

Draft Zoning Ordinance Changes

The following summary highlights major changes to the Draft Pittsylvania County Zoning Ordinance proposed to date, as advised by the Board of Supervisors, Planning Commission, and Board of Zoning Appeals since the start of the project in August 2022. Seven joint worksessions were held in 2022 and 2023 to direct, review, and edit the proposed Draft Zoning Ordinance.

This list is not exhaustive; it excludes editorial changes and constitutes the most substantive changes.

The Changes Matrix includes a crosswalk of Sections in the existing Ordinance and whether they have been retained or removed in the proposed Draft Zoning Ordinance. The Changes Matrix notes the new Article and Division number if the text was retained. However, retained text may have revisions. See the Editor's Notes provided in each draft Article for additional detail.

General Reorganization

- The existing Ordinance was analyzed for cohesive flow; clarity; compliance with the Code of Virginia; and compliance with planning and zoning best practices. Input from Pittsylvania County staff, along with community input gathered during the community engagement phase of the project, was also reviewed and considered. This analysis and input resulted in the rearrangement (combining of articles and sections to provide like-material in one place), revision (changing of content/text for clarity, streamlining, and Code of Virginia compliance), and addition and/or removal of items (for Code of Virginia compliance and appropriateness for Pittsylvania's County's needs).
- The existing Ordinance has been reorganized for simplicity and to provide a more user-friendly structure. The Draft Ordinance is organized as follows:
 - Article I: In General
 - Article II: Administration
 - Article III: Permits and Applications
 - Article IV: District Standards
 - Article V: Overlay Zoning Districts
 - Article VI: Use Matrix
 - Article VII: Use Performance Standards
 - Article VIII: Community Design Standards
 - Article IX: Nonconforming Uses, Lots, and Structures
 - Article X: Definitions

Article I: In General

Article I, In General, provides information on the authority, purpose, and applicability of the Zoning Ordinance, among other regulations. This Article is largely built based on the requirements of the Code of Virginia. Major changes include:

- Expanded the stated purpose of the Zoning Ordinance to include all items supplied in the Code of Virginia.
- Added text to require conformity with the Zoning Ordinance.
- Clarified and consolidated text addressing Ordinance interpretation to streamline content and to align more fully with the Code of Virginia.
- Clarified text addressing the Zoning Map and the interpretation of Zoning District boundaries for readability and ease of administration.
- Added provision to establish interpretation of zoning district boundaries as an administrative procedure with the option to appeal to the Board of Zoning Appeals.
- Added Code of Virginia requirement that allows approved final subdivision plats to be valid for up to five years from the date of approval.
- Added Section to address vested rights, in accordance with Code of Virginia.

Article II: Administration

Article II, Administration, outlines powers, duties, and procedures for the Zoning Administrator, Planning Commission, and Board of Zoning Appeals. It also addresses enforcement procedures and penalties for violations of the Ordinance, along with taxes and expenses paid. Major changes include:

- Updated text to include correct Code of Virginia requirements and references.
- Streamlined, edited, and reorganized existing content to achieve an Ordinance that is both understandable to the public and easily enforceable by the County.
- Added text addressing ex parte communications and conflicts of interest, in accordance with Code of Virginia.
- Added text to establish meeting and procedural requirements for the Board of Zoning Appeals.
- Clarification of contents of notices of violation and appeals of notices of violation, in accordance with Code of Virginia.
- Introduced civil penalties as the first line of defense for zoning violations, allowing the County to pursue misdemeanor charges as a last resort.
- Removed zoning related fees; a fee schedule for County-wide fees should be adopted as a separate Ordinance to allow ease of review and facilitation of public hearings during annual budgeting processes.
- Added an optional Code of Virginia provision allowing the County to require a property owner to provide satisfactory evidence that any delinquent charges or taxes have been paid in full prior to the submittal of an application.

Article III: Permits and Applications

Article III, Permits and Applications, outlines requirements for zoning text and map amendments, conditional zoning and proffers, Special Use Permits, variances, Site Development Plans, zoning permits, Certificates of Occupancy, written determinations, appeals, and public hearings and notifications. Major changes include:

- Updated with all current Code of Virginia requirements and references, including timeframes for approvals, periods of validity, and decisions on applications.
- Strengthened requirements for both Concept Plans and Site Development Plans to provide the County with more accurate and detailed information for application reviews.
- Added text permitting the Zoning Administrator to require a full Site Development Plan for an application in lieu of a concept plan if the project is deemed to be complex and requiring additional detail for proper review.
- Removed the requirement to submit a Site Development Plan at the application stage and substituted with a Concept Plan submittal to streamline County review and make the process more business-friendly.
- Created a new Division to outline the standards and procedures for obtaining a Zoning Permit.
- Added new text to outline procedures and general standards for written determinations of the Zoning Administrator, in accordance with Code of Virginia.
- Created a new Division to ensure compliance with Code of Virginia requirements for public hearings and notices.

Article IV: District Standards

Article IV, District Standards, provides the purpose and standards for development in Pittsylvania County's primary zoning districts. Major changes include:

- Updated with Code of Virginia requirements and references.
- Streamlined, edited, and reorganized existing content to achieve an Ordinance that is both understandable to the public and easily enforceable by the County.
- Integrated tables and visuals to organize information in an accessible, user-friendly format.
- Ensured all primary zoning districts have clearly defined minimum lot areas, minimum setbacks, and maximum structure heights.
- Added division to address exemptions and encroachments.
- General Agriculture (A-1):
 - Increased minimum lot size to one acre.
 - Decreased density to correspond with the increased minimum lot size.
 - Created a uniform side setback instead of determining based on lot frontage.
- Single Family Residential (R-E, R-1, RC-1):

