

ARTICLE IV
District Regulations

§ 180-20. Districts created, enumerated. [Amended 6-16-1998; 2-5-2002]

The following districts are established:

Agricultural (A)
Residential - 1 (R-1)
Residential - 2 (R-2)
Rural Residential (RR)
Village Residential (VR)
Suburban Residential (SR)
Commercial (C)
Industrial (I)
Airport Overlay (AO)
Highway Corridor Overlay (HC)

§ 180-21. Agricultural (A) District. [Amended 6-21-1993; 3-15-1994; 12-20-1994; 1-17-1995; 3-21-1995; 5-30-1995; 6-6-1995; 6-20-1995; 7-18-1995; 8-15-1995; 10-17-1995; 1-16-1996; 10-15-1996; 12-17-1996; 5-20-1997; 7-15-1997; 1-20-1998; 8-4-1998; 12-15-1998; 2-16-1999; 8-17-1999; 12-21-1999; 2-5-2002; 7-20-2004; 5-19-2009; 7-17-2007; 3-18-2008; 7-15-2008; 5-19-2009; 7-20-2010; 4-17-2012; 1-15-2013; 2-19-2013; 7-15-2014; 11-18-2014; 7-21-2015; 5-17-2016; 9-18-2018; 11-19-2019; 11-17-2020; 3-15-2022; 5-17-2022; 6-28-2022; 8-23-2022; 4-25-2023; 11-21-2023; 6-4-2024; 7-2-2024; 9-3-2024; 3-18-2025; 7-15-2025; 10-21-2025]

- A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.
- B. Uses permitted by right. In addition to agricultural pursuits, any one of the following uses is permitted by right on each lot or on each tract or combination tracts in the Agricultural District:
- (1) Single-family dwelling.
 - (2) Class A, manufactured home dwelling.
 - (3) Noncommercial park or playground.
 - (4) (Reserved)
 - (5) Game preserve or conservation area.
 - (6) Municipal sanitary landfills and solid waste collection facilities established and

operated by the Board of Supervisors.

- (7) (Reserved)
- (8) Class B, manufactured home dwelling.
- (9) (Reserved)
- (10) Sawmills.
- (11) Private use camping.
- (12) Farm winery.
- (13) Residential facility.
- (14) (Reserved)
- (15) Microbrewery.
- (16) Distillery.
- (17) Agritourism activities.

C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:

- (1) Home occupation.
- (2) Wayside stands for the display and sale of produce.
- (3) Dwelling units for persons employed on the premises. Maximum number of units per 50 acres: one. Total number of units permitted per tract or combination of tracts: five.
- (4) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse and portable storage container.
- (5) Wind energy system, private use.
- (6) Temporary family health care structure.
- (7) Mobile food establishment on County-owned parks and recreation facilities.
- (8) Mobile food establishment operating in conjunction with a commercial nursery/garden center or wayside stand.
- (9) Ice cream stand operating in conjunction with a commercial nursery/garden center.
- (10) Family day home that satisfies the supplementary regulations set forth in § 180-46.1.
- (11) Abattoir (poultry).
- (12) Accessory dwelling unit, provided that it is accessory to an existing single-family dwelling, and attached to or located within the existing principal structure.

D. Uses allowed by conditional use permit. The following named uses may be permitted upon

issuance of a conditional use permit by the Board of Supervisors:

- (1) Airport, heliport and private landing field.
- (2) Canoeing, boating and fishing equipment rental and sales.
- (3) Cemetery.
- (4) Church.
- (5) Firewood processing operation.
- (6) Campground.
- (7) Commercial nursery/garden center.
- (8) Community center.
- (9) Golf course.
- (10) Accessory dwelling unit, detached from an existing principal structure, provided that the accessory dwelling unit is accessory to an existing single-family dwelling.
- (11) Hunting/fishing lodge.
- (12) Kennel, noncommercial.
- (13) Kennel, commercial.
- (14) Kennel, boarding.
- (15) Library.
- (16) Livestock sales and auctions.
- (17) Manufactured home park (mobile home).
- (18) Microwave towers and similar communications structures.
- (19) Public protection facilities: fire, police and rescue departments.
- (20) Public utility poles, lines, transformers, pipes, meters and other facilities not servicing the residents of the County.
- (21) Rest home, nursing home, convalescent home and adult day-care facility.
- (22) Riding stables, commercial.
- (23) Tenant house, premises less than 50 acres.
- (24) (Reserved)
- (25) Veterinary services/animal hospital.
- (26) The subdivision of lots from a single parcel of land existing of record as of 12:01 a.m. April 6, 1977, may be made in the following way, provided that the requirements of

Chapter 155, Subdivision of Land, are met:

- (a) A cluster housing development, meeting the standards of § 180-40.5, with seven or more new lots, not to exceed 10, approved by the Health Department for single-family dwellings, in addition to the residual lot of the parent parcel.
- (27) Archery equipment sales.
- (28) Boardinghouse, rooming house, bed-and-breakfast establishment.
- (29) Commercial outdoor recreation operation.
- (30) Combination of a single-family dwelling unit and a commercial garage (repair) wrecking service.
- (31) Gunsmithing/repair/sales shop in conjunction with a single-family residential dwelling unit.
- (32) Private schools.
- (33) Home enterprise.
- (34) Private use camping when more than two major recreational vehicles are to be used.
- (35) Office, maintenance yard and building and storage unit facilities in a residential subdivision when owned and operated by the subdivision's homeowners' association and when used by the association or by residents of the subdivision.
- (36) Retreat center.
- (37) Artisan and craftsman trades in facilities not exceeding 5,000 square feet.
- (38) Activities and events associated with farm wineries other than those that are usual and customary for farm wineries throughout Virginia. These shall include, but not be limited to:
 - (a) Live musical concerts.
 - (b) Wine festivals, including the display, tasting and sale of wines produced off-site.
 - (c) Other entertainment festivals.
 - (d) Athletic events.
 - (e) Assemblies of more than 100 persons at any one organized event, not including people coming and going for daily wine tastings and other wine-related open house type activities.
- (39) Country general store.
- (40) Short-term tourist rental.
- (41) Brewpub.

