

AN ORDINANCE No. [Insert Ordinance Number Here]

To amend the Zoning Ordinance, Article 2, *Definitions and Rules of Construction*, in Sec. 23-2.1.4 *Definitions*; Article 4, to define Vehicle sale, rental, and ancillary service establishment, larger scale and Vehicle sale, rental, and ancillary service establishment, smaller scale; Development Review Procedures, in Sec. 23.4-5-7 *Standards of Review*, to add specific standards related to Vehicle sale, rental, and ancillary service establishment, smaller scale; and Article 5, *Zoning Districts*, in Sec. 23-6.19.2 and 23-6.19.3 to make Vehicle sale, rental, and ancillary service establishment, larger scale a permitted use and Vehicle sale, rental, and ancillary service establishment, smaller scale a special use in Commercial 3 zoning, 23-6.21.2 and 23-6.21.4 to make Vehicle sale, rental, and ancillary service establishment, larger scale a principle use permitted and Vehicle sale, rental, and ancillary service establishment, smaller scale a special use in Industrial 1 zoning, and 23-6.22.2 and 23-6.22.4 to make Vehicle sale, rental, and ancillary service establishment, larger scale a principle use permitted and Vehicle sale, rental, and ancillary service establishment, smaller scale a special use in Industrial 2 zoning.

PUBLIC HEARING:

THE COUNTY OF SPOTSYLVANIA HEREBY ORDAINS:

§ 1. That Chapter 23, Article 2, consisting of section Sec. 23-2.1.4, Article 4, consisting of section Sec. 23.4-5-7, and Article 5, consisting of sections Sec. 23-6.19.2, 23-6.19.3, 23-6.21.2, 23-6.21.4, 23-6.22.2, and 23-6.22.4, be and is hereby **amended** and reordained as follows:

Sec. 23-2.1.4. - Definitions.

Vehicle sale, rental, and ancillary service establishment, larger scale means any use of two (2) acres or greater of land whereon the primary occupation is the sale, rental and ancillary service of vehicles in operating condition such as automobiles, motorcycles, ambulances, taxicabs, vans and recreational vehicles. For the purpose of this chapter, vehicle sale, rental and ancillary service establishments shall not be deemed to include heavy equipment and specialized vehicle sale, rental and service establishments; however, specialized vehicles such as pick-up trucks may be sold, rented and serviced as an ancillary use.

Vehicle sale, rental, and ancillary service establishment, smaller scale means any use of fewer than two (2) acres of land whereon the primary occupation is the sale, rental and

ancillary service of vehicles in operating condition such as automobiles, motorcycles, ambulances, taxicabs, vans and recreational vehicles. For the purpose of this chapter, vehicle sale, rental and ancillary service establishments shall not be deemed to include heavy equipment and specialized vehicle sale, rental and service establishments; however, specialized vehicles such as pick-up trucks may be sold, rented and serviced as an ancillary use.

Sec. 23-4.5.7. - Standards of review.

The planning commission shall not recommend, nor shall the board of supervisors approve, the proposed special use unless it satisfies the following standards:

(d) Use specific standards in the C-3, I-1, and I-2 districts:

(1) Use specific standards related to Vehicle sale, rental, and ancillary service establishments, smaller scale:

(a) In addition to the application requirements in Sec. 23,4.5.3, the following shall be required submissions:

1. Vehicle delivery statement which details how stock vehicles will be delivered onto the lot.

2. Certified parking plan drawn to scale that shows all parking spaces, labels sizes, and designates which are for use by customers, employees, and vehicle stock.

i. A minimum of ten (10) paved vehicle stock spaces are required per dealership.

ii. Indicate which driveway(s) the vehicle delivery truck will use to access the lot and the loading space.

iii. For dealerships sharing one lot, the parking plan must demonstrate that the parking requirements are met for each individual dealership.

DIVISION 19. - COMMERCIAL 3 (C-3) HIGHWAY DISTRICT

Sec. 23-6.19.2. - Permitted uses.

The following uses may be established as permitted uses in the commercial 3 (C-3) highway district, subject to site plan approval:

(51) Vehicle sale, rental and ancillary service establishments, larger scale;

Sec. 23-6.19.3. - Special uses.

The following uses may be established as special uses in the commercial 3 (C-3) highway district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

(18) Vehicle sale, rental and ancillary service establishments, smaller scale;

~~(18)~~19 Wetland mitigation bank.

DIVISION 21. - INDUSTRIAL (1) (I-1) DISTRICT

Sec. 23-6.21.2. - Principle uses permitted.

(32) Vehicle sale, rental and ancillary service establishments, larger scale;

Sec. 23-6.21.4. - Special uses.

The following uses may be established as special uses in the industrial 1 (I-1) district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

(18) Vehicle sale, rental and ancillary service establishments, smaller scale;

~~(18)~~19 Wetland mitigation bank;

~~(19)~~20 Wood by-products recycling center.

DIVISION 22. - INDUSTRIAL 2 (I-2) DISTRICT

Sec. 23-6.22.2. - Principle uses permitted.

The following principle uses may be established as permitted uses in the industrial 2 (I-2) district, subject to site plan approval:

(34) Vehicle sale, rental and ancillary service establishments, larger scale;

Sec. 23-6.22.4. - Special uses.

The following uses may be established as special uses in the industrial 2 (I-2) district, subject to approval by the board of supervisors in accordance with the procedures established in article 4, division 5 of this chapter:

(25) Vehicle sale, rental and ancillary service establishments, smaller scale;

- (~~25~~26) Wetland mitigation bank;
- (~~26~~27) Wood by-products recycling center.

§ 2. This ordinance shall be in force and effect upon adoption.