- Introduced minimum lot width requirements, tying minimum lot width to the availability of public utilities to align with minimum lot area requirements.
- Amended density requirements to determine density by acreage, not lot, for ease of administration.
- Proposed uniform front, rear, and side setbacks.
- Multi-Family Residential (R-MF):
 - Clarified minimum lot area requirements.
 - Introduced new standards for minimum lot width to differentiate between single-family and multi-family residential uses, and to tie dimensional standards to the availability of public utilities.
 - Increased maximum density from 13 to 16 dwelling units per acre, based on regional housing needs.
- Manufactured Home Park (MHP):
 - Added regulations for the total park area of an MHP district, including development standards, to ensure safe and attractive manufactured home parks.
 - Added standards for safe ingress/egress in manufactured home parks.
- Commercial (B-1, B-2):
 - Added minimum lot area requirements, tied to the availability of public utilities.
 - Added minimum road frontage requirements and side and rear setbacks.
 - Added the ability to increase building height to 70 ft., provided additional setbacks are met.
- Industrial (M-1, M-2):
 - Added minimum lot area and side and rear setback requirements.
- Residential Planned Development (RPD):
 - Added new regulations to clearly state application and amendment procedures, open space requirements, and residential use requirements.
 - Added design standards and open space requirements.
 - Added requirement that RPD development must have at least two types of residential units based on regional housing needs.
 - Incorporated edits adopted by the Board of Supervisors during the August 2023 meeting.
- Conservation (C-1):
 - Amended dimensional standards for consistency with A-1 dimensional standards.
 - Added side and rear setback requirements.

Article V: Overlay Zoning Districts

Article V, Overlay Zoning Districts, provides the purpose and standards for the three overlay zoning districts in Pittsylvania County. These standards are in addition to the regulations of the primary underlying zoning district. Major changes include:

- Updated with Code of Virginia requirements and references.
- Added a new Section to establish all Overlay Zoning Districts, their purpose, and their relationship to underlying primary zoning districts.
- Lake Surface Overlay District (LSOD) revisions:
 - Added text to clarify the purpose and intent of the district.
 - Removed regulations applying the LSOD to lakes with four or more shoreline landowners to eliminate conflicting text.
 - Included dimensional standards for lots within the LSOD in this Division as opposed to keeping them within primary district standards.
 - Introduced text to provide development and design standards for lots within the LSOD.
 - Introduced text to provide clear regulations for boathouses.
 - Added provision to establish review and approval of all moorings and floats as an administrative procedure.
 - Introduced application procedures for variances for all structures within the LSOD.
- Floodplain Overlay District (FOD) revisions:
 - Added text to clarify the purpose and intent of the district.
 - Removed Floodplain Overlay District regulations to prevent conflicting text, as Chapter 23 of the Pittsylvania County Code contains regulations for all use, activities, and development in floodplain areas.
- Airport Overlay District (AOD) revisions:
 - Reorganized and streamlined text for clarity.
 - Updated with reference to applicable Federal Aviation Administration and Virginia Department of Aviation regulations.
 - Added text to clarify that property owners of nonconforming uses, lots, and structures within an AOD are still required to comply with any local, state, or federal requirements for safety markers and lighting.
 - Introduced text to provide development and design standards for lots within the AOD.
 - Introduced application procedures for variances for all structures within the AOD.

Article VI: Use Matrix

Article VI, Use Matrix, identifies where each use is permitted across each zoning district. Major changes include:

- Revised all uses and definitions to align with best practices and Pittsylvania County needs identified through staff and community engagement. Consolidating and revising uses streamlines the Ordinance, eases administration, and ensures that similar uses are regulated consistently within each zoning district. Broader terminology allows for greater adaptability and flexibility as new land uses arise.
- Created a matrix of all uses, which replaces the list format provided throughout the existing Ordinance. This matrix provides a list of all permitted uses in the County and identifies whether the use is allowed by-right or through a Special Use Permit in each zoning district. The matrix also identifies when the use has performance standards and references the pertinent Ordinance section.
- Consolidated similar uses and terms. Examples include, but are not limited to:
 - ***“Store, small”*** – This term consolidates uses listed in the current Ordinance that are all small-scale retail uses for items related to a specific theme, easing administration.
 - ***“Manufacturing, light”*** and ***“Manufacturing, Heavy”*** – These terms each consolidate over 50 industrial uses listed in the current Ordinance, easing administration.
 - ***“Public Use”*** to consolidate all uses that are publicly owned and operated, such as government offices, libraries, and emergency services; and permit them by-right in all districts.
- Added modern uses and terms. Examples include, but are not limited to:
 - ***“Battery storage facility”*** to address battery storage facilities as an emerging use in Virginia. These facilities are often sited in conjunction with utility-scale solar energy facilities to easily capture and store solar energy.
 - ***“Data center”*** to address data centers as an emerging use in Virginia.
 - ***“Brewery or distillery, micro-”*** and ***“Winery, micro-”*** to open new avenues for micro-breweries and distilleries. These have become quite popular in commercial areas around Virginia and are often locally owned and operated.
 - ***“Recreational Vehicle Storage Facility”*** to address permissions for boat and RV storage lots.
- Added uses required or regulated by the Code of Virginia Code. Examples include, but are not limited to:
 - ***“Agritourism”*** to define and permit recreational and educational uses that are held at farms, wineries, or orchards, pursuant to Code of Virginia §15.2-2288.6.
 - ***“Group Home”*** – This use is defined and regulated by Code of Virginia § 15.2-2291. The Code of Virginia also requires that group homes be permitted in all districts where single-family homes are permitted.

- *“Telecommunications Facility, Small Cell Facility”* and *“Amateur Radio Tower”* have been proposed as permitted uses.

Article VII: Use Performance Standards

Article VII, Use Performance Standards, provides provisions and regulations to limit the impact of specific uses on surrounding property and the County at large. These pertain to the use, whether it is permitted by-right and/or by Special Use Permit. These Use Performance Standards only apply to uses created after the adoption of the draft Zoning Ordinance; uses legally operating prior to adoption will be considered legal nonconforming uses and will not be required to adhere to these standards unless a change is made or the use ceases operations for two or more years.

Major changes include:

- Organized use standards by use category: Agricultural, Residential, Public/Civic/Recreational, Commercial, Industrial, and Miscellaneous.
- Reorganized and streamlined existing standards for increased readability (e.g., Intensive Agriculture; Home Occupation, Class A; Home Occupation, Class B; Electronic Gaming Facility).
- Introduced *new* standards for uses that were based on content in the *existing* Ordinance (e.g., Residential Agriculture; Large- and Utility-Scale Solar Energy Facilities).
- Introduced *new* standards for *entirely new* uses. *See Article VI, Use Matrix, for new additions* (e.g., Agritourism; Short-Term Rental; Mobile Restaurant; Special Event; Battery Energy Storage Facility; Data Center).