- (42) Activities and events associated with microbreweries other than those that are usual and customary for microbreweries throughout Virginia. These shall include, but not be limited to:
 - (a) Assemblies of more than 100 persons at any one organized event, not including people coming and going for daily beer tastings and other beer-related, open house type activities.
 - (43) Rural events facility.
 - (44) Day- or child-care center (nursery).
 - (45) Public schools.
 - (46) Storage of cars, boats and recreational vehicles.
 - (47) Fairground.
 - (48) Rural resort center.
 - (49) Bicycle shop.
 - (50) Building service establishment.
- E. The subdivision of lots from a single parcel of land existing of record as of 12:01 a.m. April 6, 1977, may be made in the following way, provided that the requirements of Chapter 155, Subdivision of Land, are met:
- (1) A subdivision with not more than four new lots, containing less than 10 acres each, approved by the Health Department for single-family dwellings, in addition to the residual lot of the parent parcel. Further subdivision shall only be permitted for new lots containing 10 acres or more.
 - (2) A cluster housing development, meeting the standards of § 180-40.5, with not more than six new lots, approved by the Health Department for single-family dwellings, in addition to the residual lot of the parent parcel. A cluster housing development, meeting the standards of § 180-40.5, with seven or more new lots, not to exceed 10, approved by the Health Department for single-family dwellings, in addition to the residual lot of the parent parcel, shall only be permitted upon issuance of a conditional use permit by the Warren County Board of Supervisors.
 - (3) Any combination of a subdivision and a cluster housing development. The total of all new lots shall be not more than six in addition to the residual lot of the parent parcel, and the lots shall be approved by the Health Department for single-family dwellings.
 - (4) A family subdivision with not more than six new lots containing less than 10 acres each, approved by the Health Department for single-family dwellings, in addition to the residual lot of the parent parcel. Further family subdivision shall only be permitted for new lots containing 10 acres or more.
 - (5) A combination of a subdivision and a family subdivision with not more than six new lots containing less than 10 acres each, approved by the Health Department for single-

family dwellings, in addition to the residual lot of the parent parcel, where a minimum of two lots shall be for a family subdivision. Further subdivision or family subdivision shall only be permitted for new lots containing 10 acres or more.

- F. Minimum lot area shall be two acres, except for lots in family subdivisions, which may be a minimum of 1.5 acres and in cluster housing developments, which may be a minimum of one acre.
- G. Minimum lot width shall be 200 feet.
- H. Maximum length/width ratio shall be four to one (4:1).
- I. Minimum yard depth shall be as follows:
 - (1) Front: 50 feet.
 - (2) Rear: 35 feet for a principal structure; 10 feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- J. Utility requirements for water and sewer shall be individual, public or approved private.

§ 180-22. Residential - 1 (R-1) District. [Amended 12-20-1994; 1-16-1996; 12-17-1996; 5-20-1997; 8-17-1999; 3-21-2006; 7-17-2007; 12-15-2009; 7-20-2010; 3-15-2011; 10-18-2011; 4-17-2012; 6-17-2014; 11-15-2016; 11-18-2021; 3-15-2022; 2-17-2026]

- A. Statement of intent. This district is intended for family living in safe and suitable surroundings in areas where low-density residential development may be situated without degrading the environment. Such areas shall be developed in a manner that will protect and preserve natural resources, watersheds and topographic features and protect and enhance the natural beauty of the land.
- B. Uses permitted by right. Any one of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the R-1 District:
 - (1) Single-family dwelling.
 - (2) Noncommercial park/playground.
 - (3) Residential facility.
- C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:
 - (1) Home occupation.
 - (2) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse and portable storage container.
 - (3) Temporary family health care structure.
 - (4) Parking lots accessory to a residential subdivision owned and managed by the subdivision's homeowners' association and/or sanitary district when used by residents of the subdivision.

- (5) Backyard chickens.
 - (6) Family day home that satisfies the supplementary regulations set forth in § 180-46.1.
 - (7) Backyard beekeeping.
- D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
- (1) Adult day care.
 - (2) Church or parish house.
 - (3) Community center.
 - (4) Day-care or child-care center (nursery).
 - (5) Public protection facilities: fire departments and rescue squads.
 - (6) Public utility poles, lines, transformers, pipes, meters and other facilities not servicing the residents of the County.
 - (7) Rest home, nursing home, convalescent home or similar institution.
 - (8) School, public/private.
 - (9) Temporary model home.
 - (10) Private use camping.
 - (11) Office, maintenance yard and building and storage unit facilities in a residential subdivision when owned and operated by the subdivision's homeowners' association or the County and when used by the association or County or by residents of the subdivision.
 - (12) A cluster housing development meeting the standards of § 180-40.5, with not more than one lot for each gross acre of the parcel or tract of land.
 - (13) Municipal solid waste facilities and solid waste collection facilities established and operated by the County.
 - (14) Short-term tourist rental.
 - (15) Gunsmithing services.
- E. Minimum lot area shall be one acre, except for lots in cluster housing developments which shall be a minimum of 21,780 square feet (0.5 acre).
- F. Minimum lot width shall be 150 feet, except for lots in cluster housing developments which shall be a minimum of 90 feet.
- G. Maximum length/width ratio shall be 3.5 to 1.
- H. Minimum yard depth shall be as follows:

- (1) Front: 50 feet.
 - (2) Rear: 35 feet for a principal structure; 10 feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- I. Utility requirements for water and sewer shall be individual, public or approved private, except for lots in cluster housing developments which shall be served by central water and sewer.

§ 180-23. Residential - 2 (R-2) District.

