



Vehicle Sales Staff Report

Resolution Initiating a Zoning
Amendment

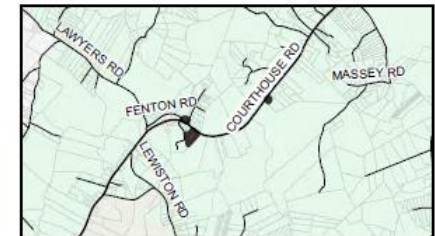
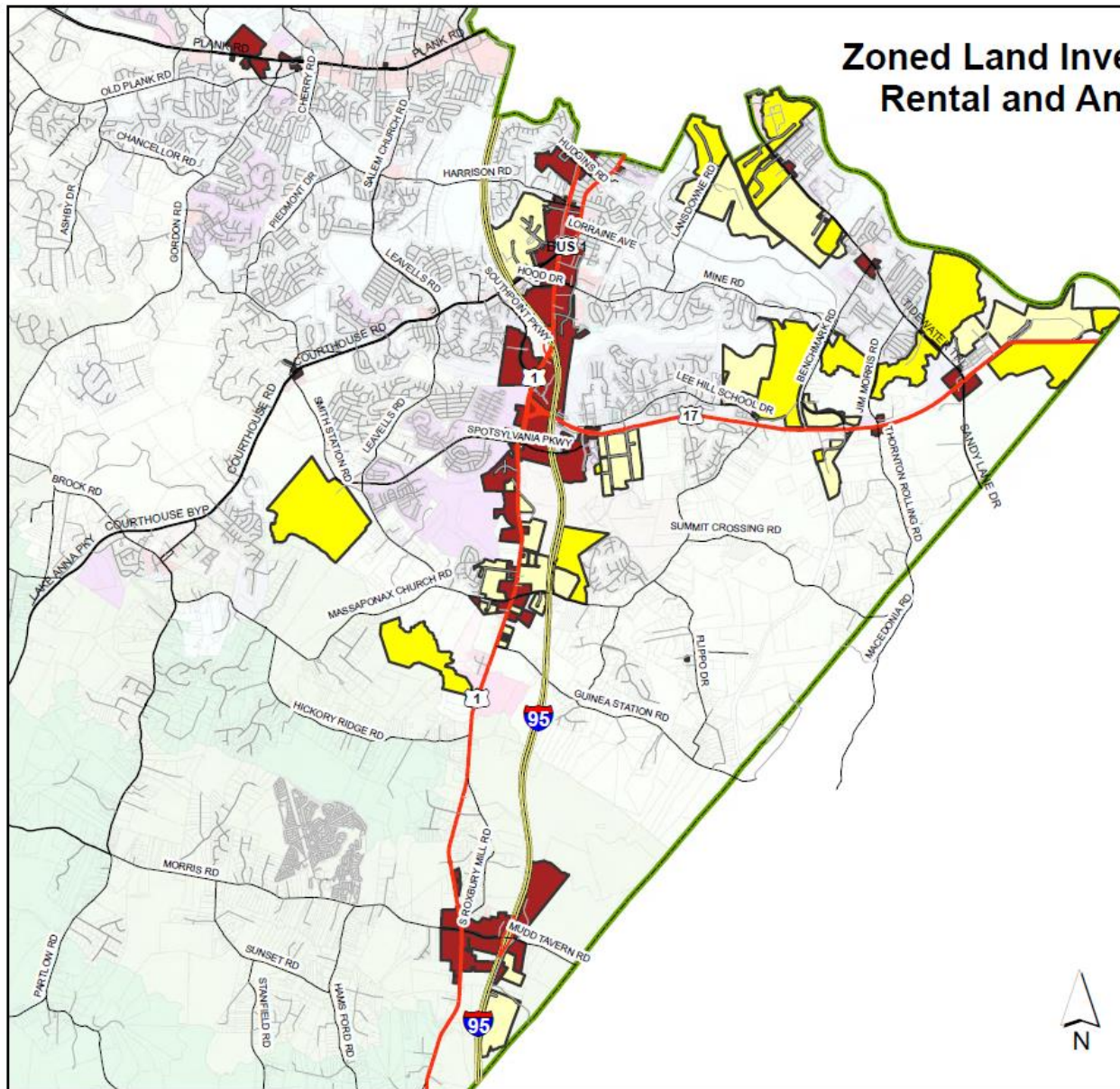
March 30, 2017

Vehicle Sales

- Permitted in Commercial 3, Industrial 1, and Industrial 2 zoning
- Past 5 years averaged 31.6 new dealerships annually in Spotsylvania
- Concerns:
 - Number of non-conforming zoned sites
 - Safe access to site
 - Sufficient area for loading/unloading vehicles
 - Display on grass, in drive aisles, etc.

C-3, I-1, & I-2 Zoned Parcels

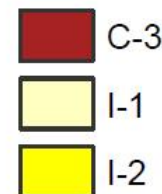
Zoned Land Inventory for By-Right Vehicle Sale, Rental and Ancillary Service Establishments



*Locations outside of Primary Map View

Legend

Zoning



0 0.75 1.5 3 Miles

1:80,000

March 16, 2017

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Proposal

- Zoning Ordinance amendment to establish a minimum lot size for the use
 - Sites that meet the minimum lot size are permitted
 - Sites under the minimum lot size will require a Special Use
- Establish Use Standards targeted at areas of concern

If the Board wishes to proceed:

1. Adopt Resolution Initiating the Code Amendment
2. Staff will bring draft ordinance back to the Board for review & authorization to advertise