Article VIII: Community Design Standards

Article VIII, Community Design Standards, provides provisions and regulations for elements that pertain to the character of development within the community. County staff and the community alike showed strong support for design standards through the public engagement phase of the plan, specifically in commercial and industrial areas through implementing landscaping, screening, and parking requirements. The proposed standards in this Article promote consistent community aesthetics, safety, and enforceability. Major changes and additions include:

- Consolidated and revised various provisions throughout the existing Ordinance (including Signs, Off Street Parking, and Visibility Clearance).
- Organized the provisions by type for readability (Visibility Clearance; Lighting; Landscaping and Screening; Walls and Fences; Parking and Loading; Signs; and Open Space).
- Added graphics throughout the Article to illustrate regulations, creating a more user-friendly Ordinance.
- **Visibility Clearance:** Reorganized and amended existing text for clarity.

- **Lighting:** Introduced all new standards for lighting, including applicability, exemptions, hours of illumination, maximum illumination levels, and height.
- **Landscaping and Screening:** Introduced all new standards for landscaping and screening, including requirements for a landscape plan, parking lot landscaping, and transitional buffers.
- **Walls and Fences:**
 - Added maximum fence height based on the underlying zoning district.
 - Added requirements for location, materials, and maintenance.
- **Parking and Loading:**
 - Introduced general requirements and obligations of the owner for providing parking.
 - Clarified when both reductions and increases in required off-street parking areas would be considered acceptable.
 - Amended existing parking design standards for clarity.
 - Removed standards determining the minimum off-street parking area based on the underlying zoning district and added standards that determine the minimum off-street parking area based on individual uses; this eliminates inconsistencies and allows ease of administration.
 - Allows administrative determinations of parking space requirements for uses not included, as opposed to Planning Commission determination.
 - Revised number of the minimum required off-street parking spaces for various uses, based on best practices (e.g., funeral homes based on square footage; hospitals based on number of patient beds.)
 - Introduced standards for recreational vehicle and boat parking, including requirements that residents cannot park recreational vehicles or boats on vacant property, and that recreational vehicles and boats shall not be in use while they are parked.
- **Signs:**
 - Removed and revised existing regulations to ensure content-neutrality in accordance with federal case law.
 - Added new types of prohibited signs (e.g., signs in public right-of-way, signs affixed to poles and trees, and signs affixed to parked cars/trailers).
 - Added new types of signs that are exempt from obtaining a permit (e.g., memorial plaques).
 - Added new provisions for off-site signage; billboards are now prohibited.
 - Comprehensively revised types of signs permitted, the district in which they are permitted, and size limits. See Table VIII-6 in draft.
- **Open Space:** Added all new provisions for Open Space, including:
 - Requirement that open space is provided for all new development within residential multi-family, manufactured home park, and planned development districts. (Exceptions include single- and two-family dwellings, Minor Subdivisions, and Utility/Agricultural uses.)
 - Minimum percentages of required open space based on district.

- Provisions stating what areas *can* count towards open space (natural areas, passive/active recreation, etc.) and what areas *cannot* count towards open space (residential yards, parking areas, etc.).
- Design and development standards, including configuration and location.

Article IX: Nonconforming Uses, Lots, and Structures

Article IX, Nonconforming Uses, Lots, and Structures, provides procedures and regulations for legally existing lots, uses, and structures that do not meet the new standards outlined in this Ordinance.

Major changes include:

- Updated with Code of Virginia requirements and references.
- Included new provisions for nonconforming uses, including that a home occupation is permitted within a nonconforming dwelling unit; casual, intermittent, temporary, or illegal use of land or buildings is not sufficient to establish the existence of a nonconforming use; and when the Zoning Administrator cannot determine whether a use is nonconforming, the BZA shall hear the case.
- Updated and clarified provisions for nonconforming lots, including how a nonconforming lot can become conforming.
- Added provisions for nonconforming structures, buildings, and improvements.
- Added a new section that provides for the repair and maintenance of nonconformities, including text that meets the Code of Virginia requirements related to repair and replacement resulting from damage from fire, natural disaster, or another act of God.

Article X: Definitions

Article X, Definitions, provides the full set of definitions pertaining to the Zoning Ordinance. Major changes include:

- Consolidated all definitions into a single Article, as opposed to having in different Sections of the Ordinance.
- Updated with Code of Virginia definitions and references.
- Organized by topic (common terminology; abbreviations; general terms that apply to the whole ordinance; Overlay District terms; Use terms by use category).