- A. Statement of intent. This district is intended for family living in safe and suitable surroundings in areas where low to medium density residential development may be situated allowing for a mixture of housing alternatives without degrading the environment. Such areas shall be developed in a manner that will protect and preserve natural resources, watersheds and topographic features and protect and enhance the natural beauty of the land.
- B. Uses permitted by right. Any one of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the R-2 District:
- (1) Single-family dwelling.
 - (2) Noncommercial park playground.
 - (3) (Reserved)¹
 - (4) Residential facility. **[Added 7-20-2010]**
- C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:
- (1) Home occupation.
 - (2) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse, and portable storage container. **[Added 12-20-1994; amended 7-17-2007]**
 - (3) Family day home that satisfies the supplementary regulations set forth in § 180-46.1. **[Added 3-15-2022]**
- D. Uses allowed by conditional use. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
- (1) Adult day care.
 - (2) Church or parish house.
 - (3) Class A, manufactured home dwelling.
 - (4) Community center.

1. Editor's Note: Former Subsection B(3), Facilities necessary to the provision of public utility services within the County, was repealed 12-17-1996.

- (5) Day-care or child-care center (nursery).
- (6) Public protection facilities: fire departments and rescue squads.
- (7) Public utility poles, lines, transformers, pipes, meters and other facilities necessary for the provision of public utility services within the County.
- (8) Rest home, nursing home, convalescent home, or similar institution. **[Amended 7-20-2010]**
- (9) School, public/private.
- (10) Two-family dwelling.
- (11) Temporary model home.
- (12) Private-use camping. **[Added 4-17-2012]**
- E. Minimum lot area shall be one acre.
- F. Minimum lot width shall be 150 feet.
- G. Maximum length/width ratio shall be three and five-tenths to one (3.5:1).
- H. Minimum district size shall be 20 acres.
- I. Minimum yard depth shall be as follows:
 - (1) Front: 50 feet.
 - (2) Rear: 35 feet for a principal structure; 10 feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- J. Utility requirements for water and sewer shall be individual, public or approved private. **[Amended 8-17-1999]**

§ 180-24. Rural Residential (RR) District. [Added 2-5-2002]

- A. Statement of intent. This district is intended to provide areas for low-density residential development of an exclusive nature adjacent to existing residentially zoned areas. This district is also designed to allow for a mixture of housing alternatives without degrading the environment. Such area shall be developed in a manner that will protect and preserve natural resources, watersheds and topographic features and protect and enhance the natural beauty of the land.
- B. Uses permitted by right. Any one of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the RR District:
 - (1) Single-family dwelling.
 - (2) Noncommercial park playground.
 - (3) Cluster housing development.

- (4) Residential facility. **[Added 7-20-2010]**
- C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:
 - (1) Home occupation.
 - (2) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse and portable storage container. **[Amended 7-17-2007]**
 - (3) The keeping of livestock and fowl. One animal and up to 12 fowl per acre or portion thereof of open pasture shall be permitted. Structures and/or pens for livestock and fowl shall be located no closer than 50 feet to any property line of a residentially zoned parcel.
 - (4) Orchards, vineyards and/or silviculture activities in accordance with § 180-56.1 of the Warren County Code (Zoning Ordinance). Such uses may be conducted on parcels of 20 acres in size or larger. **[Added 9-17-2002]**
 - (5) Temporary family health care structure. **[Added 7-20-2010]**
 - (6) Family day home that satisfies the supplementary regulations set forth in § 180-46.1. **[Added 3-15-2022]**
- D. Uses allowed by conditional use. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
 - (1) Class A, manufactured home dwelling.
 - (2) Home enterprise.
 - (3) Church and/or parish house.
 - (4) Cemetery.
 - (5) Community center.
 - (6) Private use camping.
 - (7) Golf course.
 - (8) Kennel, noncommercial. **[Amended 1-15-2013]**
 - (9) Public protection facilities: fire, police and/or rescue departments.
 - (10) Riding stables, commercial.
 - (11) Commercial outdoor recreation.
 - (12) Public utility poles, lines, transformers, pipes, meters and other facilities not servicing the residents of the County.
 - (13) Short-term tourist rental. **[Added 1-17-2017]**
 - (14) Rural events facility. **[Added 1-17-2017]**

- E. Minimum lot area shall be two acres. The average development density shall be no more than one single-family dwelling/Class A manufactured dwelling per five acres.
- F. Minimum lot width shall be 200 feet.
- G. Maximum length/width ratio shall be four to one.
- H. Minimum district size shall be 20 acres.
- I. Minimum yard depth shall be as follows:
 - (1) Front: 50 feet.
 - (2) Rear: 35 feet for a principal structure; 10 feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- J. Utility requirements for water and sewer shall be individual, public or approved private.
- K. A minimum of 50% of the existing tree coverage shall be maintained.

§ 180-25. Village Residential (VR) District. [Amended 12-17-1996; 12-20-1994; 7-16-1996; 7-17-2007; 7-20-2010; 3-15-2022; 6-4-2024; 10-21-2025]

- A. Statement of intent. This district is to accommodate established villages/settlements which existed prior to the adoption of this chapter and which are designated on the Zoning Map adopted as a part of this chapter. Such areas have a combination of medium density housing and commercial establishments.
- B. Uses permitted by right. Any one of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the Village Residential District:
 - (1) Single-family dwelling.
 - (2) Two-family dwelling.
 - (3) Noncommercial park/playground.
 - (4) Public protection facilities: fire, police and rescue departments.
 - (5) Residential facility.
- C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:
 - (1) Home occupation.
 - (2) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse and portable storage container.
 - (3) Temporary health care structure.
 - (4) Family day home that satisfies the supplementary regulations set forth in § 180-46.1.
- D. Uses allowed by conditional use permit. The following named uses may be permitted upon

issuance of a conditional use permit by the Board of Supervisors:

- (1) Adult day care.
 - (2) Agricultural pursuits.
 - (3) Boardinghouse, rooming house, bed-and-breakfast establishment.
 - (4) Building used for federal, state, County or local government purposes.
 - (5) Church or parish house.
 - (6) Community center.
 - (7) Day-care or child-care center (nursery).
 - (8) Farm machinery sales and service.
 - (9) Farm supplies, feed and grain mill.
 - (10) Building service establishment.
 - (11) Personal service establishment (barbershop, laundry, financial institution, etc.).
 - (12) Private club or lodge.
 - (13) Public utility poles, lines, transformers, pipes, meters and other facilities not servicing the residents of the County.
 - (14) Radio or television station.
 - (15) Recreation structure or use (bowling alley, canoe rental, theater, etc.).
 - (16) Rest home, nursing home, convalescent home or similar institution.
 - (17) Retail store.
 - (18) School, public/private.
 - (19) Commercial nursery/garden center.
 - (20) Ice cream stand.
 - (21) Store/dwelling combination.
 - (22) Library.
- E. Minimum lot area shall be 21,780 square feet (0.5 acre).
- F. Minimum lot width shall be 75 feet.
- G. Maximum length/width ratio shall be four to one (4:1).
- H. Minimum yard depth shall be as follows:
- (1) Front: 25 feet.

