§ 267-58. VB Village Business District.

A.Purpose. This district is intended to provide business services to rural areas and to preserve and enhance the character and function of long-established rural settlements. This district compliments the VR District by providing a mix of business and residential uses at an appropriate scale. (ADDED)The Rural Village Study shall be used as a guide for achieving architectural compatibility.

Omitted "Where appropriate, the Historic Overlay Zone may be used to achieve architectural compatibility between old and new buildings."

B. General regulations.

NEW (1) Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Table 58-1, shall apply, subject to other requirements of this Part 1.

NEW (2) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).

NEW (3) Buffer yards shall comply with requirements set forth in §267-30 (Buffer yards).

NEW (4) Signage shall comply with requirements set forth in §267-33 (Signs).

NEW (5) Lighting shall be designed and controlled so that any light shall be shaded, shielded, or directed, so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect onto residential lots or buildings. Lighting shall be consistent with the village character.

FOH: We recommend these light restrictions apply to all zoning districts, not hit or miss.

NEW (6) Redevelopment of existing residential structures. Redevelopment of existing residential structures shall be permitted provided that any physical modification is compatible, and in harmony, with the village relative to architectural design, scale, building height and the materials used in construction.

NEW (7) Development of new buildings. New buildings shall be designed to be compatible, and in harmony, with the village relative to architectural design, scale, building height and the materials used in construction. Elements to be considered in determining compatibility with neighboring residential communities shall include massing and building materials as well as cornice lines, window lines, roof pitch and entry.

NEW (8) The Rural Village Study ~~may~~ SHALL be used as a guide for achieving architectural compatibility ~~as determined by the Director of Planning and Zoning.~~

FOH: The word "may" should not be used in legislation. Either we shall do or it or we shall not. It should not be dependent upon the whim of the Director. It is very important to maintain the Village Rural areas look and feel as in the stated purpose.

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

(1) Agriculture. ~~On a lot of 2 acres or more~~, all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses. Omits reference to animal units and setbacks for buildings in which animals are kept or housed.

FOH: Remove acreage restrictions for agriculture.

(2) Dwellings accessory to any business use, provided that there is not more than 1 dwelling unit for every 2,000 square feet of nonresidential space and subject to a maximum of 4 dwelling units, each with a minimum of 600 square feet of interior space per unit.

(3) Use limitations. All business uses in this district shall be subject to the following:

(a) The maximum area for any business use shall be not more than 2 acres, except shopping centers, agricultural services, construction equipment sales and service,(ADDED) golf driving ranges and miniature golf courses.

(b) The maximum building coverage and impervious surface standards shall be as follows:

[1] Maximum building coverage: 40% of lot.

[2] Maximum impervious surface: ~~85~~ 50% of lot.

FOH: That is an inordinate amount of pervious surface allowed. It is the same as intense industrial or commercial use. Being that this is an AG district, we would expect requirements to modify runoff as outlined in Builders for the Bay. For new buildings, we would require the use of green roofs or pervious paving if impervious surface is greater than 50%.

(c) Shopping centers, when containing less than 6 business uses and a gross area of less than 15,000 square feet. Omitted: "Any shopping center shall be reviewed by the Historic District Commission to determine architectural compatibility in scale, massing, surface treatment and details with the existing village architecture."

FOH: Using the Rural Village Study will suffice for design standards.

(d) Enclosed building. All uses permitted shall be conducted within an enclosed building, except parking, loading, unloading, incidental storage and display, or as otherwise permitted.

(e) Storage restriction. Outside storage of material or equipment shall be permitted, provided that such storage does not cover more than 35% of the lot area and shall not be within the required front yard.

Omitted(f) Screening requirements. Outside storage shall be screened from any public road or any adjacent residential lot. Such screening shall consist of landscaping, walls or solid fencing of a height of at least six (6) feet and shall be continuous to prevent visibility of stored material or equipment.

(4) Motor vehicle filling or service stations and repair shops, provided that:

(a) Pumps shall be at least 35 feet from all road rights-of-way.

(b) All portions of the lot used for storage or service of motor vehicles shall be paved with a hard surface.

(c) No obstructions which limit visibility at intersections or driveways shall be permitted. Changed from:

Omitted: No m/v filling or service station driveway shall be located less than 400 feet from the property line of any public or private institutional use, including schools, houses of worship, hospitals, parks and playgrounds.

FOH: We recommend combining the language of the new code with specifics in old code for maximum safeguards to the health and well-being of the populace.

(d) Vehicles, except those vehicles used in the operation of the business, may not be stored on the property for more than 90 calendar days.

(e) Motor vehicle filling or service stations shall only be permitted if all properties adjacent to the proposed use are served by a public water supply.

(5) Housing for the elderly when developed in accordance with Article VIII.

FOH: In VB the density is 5 units per acre with a minimum of 4 acres needed. 50% of that parcel must be held in open space. This means 5 units per half acre in actuality. We are unsure if setbacks can be met with this density. Furthermore there is no requirement for public sewer for this type development. Therefore we recommend eliminating this section of special density.

Omitted dwelling units when on a permanent foundation

(6) Rubble landfills are permitted in accordance with §267-87 (Rubble Landfills).