Pittsylvania County Zoning Ordinance Changes Matrix

Existing Zoning Ordinance				Draft Ordinance Location/Change	
Article	Division	Section	Section Content		
Article 1 - General Considerations					
Article 1: General Considerations	DIVISION 1. AUTHORITY, ESTABLISHMENT, PURPOSE AND OFFICIAL ZONING MAP	Section 35-1	Authority to Establish Zoning	Article I, Division 1	
		Section 35-2	Enactment	Article I, Division 1	
		Section 35-3	Purpose and Intent	Article I, Division 1	
		Section 35-3.1	Non-Exclusionary Intent	Article I, Division 1	
		Section 35-4	Relation to the Environment	Article I, Division 1	
		Section 35-5	Relation to the Comprehensive Plan	Article I, Division 1	
		Section 35-6	Official Zoning Map	Article I, Division 3	
		Section 35-7	Map Amendment	Article I, Division 3	
		Section 35-8	Replacement of the Official Zoning Map	Article I, Division 3	
		Section 35-9	Certified Copy, Filing	Article I, Division 3	
		Sections 35-10 35-14	Reserved	N/A	
	DIVISION 2. APPLICATION OF REGULATIONS	Section 35-15	Application of District Regulations	Article IV, Division 2	
		Section 35-16	Use, Occupancy, and Construction	Article IV, Division 2	
		Section 35-17	Height, Bulk, Density, Lot Coverage, Yards and Open Spaces	Article IV, Division 2	
		Section 35-18	Relationship of Building to Lot	Article IV, Division 2	
		Section 35-19	Required Yard, Open Space; Area, Parking or Loading Space for One Structure, or Use, Not to be Used to Meet Requirements for Another	Article VIII, Division 5	
		Section 35-20	Reduction of Lots or Areas Below Minimum is Prohibited	Article IV, Division 2	
		Section 35-21	Reduction of Yards Below Minimum	Article IV, Division 3	
		Section 35-22	Reduction of Required Off-Street Parking or Loading Space	Article VIII, Division 5	
		Section 35-23	Conflicting Ordinances	Article I, Division 2	
		Section 35-24	Severability	Article I, Division 1	
		Section 35-25	Minimum Requirements	Article I, Division 2	
		Section 35-26	Uses Not Provided For	Article VI, Division 1	
		Section 35-27	Issuances	Article I, Division 2	
		Sections 35-28, 35-34	Reserved	N/A	
	DIVISION 3. DEFINITIONS, PITTSYLVANIA COUNTY ZONING ORDINANCE	Section 35-35	General Usage Terms	Article X, Division 2	
		Section 35-36	Interpretation of Definitions by the Zoning Administrator	Removed	
		Sections 35-37, 35-39	Reserved	N/A	
		Section 35-40	Principal Definitions of the Zoning Ordinance	Article X, Division 2	
		Sections 35-41, 35-44	Reserved	N/A	
	Article 2 - Basic Regulations				
		DIVISION 1. GENERAL REGULATIONS	Section 35-45	Territorial Application of the Ordinance	Article I, Division 1
			Section 35-46	Zoning Applicable to Entire Jurisdictional Areas	Article I, Division 1
Section 35-47			Zoning District Boundaries	Article I, Division 3	
Section 35-48			General Effect	Article VI, Division 1	
Section 35-49			Plans, Buildings Previously Approved; "Grandfather" Provisions	Article I, Division 4	
Section 35-50			Exemptions	Article IV, Division 3	
Section 35-51			Uses Exempt from a Zoning Permit	Article VI AND Article VII, Various	
Section 35-52			Visibility Clearance at Intersections	Article VIII, Division 1	
Section 35-53			Additional Dwellings on a Single Lot	Removed	
Sections 35-54, 35-59			Reserved	N/A	
			Section 35-60	Minimum Lot Width Measurements	Article IV, Division 2
		Section 35-61	Lots, Determination of Lot Front	Article IV, Division 2	
		Section 35-62	Lots, Setbacks Adjacent to Street	Article IV, Division 2	
		Section 35-63	Rear Yards on Interior Lots	Article IV, Division 2	
		Section 35-64	Side Setbacks on Lots	Article IV, Division 2	
		Section 35-65	Lot Access Requirements	Article IV, Division 2	
		Section 35-66	Lot Coverage by Buildings	Article IV, Division 2	
		Sections 35-67, 35-68	Reserved	N/A	
		Section 35-69	Houses Displayed for Advertising Purposes	Removed	

Pittsylvania County Zoning Ordinance Changes Matrix

		Existing Zoning Ordinance		Draft Ordinance Location/Change
Article	Division	Section	Section Content	
Article 2: Basic Regulations	DIVISION 2. LOT REGULATIONS	Section 35-70	General Requirments Concerning Arrangement and Location of Structures: Widening of Highways and Streets	Article IV, Division 2
		Section 35-71	Height of Building and Other Structures	Article IV, Division 2
		Section 35-72	Uses and Structures Permitted in Required Yards	Article IV, Division 3
		Section 35-73	Porches, Balconies, Chimneys, Similar Features	Article IV, Division 3
		Section 35-74	Accessory and Temporary Buildings	Article VII, Divisions 3 and 7
		Sections 35-75, 35-79	Reserved	N/A
		Section 35-80	Off-Street Parking and Loading Requirements	Article VIII, Division 5
		Section 35-81	Site Requirements for Off-Street Parking	Article VIII, Division 5
		Section 35-82	Parking Space Requirements for All Districts	Article VIII, Division 5
		Sections 35-83, 35-84	Reserved	N/A
		Section 35-85	Off-Street Loading and Unloading Space	Article VIII, Division 5
		Section 35-86	Parking and Storage of Certain Vehicles	Article VIII, Division 5
		Sections 35-87, 35-88	Reserved	N/A
		Section 35-89	Limitations on Parking of Trucks and Certain Recreational Vehicles in Residential Districts. Reserved.	N/A
		Section 35-90	Performance Standards	Article III, Division 4
	Sections 35-91, 35-94	Reserved	N/A	
	DIVISION 3. SIGNS	Section 35-95	Signs; Intent of Regulation	Article VIII, Division 6
		Section 35-96	General Requirements	Article VIII, Division 6
		Section 35-97	Permissible Signs in All Districts Exempt from Zoning Permit Requirements	Article VIII, Division 6
		Section 35-98	Permissible Signs in Selected Districts Exempt from Zoning Permit Requirements	Article VIII, Division 6
		Section 35-99	Off-site Outdoor Advertising Signs	Article VIII, Division 6
		Section 35-100	Signs Requiring a Zoning Permit	Article VIII, Division 6
		Section 35-101	Maintenance and Removal of Signs	Article VIII, Division 6
		Sections 35-102, 35-110	Reserved	N/A
	DIVISION 4. SUPPLEMENTARY	Section 35-111	General	Article VII, Division 1
		Section 35-112	Airports	Removed
		Section 35-113	Clubs and Lounges	Article VII, Division 5
		Section 35-114	Stables, Riding Schools	Article VII, Division 2
		Section 35-115	Day Camp, Boarding Camp	Article VII, Various
		Section 35-116	Day Care, Nursery Facility	Removed
		Section 35-117	Home for Developmentally Disabled Persons	Removed
		Section 35-118	Drive-In Theatre	Article VII, Division 5
		Section 35-119	Reserved	N/A
		Section 35-120	Junk Yards	Article VII, Division 6
		Section 35-121	Fencing - Screening	Article VIII, Division 3
Section 35-122		Repealed	N/A	
Section 35-123		Public Utility Structures/Uses	Article VII, Division 4	
Section 35-124		Rest Home, Nursing Home, Convalescent Home, Orphanage	Removed	
Section 35-125		Sanitary Landfill	Article VII, Division 4	
Section 35-126		Sawmill. Temporary or Permanent.	Article VII, Division 6	
Section 35-127		Swimming, Golf, Tennis Clubs	Article VII, Division 5	
Section 35-128	Towers, Antennas, Satellite Dishes	Removed		
Section 35-129	Temporary Construction Headquarters, Yards	Article VII, Division 7		
Section 35-130	Wayside Stand	Article VII, Division 2		
Section 35-131	Sale and/or Storage of Petroleum Products Including Kerosene, Gasoline, and Heating Oil	Article VII, Division 6		
Section 35-132	Feed and Seed Store	Removed		
Section 35-133	Subordinate Retail Sales. Reserved.	N/A		