- (2) Rear: 15 feet for a principal structure; 10 feet for an accessory structure.
- (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.

I. Utility requirements for water and sewer shall be individual.

§ 180-26. Suburban Residential (SR) District.

- A. Statement of intent. This district is intended to accommodate the need for higher density single-family development and combinations of dwelling types, while preserving the open areas of the County and eliminating the undesirable effect of scattered high-density housing. Such growth should be adjacent to similar areas and in stages outward from the center of such previously developed areas into the more rural areas of the County and should be served by central water and sewer systems approved by the Virginia Department of Health and State Water Control Board.
- B. Uses permitted by right. Uses permitted by right shall be as follows:
 - (1) Single-family dwelling.
 - (2) Noncommercial park.
 - (3) Planned residential development for active adults/age-restricted.² **[Added 1-20-2009]**
 - (4) Residential facility. **[Added 7-20-2010]**
- C. Accessory uses permitted by right. Uses permitted by right shall be as follows:
 - (1) Home occupation.
 - (2) Types of accessory buildings permitted: detached garage, patio enclosure, tool storage building, gazebo, greenhouse and portable storage container. **[Added 12-20-1994; amended 7-17-2007]**
 - (3) Temporary health care structure. **[Added 7-20-2010]**
 - (4) Family day home that satisfies the supplementary regulations set forth in § 180-46.1. **[Added 3-15-2022]**
- D. Uses permitted by conditional use permit. The following uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
 - (1) Planned residential development.
 - (2) Two- and three-family dwelling.
 - (3) School, public or private.
 - (4) Day-care or child-care center (nursery).
 - (5) Community center for the residents of the district.

2. Editor's Note: Former Subsection B(3), regarding facilities necessary to the provision of public utility services within the County, was repealed 12-17-1996.

- (6) Temporary model home.
- (7) Church. **[Added 6-4-2024]**
- E. Minimum district area shall be 50 acres.
- F. Minimum lot area shall be 0.25 acre.
- G. Minimum lot width shall be 75 feet.
- H. Minimum yard depth shall be as follows: **[Amended 8-15-2006]**
 - (1) Front: 20 feet.
 - (2) Rear: 20 feet for a principal structure; five feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; five feet for an accessory structure.
- I. Utility requirements: central water and sewer.

§ 180-27. Commercial (C) District. [Amended 8-17-1993; 12-20-1994; 5-30-1995; 6-20-1995; 10-11-1995; 6-18-1996; 1-21-1997; 7-21-1998; 8-19-2003; 7-17-2007; 8-21-2007; 10-16-2007; 4-15-2008; 7-15-2008; 5-19-2009; 10-21-2014; 5-17-2016; 6-4-2024; 2-18-2025; 6-24-2025; 10-21-2025]

- A. Statement of intent. This district is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access.
- B. Uses permitted by right. Any one or more of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the Commercial District:
 - (1) Auction houses.
 - (2) Auto sales and auto parts.
 - (3) Automobile filling station.
 - (4) Bowling alley, billiard or pool room, fitness center or similar recreational structures.
 - (5) Building supply.
 - (6) Buildings used primarily for federal, state, County or local government purposes.
 - (7) Commercial greenhouse/nursery.
 - (8) Community center.
 - (9) Church.
 - (10) Day- or child-care center (nursery).
 - (11) Farm supplies, feed and grain mill.

- (12) Farm machinery sales and service.
- (13) Funeral parlor or mortuary.
- (14) General retailing and wholesaling uses, including but not limited to: appliance stores, bakeries, clothing stores, drug stores, grocery stores, furniture stores and gift shops.
- (15) Building service establishment.
- (16) Hospital.
- (17) Hotel or motel.
- (18) Indoor theater.
- (19) Medical arts building, dental clinic or pharmacy.
- (20) Office building.
- (21) Personal service establishment such as barbershop, laundry or financial institutions.
- (22) Printing shop.
- (23) Private club or lodge.
- (24) Private school.
- (25) Public protection facilities: fire departments, rescue squads, police stations or substations.
- (26) Public park/playground.
- (27) Radio or television station (excluding tower).
- (28) Restaurant.
- (29) Small distribution center.
- (30) Light assembly (fabrication).
- (31) Convenience store.
- (32) Municipal solid waste collection facilities established and operated by the Board of Supervisors.
- (33) Mobile food establishment.
- (34) Agricultural pursuits, except for confined feeding operations, sawmills and abattoirs unless such uses lawfully existed at the time of a rezoning of a lot into the Commercial District.

C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:

- (1) Parking areas and loading spaces subordinate to a principal use.

- (2) Types of accessory buildings permitted: garage, tool storage building, greenhouse, shed and portable storage container.
 - (3) Wind energy system, private use.
 - (4) Mobile food establishment.
- D. Uses permitted by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
- (1) Bottled gas storage and service.
 - (2) Bulk gasoline and petroleum storage.
 - (3) Commercial (repair) garage or wrecking service.
 - (4) Fairgrounds or racetrack.
 - (5) Radio broadcast tower.
 - (6) Tavern, inn or bar.
 - (7) Veterinary services, animal hospital or kennel.
 - (8) Warehousing or enclosed storage.
 - (9) Zoo or museum.
 - (10) Bus and limousine terminal.
 - (11) Commercial outdoor recreation operation.
 - (12) Amusement park.
 - (13) Campground.
 - (14) Shopping center.
 - (15) Rental and storage of moving vans and trailers and storage of cars, boats and recreational vehicles.
 - (16) Bottling works.
 - (17) Car wash.
 - (18) Extended-stay hotel.
 - (19) Wind energy system, commercial power generation.
 - (20) Compressed natural gas station.
 - (21) Adult business.
 - (22) Agricultural pursuits other than those permitted by right pursuant to § 180-27B(34).
- E. Minimum lot area shall be 21,780 square feet (0.5 acre).

