2.1; R-4 Uses permitted by right.**

*Changes include public parks and recreational areas; private parks; cluster developments; private kennels; private non-commercial marinas; accessory dwellings; multi-family dwellings; single-family attached dwellings; townhouse dwellings; two-family dwellings.*

**22-8-2.2; R-4 Uses permitted by special use permit only.**

*Changes include places of worship; public assembly; public recreation assembly; public safety facilities; religious assembly; family daycare homes; medical clinics; outdoor recreation facilities; recreational facilities; general restaurants; small restaurants; restaurants; neighborhood convenience retail store; specialty retail store; cluster alternative development; multi-family dwellings; single-family attached dwellings; townhouse dwellings.*

**22-9-2.1; B-1 Uses permitted by right.**

*Changes include cultural services; places of worship; public recreation assembly; religious assembly; sheltered care facilities; automobile service stations; beauty salons; butcher shops; commercial cemeteries; communications service; corporate offices; flea markets; fitness centers; gas stations; grocery stores; guidance services; indoor entertainment; indoor recreation facilities; commercial marinas; medical clinics; parking facilities; personal improvement services; personal service establishments; printing plants; professional schools; recreational vehicle sales; fast food restaurants; general restaurants; small restaurants; restaurants; general retail stores; large-scale retail stores; neighborhood convenience retail stores; specialty retail stores; retail stores; indoor shooting ranges; fine arts studios; taxidermists; theaters; vending carts; veterinary offices.*

**22-9-2.2; B-1 Uses permitted by special use permit only.**

*Changes include educational facilities; public assembly; dry cleaners; adult entertainment establishments; halfway houses; commercial kennels; laundromats; manufactured home sales; outdoor entertainment; outdoor recreation facilities; recreational facilities; adult retail stores; taverns; transportation terminals; veterinary offices; contractor's storage yards; lumberyards; machine shops; railroad facilities; research laboratories; outdoor gatherings; dormitories.*

**22-10-3; B-C Uses permitted by right.**

*Changes include cultural services; public uses; automobile service stations; beauty salons; bed and breakfasts; daycare centers; funeral homes; gas stations; commercial greenhouses; grocery stores; medical clinics; parking facilities; personal service establishments; fast food restaurants; general restaurants; small restaurants; general retail stores; neighborhood convenience retail stores; specialty retail stores; retail stores; fine arts studios; taxidermists; vending carts.*

**22-10-4; B-C Uses permitted by special use permit only.**

*Changes include educational facilities; places of worship; public safety facilities; public uses; religious assembly; sheltered care facilities; auction houses; automobile repair service establishments; car washes; communications service; dance halls; daycare centers; guidance services; hotels; commercial kennels; laundries; personal improvement services; professional schools; restaurants; self-storage facilities; outdoor gatherings; dormitories.*

**22-11-2.1; I-1 Uses permitted by right.**

*Changes include public safety facilities; automobile repair service establishments; automobile sales; car washes; communications service; flea markets; gas stations; laundries; medical clinics; parking facilities; professional schools; recreational vehicle sales; general retail stores; large-scale retail stores; neighborhood convenience retail stores; specialty retail stores; retail stores; self-storage facilities; indoor shooting ranges; transportation terminals; vending carts; medium manufacturing; railroad facilities; solid waste collection facilities.*

**22-11-2.2; I-1 Uses permitted by special use permit only.**

*Changes include outdoor entertainment; outdoor recreation facilities; fast food restaurants; outdoor shooting ranges; medium manufacturing; outdoor gatherings.*

**22-12-2.1; I-2 Uses permitted by right.**

*Changes include public safety facilities; financial institutions; offices; retail stores; transportation terminals; veterinary offices; railroad facilities; solid waste collection facilities; major utilities.*

**22-12-2.1; I-2 Uses permitted by special use permit only.**

*Changes include auction houses; medical clinics; offices; indoor shooting ranges; outdoor shooting ranges; junkyards; mining; resource extraction; salvage and scrap yards; major utilities.*

**22-13-2.1; MHP Uses permitted by right.**

*Changes include major utilities; manufactured homes; mobile homes.*

**22-13-2.3; MHP Uses permitted by special use permit.**

*Changes include major utilities.*

**22-22-1; Rules of construction; definitions.**

*Changes include revisions to the definition or name of uses enumerated in each section above, among other zoning related definitions.*

**Board of Supervisors Meeting – October 20, 2010 – 7:00pm,**  
**Fluvanna Courts Building, Circuit Court Room**  
***Pending***