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Article	Division	Section	Section Content	
	REGULATIONS	Section 35-134	Temporary Events Sponsored by Local Nonprofit Organizations. Reserved.	N/A
		Section 35-135	Borrow, Fill, or Waste Areas. Reserved.	N/A
		Section 35-136	Home Occupations. Reserved.	N/A
		Section 35-137	Mobile Home/Manufactured Home Park - Mobile Homes/Manufactured Homes on Individual Lots. Reserved.	N/A
		Section 35-138	Campgrounds and Recreational Vehicle/Camper Areas	Article VII, Division 4
		Section 35-139	Extraction of Natural Resources; Exploration	Article VII, Division 6
		Section 35-140	Solid Waste Disposal	Removed
		Section 35-141	Solar Energy Facilities	Article VII, Division 7
		Section 35-141 (A)	Small Solar Energy Facilities	Article VII, Division 7
		Section 35-141 (B)	Large Scale Solar Energy Facilities	Article VII, Division 7
		Section 35-141 (C)	Utility Scale Solar Energy Facilities	Article VII, Division 7
		Section 35-141 (D)	Permitting Requirements for Large Scale and Utility Solar Energy Facilities	Article VII, Division 7
		Section 35-141 (D)	Decommissioning Requirements for Large and Utility Scale Solar Energy Facilities	Article VII, Division 7
		Section 35-141 (F)	General Requirements for Large and Utility Scale Solar Energy Facilities	Article VII, Division 7
	Sections 35-142-160	Reserved	N/A	
	DIVISION 5. NONCOMFORMITIES	Section 35-161	Continuation	Article IX, Division 1
		Section 35-162	Repairs and Maintenance	Article IX, Division 5
		Section 35-163	Changes in District Boundaries	Article IX, Division 1
		Section 35-164	Exchange Expansion or Enlargement	Article IX, Division 4
		Section 35-165	Nonconforming Lots	Article IX, Division 3
Section 35-166		Restoration or Replacement	Article IX, Division 4	
Sections 35-167, 35-169		Reserved	N/A	
Article 3 - District Regulations				
		Section 35-170	Establishment of Districts	Article IV, Division 1
		Sections 35-171, 35-176	Reserved	N/A
	DIVISION 1. AGRICULTURAL DISTRICT, A-1	Section 35-177	Purpose	Article IV, Division 1
		Section 35-178	Permitted Uses	Article VI, Division 2
		Section 35-179	Special Use Permits	Article VI, Division 2
		Section 35-180	Area Regulations	Article IV, Division 4
		Section 35-181	Maximum Height of Buildings	Article IV, Division 4
		Section 35-182	Minimum Yard Dimensions	Article IV, Division 4
		Section 35-183	Floor Area Requirements	Removed
		Section 35-184	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-185	Open Space Requirements	N/A
		Section 35-186	Signs	N/A
		Section 35-187	Maximum Number of Units Allowed Per Gross Acre	Article IV, Division 4
		Section 35-188	Other Special Regulations - Streets	N/A
		Section 35-189	Intensive Livestock, Dairy, Poultry Facilities	Article VI, Division 2
		Section 35-189.1	Intent	Article IV, Division 1
		Section 35-189.2	Definitions	Article X, Division 2
		Section 35-189.3	Acreage Requirements	Article VII, Division 2
		Section 35-189.4	Livestock, Dairy, or Poultry Facility Development Plans	Article VII, Division 2
		Section 35-189.5	Nutrient Management Plan	Article VII, Division 2

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Existing Zoning Ordinance				Draft Ordinance Location/Change
Article	Division	Section	Section Content	
		Section 35-189.6	Disposal of Dead Animals	Article VII, Division 2
		Section 35-189.7	Exemptions	Article VII, Division 2
		Section 35-189.8	Severability	Article I, Division 1
		Section 35-190	Reserved	N/A
	DIVISION 2. RESIDENTIAL ESTATES DISTRICTS (RE, DISTRICT)	Section 35-191	Purpose	Article IV, Division 1
		Section 35-192	Permitted Uses	Article VI, Division 2
		Section 35-193	Special Use Permits	Article VI, Division 2
		Section 35-194	Area Regulations	Article IV, Division 5
		Section 35-195	Maximum Height of Buildings	Article IV, Division 5
		Section 35-196	Minimum Yard Dimensions	Article IV, Division 5
		Section 35-197	Floor Area Requirements	Removed
		Section 35-198	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-199	Open Space Requirements	N/A
		Section 35-200	Signs	N/A
		Section 35-201	Maximum Number of Units Allowed Per Gross Acre	Article IV, Division 5
		Section 35-202	Other Special Regulations. Reserved.	N/A
		Section 35-203, 35-220	Reserved	N/A
	DIVISION 3. RESIDENTIAL SUBURBAN SUBDIVISION DISTRICT (R-1)	Section 35-221	Purpose	Article IV, Division 1
		Section 35-222	Permitted Uses	Article VI, Division 2
		Section 35-223	Special Use Permits	Article VI, Division 2
		Section 35-224	Area Regulations	Article IV, Division 5
		Section 35-225	Maximum Height of Buildings	Article IV, Division 5
		Section 35-226	Minimum Yard Dimensions	Article IV, Division 5
		Section 35-227	Floor Area Requirements	Removed
		Section 35-228	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-229	Open Space Requirements	N/A
		Section 35-230	Signs	N/A
		Section 35-231	Maximum Number of Units Allowed	Article IV, Division 5
		Section 35-232	Other Special Regulations. Reserved.	N/A
		Section 35-233	Right of Way Wider than 50 Feet	Removed
		Section 35-234- 236	Reserved	N/A
		Section 35-237, 35-265	Reserved	N/A
	DIVISION 4. RESERVED	Section 35-237- 265	Reserved	N/A
	DIVISION 5. RESIDENTIAL COMBINED SUBDIVISION DISTRICT RC-1	Section 35-266	Purpose	Article IV, Division 1
		Section 35-267	Permitted Uses	Article VI, Division 2
		Section 35-268	Special Use Permits	Article VI, Division 2
		Section 35-269	Area Regulations	Article IV, Division 5
		Section 35-270	Maximum Percentage of Lot Coverage	Article IV, Division 5
		Section 35-271	Maximum Height of Buildings	Article IV, Division 5
		Section 35-272	Minimum Yard Dimensions	Article IV, Division 5
		Section 35-273	Minimum Off-Street Parking Requirements	Article VIII, Division 5
		Section 35-274	Signs	N/A
Section 35-275		Maximum Number of Units Allowed	Article IV, Division 5	
Section 35-276		Other Special Regulations - Streets	Removed	
Section 35-277- 278	Reserved	N/A		
DIVISION 6. RESIDENTIAL	Section 35-279	Purpose	Article IV, Division 1	
	Section 35-280	Permitted Uses	Article VI, Division 2	
	Section 35-281	Special Use Permits	Article VI, Division 2	
	Section 35-282	Area Regulations	Article IV, Division 5	
	Section 35-283	Maximum Height of Buildings	Article IV, Division 5	
	Section 35-284	Minimum Yard Dimensions	Article IV, Division 5	
	Section 35-285	Floor Area Requirements	Removed	