- F. Minimum lot width shall be 100 feet.
- G. Maximum length/width ratio shall be four to one (4:1).
- H. Minimum yard depth shall be as follows:
 - (1) Front: 50 feet.
 - (2) Rear: 15 feet for a principal structure; 10 feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- I. Utility requirement for water and sewer shall be individual, public or approved private.

§ 180-28. Industrial (I) District. [12-21-1992; 8-16-1994; 12-20-1994; 5-16-1995; 5-30-1995; 12-17-1996; 2-17-1998; 7-21-1998; 8-4-1998; 8-18-1998; 12-15-1998; 8-17-1999; 11-16-1999; 3-21-2000; 2-20-2001; 10-16-2001; 1-15-2002; 8-17-2004; 4-18-2006; 8-15-2006; 10-17-2006; 7-17-2007; 5-19-2009; 10-20-2009; 9-18-2012; 10-15-2013; 8-19-2014; 5-17-2016; 11-19-2019; 10-20-2020; 6-4-2024; 2-18-2025; 6-24-2025]

- A. Statement of intent. This district is for a variety of industrial uses which, with appropriate screening and without the emission of noise, dust, smoke, odor, toxic gases or hazardous substances, can be conducted in such a manner as to not adversely affect nearby properties.
- B. Uses permitted by right. Subject to the requirements and limitations of these regulations, any of the following uses is permitted as a matter of right on each lot:
 - (1) Building supply sales.
 - (2) Research facilities, not including use of live animals or the mixing and/or fusion of chemical elements and/or compounds.
 - (3) Manufacture, production, fabrication, processing, assembling, testing, packing, storing and distribution of:
 - (a) Electrical, electronic, computer or mechanical goods.
 - (b) Photographic equipment.
 - (c) Computation and communication equipment.
 - (d) Optical instruments.
 - (e) Benign toys and games.
 - (f) Household appliances.
 - (g) Clocks and watches.
 - (h) Furniture products.
 - (i) Apparel and other sewing operations.
 - (j) Plastic products and plastic-based products.

- (k) Laundry operation.
- (l) Plumbing supplies, pipe, HVAC equipment and related materials, including screened outside storage of same. Use shall not include smelting.
- (4) Printing, publishing, engraving, bookbinding and other reproductive services.
- (5) Stone cutting or monument works.
- (6) Textile weaving and knitting.
- (7) Soft drink bottling works.
- (8) Offices for executive administrative and data processing activities.
- (9) Educational or training institutions.
- (10) Warehousing and distribution facilities.
- (11) Commercial nurseries, greenhouses and garden centers.
- (12) Ancillary food and business services, including services provided for the convenience of employees of the principal facility.
- (13) Day-care or nursery facility.
- (14) Public protection facilities: fire departments, rescue squads, police stations or substations.
- (15) (Reserved)
- (16) Front Royal-Warren County Airport.
- (17) Enclosed storage.
- (18) Technology businesses, including:
 - (a) Hardware design, manufacture, assembly and development.
 - (b) Internet service providers.
 - (c) Software design and development.
 - (d) Computer and peripherals assembly.
 - (e) Content developers.
 - (f) Internet-based sales and service.
 - (g) Hardware design, assembly and development.
 - (h) Telecommunications-based video service providers.
 - (i) Outbound or inbound call centers.
 - (j) Telecommunications equipment manufacturing, assembly and service.

- (19) Buildings used primarily for federal, state, County, or local government purposes.
- (20) Landscaping and horticultural services.
- (21) Commercial (repair) garage.
- (22) Church.
- (23) Agricultural pursuits, except for confined feeding operations, sawmills and abattoirs unless such uses lawfully existed at the time of a rezoning of a lot into the Industrial District.

C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:

- (1) Day-care or nursery facility.
- (2) Types of accessory buildings permitted: garage, tool storage building, shed, portable storage container and/or guardhouse.
- (3) On-site retailing of goods manufactured, assembled, processed or packaged on the premises, as a subsidiary to a permitted industrial use.
- (4) Wind energy system, private use.
- (5) Mobile food establishment.

D. Uses permitted by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors.

- (1) Automobile graveyard or junkyard.
- (2) Bottled gas storage and service.
- (3) Bulk storage of gasoline, petroleum products or natural gas.
- (4) Dwelling for guard or caretaker.
- (5) Extraction of natural resources or borrow pits.
- (6) Food processing.
- (7) Manufacture of cinder blocks, concrete, concrete products, brick and similar products.
- (8) Pharmaceuticals, toiletries, medical goods and cosmetics.
- (9) Radio, television, microwave towers and similar communications structures.
- (10) Yard for storage of coal, lumber, building materials or contractors' equipment.
- (11) Motor freight terminals.
- (12) Recycling centers, excluding the handling and/or processing of medical waste products.
- (13) Manufacture, production, fabrication, processing, assembly, testing, packing, storing and distribution of:

- (a) Synthetic fibers.
 - (b) Wood, wood products and artificial wood products.
 - (c) Prefabricated or modular construction materials.
 - (d) Modular housing units.
 - (e) Trade show exhibits.
- (14) Electrical power generation stations fueled by natural gas (using oil as a backup fuel no more than 720 hours per year) and operated in compliance with all applicable federal and state regulatory standards, and related facilities, including electrical transmission lines and substations.
- (15) Heating, ventilating and air-conditioning (HVAC), transportation and refrigeration equipment sales and repair.
- (16) Technology businesses, including:
- (a) Hardware manufacture.
 - (b) Telecommunications equipment manufacturing.
- (17) Coating, painting and refinishing services, including assembly and packaging of processed materials when necessary to accomplish coating, painting and refinishing of such materials.
- (18) Wind energy system, commercial power generation.
- (19) Storage of recreational vehicles, boats and cars, excluding the storage of inoperative vehicles.
- (20) Industrial and construction equipment rental, repair and sales facility.
- (21) Batch mix asphalt plant.
- (22) Kennel, commercial.
- (23) Adult business.
- (24) Agricultural pursuits other than those permitted by right pursuant to § 180-28B(23).
- E. Minimum lot area shall be one acre.
- F. Minimum lot width shall be 150 feet.
- G. Maximum length/width ratio shall be 4 to 1.
- H. Minimum yard depth shall be as follows:
- (1) Front: 50 feet.
 - (2) Rear: 15 feet for a principal structure; 10 feet for an accessory structure.

