

BLACKLINE

ORDINANCE – To Amend and Reordain Section 24-4 of the Code of the County of Henrico Titled “Division into districts” and to Add a New Section 24-92.5 Titled “Glen Allen overlay district” to Impose Additional Requirements and Allow an Additional Use in the Glen Allen Overlay District and to Update the List of Districts in the Zoning Ordinance

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 24-4 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-4. Division into districts.

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IRO Innsbrook Redevelopment overlay district

GAO Glen Allen overlay district

2. That Article XXA of Chapter 24 of the Code of the County of Henrico be amended by adding Section 24-92.5 as follows:

Sec. 24-92.5. Glen Allen overlay district.

(a) Purpose. The Glen Allen overlay district is hereby created to provide additional requirements for development and an additional permitted accessory use in order to encourage development that is appropriate for the district, prevent traffic congestion, avoid distracting visual clutter, and to facilitate the creation of a convenient, attractive and harmonious community:

(1) Encouraging adequate buffering, screening and landscaping to help reduce the visual impacts of development.

(2) Encouraging well planned development of sites.

(3) Protecting landowners from possible adverse impacts of adjoining development.

(4) Enhancing the appearance and environment of the district.

(b) Boundaries. The boundaries of the district shall be those shown in the amendment to the 2026 Comprehensive Plan adopted by the Henrico County Board of Supervisors on [?]. The district is generally comprised of the area on either side of Mountain Road in close proximity to its intersection with Old Washington Highway. This area shall be superimposed over the County of Henrico Zoning Maps to delineate the district.

(c) Prohibited uses. The following uses are expressly prohibited within the district:

(1) Attention getting devices.

(2) Outside speakers which are audible beyond the property lines of the development.

(3) Adult businesses.

(4) Drive-up windows of any kind.

(5) Outdoor display of items during non-business hours.

(6) Vending machines for food and beverage or similar merchandise outside of an enclosed building.

(7) No one retail user exceeding 5,000 square feet in size unless allowed by provisional use permit.

(8) Automotive filling and service stations with more than four filling stations unless allowed by provisional use permit.

(9) Hours of service to the general public up to 24 hours per day unless allowed by provisional use permit.

(10) All M-1 and M-2 uses unless allowed by provisional use permit.

(d) Additional permitted use. A restaurant is allowed as an accessory use to a bed and breakfast home allowed in the underlying zoning district.

(e) Building height. No building or structure shall exceed a height of 25 feet unless allowed by provisional use permit.

(f) Applicability of design standards. All applications for development or redevelopment in the district filed after the establishment of the district shall satisfy the design standards contained in subsection (g).

(g) Design standards.

(1) Streetscape buffers.

a. The requirements of this subparagraph- (1) do not apply to any properties with a one-family dwelling.

b. Streetscape buffers with a minimum width of 10 feet and a maximum width of 20 feet shall be required for all new development and redevelopment on the portions of Mountain Road and Old Washington Highway within the district. Streetscape buffers shall contain the landscaping materials required in the underlying zoning district as well as both of the following:

i. An average of four trees for each 100 feet of road frontage, with the exception of driveways. Such trees shall be evenly spaced along the right-of-way frontage, located within 10 feet of the edge of roadway pavement, and placed between the edge of roadway pavement and sidewalk if sidewalks are constructed parallel to the roadway. This requirement may be satisfied if such trees are located within the right-of-way instead of the streetscape buffer. Such trees shall be regularly trimmed so that at least the bottom six to eight feet of the tree trunk remains clear of branches and vegetation.

ii. An average of 25 shrubs for each 100 feet of road frontage, with the exception of driveways. The shrubbery shall be regularly trimmed for appearance and height not to exceed 3½ feet.

- c. Vegetation planted in the streetscape buffer shall be of a type and positioned so as to not interfere with overhead or underground utility lines when fully grown.**
- d. Streetscape buffers may also contain a sidewalk or trail, utility easements and signs.**
- e. Streetscape buffers must be irrigated and properly maintained.**
- f. Streetscape buffers shall adhere to all sight distance requirements as determined by the Department of Public Works or the Virginia Department of Transportation.**

(2) Signage.

- a. Each parcel shall have an overall sign plan which requires a consistent sign style and specifies the size and color scheme for proposed signage.**
- b. Signs located within the streetscape buffer shall be ground mounted, monument-style and shall not exceed six feet in height or 20 square feet in size.**
- c. Changeable message signs and electronic message centers are prohibited.**
- d. All signs must also satisfy the requirements for signs in the underlying zoning district.**

(3) Architecture.

- a. Consistent architectural style is required within individual shopping center sites, including outparcels.**

- b. On properties zoned or used for office, commercial, industrial or multi-family residential use, heating and air conditioning units, ventilation units, loading docks, trash containers and mechanical equipment shall be screened from view at the property line.**

(4) Enhanced transitional buffers.

- a. Parcels zoned for business or industrial use which abut an R-district must provide an enhanced transitional buffer at least 15 feet wide in addition to the transitional buffer required under section 24-106.2(3).**
- b. Enhanced transitional buffers shall contain plantings which meet the plantings requirements in section 24-106.2.(3).**

(5) Parking Lot design.

- a. No parking area shall include a line of more than nine spaces uninterrupted by a landscape area at least nine feet in width and containing at least 162 square feet. The interior dimensions of any planting area shall be sufficient to protect all landscape material planted therein.**
- b. All parking lots shall be paved using asphalt or an alternative material approved by the planning commission at the time of plan of development.**
- c. No more than a single row of parking and the necessary drive aisle is allowed in any front yard.**

(6) Lighting.

a. All lighting fixtures shall be of a concealed source nature.

b. Use of imbedded poles for lighting fixtures not attached to a structure are prohibited.

(h) Exceptions. The director of planning may approve development plans which deviate from the streetscape buffer or enhanced transitional buffer requirements if the site's topography, configuration, or other unique circumstances prevents full compliance with the requirements. In all such deviation cases, the director of planning may impose conditions which will accomplish the purposes of the requirements to the maximum extent practicable.

3. That this ordinance shall be in full force and effect on and after its passage as provided by law.