Pittsylvania County Zoning Ordinance Changes Matrix

		Existing Zoning Ordinance		Draft Ordinance Location/Change
Article	Division	Section	Section Content	
Article 3: District Regulations	MULTIFAMILY DISTRICT (RMF)	Section 35-286	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-287	Open Space Requirements	N/A
		Section 35-288	Signs	N/A
		Section 35-289	Maximum Number of Units Allowed Per Gross Acre	Article IV, Division 5
		Section 35-290	Other Special Regulations. Reserved.	N/A
		Section 35-291	Streets	N/A
		Section 35-292	Reserved	N/A
	DIVISION 7. RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT (RPD)	Section 35-293	Purpose	Article IV, Division 1
		Section 35-294	Permitted Uses	Article VI, Division 2
		Section 35-295	Special Use Permits	Article VI, Division 2
		Section 35-296	Area Regulations	Article IV, Division 8
		Section 35-297	Maximum Height of Buildings	Article IV, Division 8
		Section 35-298	Minimum Yard Dimensions	Article IV, Division 8
		Section 35-299	Floor Area Requirements	Removed
		Section 35-300	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-301	Open Space Requirements	Article IV, Division 8
		Section 35-302	Management of Open Space (by Property Owners Association)	Article IV, Division 8
		Section 35-303	Signs	Article IV, Division 8 AND Article VIII, Division 6
		Section 35-304	Other Special Regulations. Reserved.	N/A
		Section 35-305	Streets	Removed
		Section 35-306	Utilities	Article IV, Division 8
	Section 35-307-315	Reserved	N/A	
	DIVISION 8. RESIDENTIAL MANUFACTURED HOUSING PARK DISTRICT (MHP)	Section 35-316	Purpose	Article IV, Division 1
		Section 35-317	Permitted Uses	Article VI, Division 2
		Section 35-318	Special Use Permits	Article VI, Division 2
		Section 35-319	Area Regulations	Article IV, Division 5
		Section 35-320	Maximum Height of Buildings	Article IV, Division 5
		Section 35-321	Minimum Yard Dimensions - Setbacks	Article IV, Division 5
		Section 35-322	Floor Area Requirements	Removed
		Section 35-323	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-324	Open Space/Recreation Space Requirements. Reserved	N/A
		Section 35-325	Signs	Article IV, Division 5
		Section 35-326	Maximum Number of Units Allowed Per Gross Acre	Article IV, Division 5
		Section 35-327	Manufactured Housing Park Streets	Removed
		Section 35-328	Platting Required/Site Plan Required	N/A
		Section 35-329	Other Special Regulations/Additional Regulations. Reserved.	N/A
	Section 35-330-344	Reserved	N/A	
	DIVISION 9. BUSINESS DISTRICT. LIMITED (B-1)	Section 35-345	Purpose	Article IV, Division 1
		Section 35-346	Permitted Uses	Article VI, Division 2
		Section 35-347	Special Use Permits	Article VI, Division 2
		Section 35-348	Area Regulations	Article IV, Division 6
		Section 35-349	Maximum Height of Buildings	Article IV, Division 6
		Section 35-350	Minimum Yard Dimensions	Article IV, Division 6
		Section 35-351	Maximum Floor Area	Removed
		Section 35-352	Minimum Off-Street Parking Space	Article VIII, Division 5
		Section 35-353	Open Space Requirements	Article VIII, Division 8
		Section 35-354	Loading Space	Article VIII, Division 5
Section 35-355		Signs	Article VIII, Division 6	
Section 35-356		Other Regulations	Article VII, Division 5	
Section 35-357-363		Reserved	N/A	
	Section 35-364	Purpose	Article IV, Division 1	
	Section 35-365	Permitted Uses	Article VI, Division 2	
	Section 35-366	Special Use Permits	Article VI, Division 2	
	Section 35-367	Area Regulations	Article IV, Division 6	
	Section 35-368	Maximum Height of Buildings	Article IV, Division 6	