(3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.

I. Utility requirement for water and sewer shall be individual, public or approved private.

§ 180-29. Airport Overlay (AO) District.

A. Statement of intent. This district has been established to ensure the safety of the Front Royal - Warren County Airport, to provide for the safe and efficient utilization of navigable airspace surrounding the airport, to prevent the creation or establishment of airport hazards, thereby minimizing the endangerment of lives and property and to provide for the alteration, mitigation or marking and lighting of airspace hazards. This district is imposed upon and is in addition to the zoning districts that are contained within and surrounding the Front Royal - Warren County Airport. Where there exists a conflict between any of the regulations or limitations prescribed in this Airport District and another zoning district in this chapter, the more restrictive limitation or requirement shall govern and prevail.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

AIRPORT — Front Royal - Warren County Airport.

AIRPORT COMMISSION — Front Royal - Warren County Airport Commission.

AIRPORT ELEVATION — The highest point of an airport's usable landing area measured in feet from mean sea level. The Front Royal-Warren County Airport is 703.1 feet above mean sea level (MSL).

APPROACH SURFACE — A surface longitudinally centered on the runway center line extending at a slope of 20 feet horizontally for each foot vertically 20 to 1 from the end of the primary surface for a horizontal distance of 5,000 feet. The perimeter of the approach surface coincides with the perimeter of the Approach Zone.

CONICAL SURFACE — A surface extending at a slope of 20 feet horizontally for each foot vertically 20 to 1 from the periphery of the horizontal surface for a horizontal distance of 4,000 feet.

HAZARD TO AIR NAVIGATION — An obstruction determined to have an adverse effect on the safe and efficient utilization of the navigable airspace.

HEIGHT —

FOR THE PURPOSE OF DETERMINING THE HEIGHT LIMITS IN ALL ZONES SET FORTH IN THIS CHAPTER AND SHOWN ON THE FRONT ROYAL — Warren County Airport Zoning Map, the datum shall be mean sea level elevation unless otherwise specified.

HORIZONTAL SURFACE — A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plane coincides with the perimeter of the Horizontal Zone.

NONPRECISION INSTRUMENT RUNWAY — A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned.

OBSTRUCTION — Any structure, growth or other object, including a mobile object, which

exceeds a limiting height set forth in § 180-29D of this chapter.

PERSON — An individual, firm, partnership, corporation, company, association, joint-stock association or governmental entity. It includes a trustee, receiver, assignee or similar representative of any of them.

PRIMARY SURFACE — A surface longitudinally centered on a hard surfaced runway, 500 feet in width, extending 200 feet beyond each end of the runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.

RUNWAY —

A DEFINED AREA ON AN AIRPORT PREPARED FOR LANDING AND TAKEOFF OF AIRCRAFT ALONG ITS LENGTH. FOR THE PURPOSES OF THIS ARTICLE THE TERM "RUNWAY" SHALL MEAN THE THREE-THOUSAND-NINE-HUNDRED-FOOT EXTENDED RUNWAY AS SHOWN ON THE AIRPORT LAYOUT PLAN OF THE FRONT ROYAL — Warren County Airport Master Plan Study adopted February 8, 1983.

STRUCTURE — Any object, constructed or installed by man, including but not limited to buildings, antennas, towers, smokestacks, earth formation and overhead transmission lines.

TRANSITIONAL SURFACES — These surfaces extend outward at ninety-degree angles to the runway center line and extended at a slope of seven feet horizontally for each foot vertical from the sides of the primary and approach surfaces to intersect the horizontal and conical surfaces.

TREE — Any object of natural growth.

UTILITY RUNWAY — A runway as previously defined that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

VISUAL RUNWAY — A runway as previously defined intended solely for the operation of aircraft using visual approach procedures.

- C. Airport zones. In order to carry out the provisions of this district, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces as they apply to the Front Royal - Warren County Airport. Such zones and surfaces are shown on the Airport Zoning Map, which is attached to this chapter and made a part hereof. The various zones are hereby established, described and defined as follows:

- (1) Utility Runway/Visual Approach Zone. The inner edge of this Approach Zone coincides with the width of the primary surface and is 500 feet wide. The Approach Zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its center line is a continuation of the center line of Runway 27 East.
- (2) Utility Runway/Nonprecision Instrument Approach Zone. The inner edge of this Approach Zone coincides with the width of the primary surface and is 500 feet wide. The Approach Zone expands outward uniformly to a width of 2,000 feet at a horizontal distance 5,000 feet from the primary surface. Its center line is the continuation of the

center line of Runway 9 West.

- (3) **Transitional Zone.** The Transitional Zones are the areas beneath the transitional surfaces. Transitional zones are established adjacent to each visual and nonprecision instrument approach zones, for the entire length of the approach zones.
- (4) **Horizontal Zone.** A Horizontal Zone is established by swinging arcs of 5,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The Horizontal Zone does not include the approach and transition zones.
- (5) **Conical Zone.** A Conical Zone is hereby established as the area that commences at the periphery of the Horizontal Zone and extends outward therefrom a distance of 4,000 feet. The Conical Zone does not include the visual approach and nonprecision instrument approach zones and the transition zones.

D. Airport zone height limitations.

- (1) Except as otherwise provided in this district, no structure or tree shall be erected, altered, allowed to grow or maintained in any zone created by this article to a height in excess of the height limit herein established for such zone. Such height limitations are hereby established for each of the zones as follows:
 - (a) **Utility Runway/Visual Approach Zone:** slopes 20 feet horizontally for each foot vertically 20:1, beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the runway center line.
 - (b) **Utility Runway/Nonprecision Instrument Approach Zone:** the same as in § 180-29H(2).
 - (c) **Transitional Zone:** slopes seven feet horizontally for each foot vertically 7:1, beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of 150 feet above the airport elevation.
 - (d) **Horizontal Zone:** established at 150 feet above the airport elevation.
 - (e) **Conical Zone:** slopes 20 feet horizontally for each foot vertically 20:1, beginning at the periphery of the Horizontal Zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
- (2) **Excepted height limitations.** Nothing in this district shall be construed as prohibiting the construction or maintenance of any structure or growth of any tree to a height up to and including 45 feet above the surface of the land. However, whenever any such structure exceeds the height limitation prescribed for that zone, the Airport Commission may require the owner to allow either the marking or lighting of such structure as deemed necessary by the Airport Commission and appropriate state or federal authorities. All installation, operation and maintenance of markers and/or lights shall be done at the expense of the Airport Commission.

E. Use restrictions. Notwithstanding any other provisions of this district, no use may be made

of land or water within any zone established by this article in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and other lights, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport, as determined by the Airport Commission and appropriate state or federal authorities.

F. Nonconforming uses.

- (1) Reductions not retroactive. The regulations prescribed by this article shall not be construed to require the removal, lowering or other changes or alteration of any structure not conforming to the regulations as of the effective date of this article or interfere with the continuance of any nonconforming use. Nothing contained herein shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this article and is diligently pursued.
- (2) Permits. In accordance with the foregoing subsection, no permit is required in order to allow a nonconforming use to continue.

G. Existing uses.

- (1) Permits. In cases involving an alteration and/or addition which increases the height of an existing conforming structure, permits shall be required in accordance with § 180-29I of this chapter.
- (2) Trees. The Airport Commission by easement or other legal means or process may mark, light, trim or remove trees.

H. Future uses.

- (1) Permits. Except as specifically mentioned in § 180-29H(2) through (5) hereunder, no structure or tree shall be erected, altered or otherwise established in any zone hereby created unless a permit shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting structure or tree would conform to the regulations herein prescribed. Any application for a structure or tree that exceeds the height limitation must be accompanied by a determination from the Federal Aviation Administration (FAA) as to the effect on the safe and efficient use of navigable airspace. If it is determined that such structure or tree will not be a hazard to air navigation and other requirements as mentioned above have been met, the permit shall be granted by the Zoning Administrator. No permit shall be granted for any tree or structure which is not in conformance with the specific requirements of this article, unless a variance has been approved in accordance with § 180-29I.
- (2) Approach Zone.
 - (a) For that area within the Approach Zone, at a horizontal distance of 3,000 feet or less from the end of the runway, a permit shall be required for all trees or structures

greater than 45 feet in height.

- (b) For that area within the Approach Zone, at a horizontal distance of more than 3,000 feet from the end of the runway, no permit is required for any tree or structure, unless such tree or structure exceeds the height limitations prescribed for this zone.
 - (3) Transitional Zone. For that area lying within the limits of the Transitional Zone, a permit shall be required for any tree or structure greater than 45 feet in height.
 - (4) Horizontal Zone/Conical Zone. In areas lying within the limits of the Horizontal Zone and Conical Zone, no permit is required for any tree or structure, unless such tree or structure exceeds the height limitations prescribed for these zones.
 - (5) Trimming. Any property owner who plants a tree or allows the continued growth of a tree established by an act of nature after the effective date of this article, shall be solely responsible for ensuring that such tree does not exceed the height limitation prescribed for that particular zone. All trimming shall be done at the owner's expense.
- I. Variances. Any person desiring to erect or increase the height of any structure or permit the growth of any tree, not in accordance with the regulations prescribed in this chapter, may apply to the Board of Zoning Appeals for a variance to such regulations. The applicant must submit a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace.

§ 180-29.1. Highway Corridor Overlay (HC) District. [Added 6-16-1998]

- A. Statement of intent. This district has been established to further carry out the purposes of Article 7, Title 15.2, Code of Virginia 1950, as amended, in the Highway Corridor Overlay (HC) District by regulating and determining the use of land, buildings, structures and other premises for specific uses, and the areas and dimensions of land, water and airspace to be occupied by buildings, structures and uses, and of courts, yards and other open spaces to be left unoccupied by areas and structures; to facilitate the creation of a convenient, attractive and harmonious community; and to protect the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and visual clutter which may result in danger on public and private streets. A limit is hereby placed on certain automobile-oriented, fast-service, quick-turnover uses and related signage, which generate traffic in such amount and in such manner as to present the possibility of increased danger to the motoring public. This district is created in recognition of the need to provide suitable and sufficient road systems in the County and the need to protect existing and future highways from unsafe use and enhance the aesthetics of the County's highway corridors. **[Amended 8-20-2002]**
- B. Establishment of districts. The Highway Corridor Overlay (HC) District will overlay all other zoning districts where it is applied so that any parcel of land lying in an HC District shall also lie within one or more other land use districts provided for by this chapter. The regulations and requirements of both the underlying district(s) and the HC District shall apply. However, when the regulations applicable to the HC District conflict with the regulations of the underlying district, the more restrictive regulations shall apply. **[Amended 8-20-2002]**

C. District boundaries. **[Amended 8-20-2002]**

- (1) HC District boundaries shall be designated on the Official Zoning Map of Warren County.
- (2) The district boundaries shall be designated to a depth of 1,000 feet from the rights-of-way along the following public highways:
 - (a) U.S. Route 340/522 North from Interstate 66 to Route 661 (Fairground Road).
 - (b) State Route 55 East (John Marshall Highway) from the limits of the Town of Front Royal to the Fauquier County line.