Pittsylvania County Zoning Ordinance Changes Matrix

Existing Zoning Ordinance				Draft Ordinance Location/Change	
Article	Division	Section	Section Content		
	DIVISION 10. BUSINESS DISTRICT GENERAL (B-2)	Section 35-369	Minimum Yard Dimensions	Article IV, Division 6	
		Section 35-370	Maximum Floor Area	Removed	
		Section 35-371	Minimum Off-Street Parking Space	Article VIII, Division 5	
		Section 35-372	Open Space Requirements	Article VIII, Division 8	
		Section 35-373	Minimum Loading Space	Article VIII, Division 5	
		Section 35-374	Signs	Article VIII, Division 6	
		Section 35-375	Other Regulations	Article VII, Division 5	
			Section 35-376-381	Reserved	N/A
		DIVISION 11. INDUSTRIAL DISTRICT (M-1); LIGHT INDUSTRY	Section 35-382	Purpose	Article IV, Division 1
			Section 35-383	Permitted Uses	Article VI, Division 2
			Section 35-384	Special Use Permits	Article VI, Division 2
			Section 35-385	Special Performance Standards	N/A
			Section 35-386	Area Regulations	Article IV, Division 7
			Section 35-387	Maximum Height of Buildings	Article IV, Division 7
			Section 35-388	Minimum Yard Dimensions	Article IV, Division 7
			Section 35-389	Maximum Floor Area	Removed
			Section 35-390	Minimum Off-Street Parking Space	Article VIII, Division 5
			Section 35-391	Open Space Requirements	Article VIII, Division 8
			Section 35-392	Minimum Loading Space	Article VIII, Division 5
			Section 35-393	Signs	Article VIII, Division 6
			Section 35-394	Other Regulations	Article III, Division 6
			Section 35-395	Adult Uses	Article VII, Division 5
			Section 35-396-400	Reserved	N/A
		DIVISION 12. INDUSTRIAL DISTRICT (M-2); HEAVY INDUSTRY	Section 35-401	Purpose	Article IV, Division 1
			Section 35-402	Permitted Uses	Article VI, Division 2
			Section 35-403	Special Use Permits	Article VI, Division 2
			Section 35-404	Special Performance Standards - Reserved	N/A
			Section 35-405	Area Regulations	Article IV, Division 7
			Section 35-406	Maximum Height of Buildings	Article IV, Division 7
			Section 35-407	Minimum Yard Dimensions	Article IV, Division 7
			Section 35-408	Maximum Floor Area	Removed
			Section 35-409	Minimum Off-Street Parking Space	N/A
			Section 35-410	Open Space Requirements	Article VIII, Division 5
			Section 35-411	Minimum Loading Space	Article VIII, Division 5
			Section 35-412	Signs	Article VIII, Division 6
			Section 35-413	Other Regulations	Article III, Division 6
			Section 35-414-528	Reserved	N/A
		DIVISION 13. CONSERVATION DISTRICT, C-1	Section 35-529	Purpose	Article IV, Division 2
			Section 35-530	Permitted Uses	Article VI, Division 2
			Section 35-531	Special Use Permit Required	Article VI, Division 2
			Section 35-532	Other Requirements	Article VI, Division 9
				Section 35-533-544	Reserved
	Article 4- Special Provisions				
	DIVISION 1. OVERLAY DISTRICT/SPECIAL DISTRICT: LAKE SURFACE DISTRICT	Section 35-545	Purpose	Article V, Division 1	
		Section 35-546	Area Considered	Article V, Division 2	
		Section 35-547	Overlay District	Article V, Division 2	
		Section 35-548	Piers and Docks Regulated	Article V, Division 2	
		Section 35-549	Mooring and Floats	Article V, Division 2	
			Section 35-550-563	Reserved	N/A

Pittsylvania County Zoning Ordinance Changes Matrix

Existing Zoning Ordinance				Draft Ordinance Location/Change	
Article	Division	Section	Section Content		
Article 4: Special Provisions	DIVISION 2. OVERLAY DISTRICT/SPECIAL DISTRICT; FLOODPLAIN DISTRICT	Section 35-564	Regulations for use, activities and development in floodplain areas shall be controlled by the Pittsylvania County floodplain ordinance as amended from time to time	Article V, Division 3	
		Section 35-565	Intent	Article VII, Division 3	
	DIVISION 3. MANUFACTURED HOMES	Section 35-566	Definitions	Removed	
		Section 35-567	Fee	Removed	
		Section 35-568	Manufactured Home Standards	Article VII, Division 3	
		Section 35-569	Skirting	Article VII, Division 3	
		Section 35-570	Enforcement	Article II, Division 1	
		Section 35-571-673	Reserved	N/A	
		DIVISION 4. AIRPORT OVERLAY ZONING DISTRICT	Section 35-674	Purpose	Article V, Division 1
	Section 35-675		Establishment of Airport Overlay Zoning District	Article V, Division 1	
	Section 35-676		Interference with Air Communication or Navigational Equipment or Operations	Article V, Division 4	
	Section 35-677		Height Limitations	Article V, Division 4	
	Section 35-678		Specific Uses Prohibited in the Airport Overlay Zoning District	Article V, Division 4	
	Section 35-679		Special Airport Zoning Clearance Procedures	Article III, Division 7	
	Section 35-680-684		Reserved	N/A	
	Article 5 - Procedure				
		DIVISION 1. ADMINISTRATION, ENFORCEMENT, AND INTERPRETATION	Section 35-685	Appointment of Zoning Administrator	Article II, Division 1
			Section 35-686	Enforcement: Responsibility of Zoning Administrator	Article II, Division 1
			Section 35-687	Enforcement of Board of Zoning Appeals Decisions	Article II, Division 1
			Section 35-688	Enforcement of Minimum Requirements	Article II, Division 4
Section 35-689			Interpretation by Zoning Administrator	Article I, Division 2	
Section 35-690-699			Reserved	N/A	
DIVISION 2. PERMITS		Section 35-700	Permits Required; Conformance	Article III, Division 7	
		Section 35-701	Building Permits and Zoning Permits	Article III, Division 7	
		Section 35-702	Application Requirements for a Zoning Permit. Reserved.	N/A	
		Section 35-703	Certificates of Occupancy	Article III, Division 8	
		Section 35-704-711	Reserved	N/A	
DIVISION 3. SPECIAL USE PERMITS		Section 35-712	Issuances Delegated to the Board of Zoning Appeals	Article II, Division 3	
		Section 35-713	Application	Article III, Division 4	
		Section 35-714	Conditions	Article III, Division 4	
		Section 35-715	Expiration of Special Use Permits	Article III, Division 4	
		Section 35-716	Recording of Special Use Permits. Map and Indexing	Article III, Division 3	
		Section 35-717	Revocation	Article III, Division 4	
		Section 35-718	Prior Special Use Permits	Article IX, Division 1	
		Section 35-719	Review of Public Uses for Compliance with the Comprehensive Plan	Article II, Division 2	
			Section 35-720-740	Reserved	N/A
			Section 35-741	Site Development Plans Required	Article III, Division 6
			Section 35-742	Uses Requiring Site Development Plan and Review by Planning Commission (Unless exempted under Section 35-752)	Article III, Division 6
			Section 35-743-749	Reserved	N/A
			Section 35-750	Preapplication Conference	Article III, Division 1
			Section 35-752	Conditions for Approval (Without Planning Commission Review) (no Section 35-751)	Article III, Division 6
			Section 35-753	Submittal Contents for Site Development Plan	Article III, Division 6
			Section 35-754-759	Reserved	N/A
			Section 35-760	Sources of Guidance in Design - Subdivision Ordinance	Removed