D. Uses permitted by right. All uses permitted by right in the underlying land use district(s) shall be permitted by right in the HC (unless otherwise specifically made a conditional use by this section). **[Amended 8-20-2002]**

E. Conditional uses. In addition to the listed uses requiring a conditional use permit in the underlying district, the following uses shall be permitted with a conditional use permit when proposed to be established in a HC: **[Amended 8-20-2002]**

- (1) Buildings in excess of 50,000 square feet.

F. Development standards. All uses shall be subject to the use limitations and development standards set forth in the underlying land use district(s) and, in addition, shall be subject to the following HC limitations: **[Amended 12-15-1998; 8-20-2002]**

(1) Access and internal circulation.

- (a) Access and internal circulation shall be designed so as not to impede traffic on a public street. Access by the following means may be approved:

- [1] Provision of shared entrances, interparcel connection and travelways, or on-site service drives connecting adjacent properties.
- [2] Access from a secondary public street as opposed to the corridor highway.
- [3] Access points, for lots located at an intersection, shall be located the maximum distance possible from existing or proposed intersections.
- [4] The internal streets of a commercial, office, or industrial complex.

(b) Access and internal circulation plan.

- [1] Developers of all parcels or lots within the HC shall submit, as part of the site plan, an access and internal circulation plan to the County for approval which addresses access for the project and the surrounding area.
- [2] The access plan shall demonstrate the ability to provide adequate access to surrounding properties via cross-easement agreement(s), shared entrances, interparcel connections and travelways, on-site service drives connecting adjacent properties, and/or access by secondary public streets.

- [3] Where it is required as part of the site plan review, the developer shall dedicate the required property for interparcel connections and service roads.
 - [4] Access and internal circulation plans shall conform with any access plan(s) subsequently adopted by the County.
 - (c) Pedestrian circulation shall be provided for and coordinated with that generated from or using adjacent properties.
- (2) Setbacks and height.
- (a) Setbacks. Minimum yard depth from the corridor highway for the HC shall be as follows:
 - [1] Front: 100 feet for structures; 50 feet for parking lots. Reductions to required minimum yard depth may be granted by the Warren County Board of Supervisors and/or Planning Commission, as applicable, during the by-right or conditional use permit approval process where, on account of topographical, depth of lot, or other circumstances applicable to the subject property, without such relief use of the subject property would be effectively prohibited or unreasonably restricted.
 - [2] Rear and side: as in the underlying zoning district.
 - (b) Uses and structures permitted in yards. The following uses and structures shall be permitted in the front, side and rear yards in the HC District subject to the visibility requirements of § 180-12B(5):
 - [1] Walls, hedges, vegetative plantings, service roads, stormwater management facilities and permitted signs and fences.
 - (c) Building height. All buildings shall be subject to the height limitations set forth in the underlying land use district(s).
- (3) Parking and landscaping.
- (a) Landscaping and parking lots shall be installed in accordance with § 180-49.1 of this chapter.
 - (b) Parking areas shall be located to the rear or side of the structure(s) or building(s) they are intended to serve whenever possible. Where parking is designed to be located in the front yard setback of the corridor highway, a three-foot berm or wall shall be utilized with a designated street buffer. Where a wall is used, it shall be placed adjacent to the parking areas.
- (4) Service areas.
- (a) Loading and service bays. Loading areas, service entrances and service bays shall be oriented and/or screened so as not to be visible from the corridor highway.
 - (b) Waste disposal areas. Dumpster and other waste disposal areas shall be completely screened from the public view by means of a board-on-board fence and

landscaping, or similar opaque material.

- (c) Utilities. Utility lines, such as electric, telephone, cable television or similar lines, shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within the project. All junction and access boxes shall be screened. All utility pad fixtures and meters shall be shown on the site plan. The necessity for utility connections, meter boxes, etc., should be recognized and integrated with the architectural elements of the site plan. All underground utilities shall be installed within easements parallel to street rights-of-way or lot lines when possible.
 - (d) Outside storage/display of goods. Outside storage or display of goods shall be completely screened from the view of the corridor highway. Outdoor storage shall include the parking of all company owned and operated vehicles, with the exception of passenger vehicles.
 - (e) Fences. Fences exceeding four feet in height shall be located in side and rear yards only. Chain-link fences, including those with slats, are discouraged, particularly where visible from a public right-of-way. No chain-link fences shall be permitted in the front yard in the HC District.
 - (f) Mechanical equipment. Mechanical equipment shall be shielded and screened from the public view and designed to be perceived as an integral part of the building.
- (5) Building location and treatment.
- (a) Integrated development. All buildings within a property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically. Architectural treatment shall be designed so that all building facades of the same building (whether front, side or rear) that are visible from the public right-of-way, shall consist of similar architectural treatment in terms of materials, quality, appearance and detail.
 - (b) Orientation. Building facades and entrances should be oriented in a manner toward the primary means of vehicular access.
 - (c) Building bulk and mass. All buildings and parking areas should be designed with treatments to break up the mass and bulk. The treatment of buildings shall include vertical architectural treatment at least every 50 feet to break down the scale of the building into smaller components. Any facade with a blank wall must be screened in a manner approved by the Zoning Administrator to comply with applicable provisions of the Warren County Code. Architectural details shall continue on all facades visible from the public right-of-way.
 - (d) Materials. Building materials should be typical of those prevalent in Warren County, including stucco, brick, architectural block, wood siding, and standing seam metal roofs. Inappropriate materials include reflective glass and metal wall panels. No facade visible from adjoining property or the corridor highway shall be constructed of unadorned cinder block, corrugated metal or sheet metal.

- (e) Color. The permanent color of building materials (to be left unpainted) should resemble the predominant tones, primarily earthen tones, along the corridor. Garish and striking colors should be avoided.
 - (f) Adjoining historic properties. New construction on properties that adjoin designated historic properties should seek to incorporate the scale, massing and treatment of the historic property into the new construction. Efforts should be made to relate to the building height, when in proximity to the principal historic structure. New construction should not overshadow the adjoining historic property.
- (6) Lighting.
 - (a) Lighting shall be installed in accordance with § 180-49.2 of this ordinance.