Pittsylvania County Zoning Ordinance Changes Matrix

Existing Zoning Ordinance				Draft Ordinance Location/Change
Article	Division	Section	Section Content	
Article 5: Procedure	DIVISION 4. SITE DEVELOPMENT PLAN	Section 35-761	Public Access - Reserved	N/A
		Section 35-762	Site Development Plan - Reviewed Criteria	Removed
		Section 35-763	Transitional Screening Requirements - Reserved	N/A
		Section 35-764	Notification of Findings; Processing	Removed
		Section 35-765	Preliminary Approval - Term of Validity; Extension; Resubmittal	Article III, Division 6
		Section 35-766	Revised Site Development Plan - Submittal Generally	Article III, Division 6
		Section 35-767	Revised Site Development Plan - Submittal Contents	Article III, Division 6
		Section 35-768	Revised Site Development Plan - Action Upon Completion of Review	Article III, Division 6
		Section 35-769	Revised Site Development Plan - Term of Validity; Termination; Extension; Resubmittal	Article III, Division 6
		Section 35-770	Revised Site Development Plan - Amendment	Article III, Division 6
		Section 35-771	Final "As-Built" Plans Required	Article III, Division 6
		Section 35-772	Exceptions - Uses Not Requiring Site Development Plan	Article III, Division 6
		Section 35-773	Concept Plans	Article III, Various
		Section 35-774-779	Reserved	N/A
	DIVISION 5. ADMINISTRATION OF SITE DEVELOPMENT PLAN REQUIREMENT	Section 35-780	General Requirements	Article II, Division 1 AND Article III, Division 6
		Section 35-781	Procedure	Article III, Division 6
		Section 35-782-802	Reserved	N/A
	DIVISION 6. AMENDMENTS TO THE ZONING ORDINANCE: REZONINGS; CHANGES TO ORDINANCES AND MAPS	Section 35-803	Code Provisions	Article III, Division 2
		Section 35-804	Statement of Purpose and Intent	Article I, Division 1
		Section 35-805	Initiation of Amendments	Article III, Division 2
		Section 35-806	By Property Owner Petition - By Motions	Article III, Division 2
		Section 35-807	Procedure for Requesting a Zoning Amendment	Article III, Division 2
		Section 35-808	Proffer of Conditions	Article III, Division 3
		Section 35-809	Effect of Conditions	Article III, Division 3
		Section 35-810	Zoning Map Notation	Article I, Division 3
		Section 35-811	Authority of Zoning Administrator	Article II, Division 1
		Section 35-812	Public Hearing - Notice	Article III, Division 11
		Section 35-813	Report by Planning Commission to Board of Supervisors After Hearing	Article II, Division 2
		Section 35-814	Limitation on Filing New Petition After Original Denial	Article III, Division 2
		Section 35-815	Withdrawal of Petitions	Article III, Division 2
		Section 35-816	Posting of Property	Article III, Division 11
		Section 35-817	Posting of Property - Planning Commission Hearing	Article III, Division 11
		Section 35-818	Posting of Property - BOS Hearing	Article III, Division 11
		Section 35-819	Maintenance and Removal of Signs	Article III, Division 11
		Section 35-820	Matters to be Considered in Reviewing Proposed Amendments	Article III, Division 2
		Section 35-821	Schedule of Review	Removed
	Section 35-822	Conditional Zoning. Reserved	N/A	
	Section 35-823-843	Reserved	N/A	
	DIVISION 7. BOARD OF ZONING APPEALS AND PROCESSING OF VARIANCES	Section 35-844	Board of Zoning Appeals: Appointment and Organization	Article II, Division 3
		Section 35-845	Staff	Article II, Division 3
		Section 35-846	Compensation	Article II, Division 3
		Section 35-847	Removal	Article II, Division 3
		Section 35-848	Bylaws	Article II, Division 3
		Section 35-849	Powers and Duties of the Board of Zoning Appeals	Article II, Division 3
		Section 35-850	Appeal to the Board of Zoning Appeals	Article III, Division 10
		Section 35-851	Application for Variances	Article III, Division 5
Section 35-852		Procedure	Article III, Division 5	
Section 35-853		Decision of Board of Zoning Appeals	Article III, Division 10	
Section 35-854		Duties of the Planning Commission	Article II, Division 2	
Section 35-855-865	Reserved	N/A		
	Section 35-866	Administrative Fee Structure	Article II, Division 8	

Pittsylvania County Zoning Ordinance Changes Matrix

Existing Zoning Ordinance				Draft Ordinance Location/Change
Article	Division	Section	Section Content	
	DIVISION 8. FEES	Section 35-867-872	Reserved	N/A
Article 6- Violations and Penalties				
Article 6: Violations and Penalties	DIVISION 1. VIOLATIONS	Section 35-873	Violations - Generally	Article II, Division 4
		Section 35-874	Notice of Violation	Article II, Division 4
		Section 35-875	Remedies Not Exclusive	Article II, Division 4
		Section 35-876	Complaints Regarding Violations	Article II, Division 4
		Section 35-877	Penalties	Article II, Division 4
		Section 35-878-898	Reserved	N/A