

ORDINANCE NUMBER 2021-



AN ORDINANCE AMENDING CHAPTER 98, ARTICLE 2, GENERAL ZONING DISTRICTS, SECTIONS 2.1, 2.6.2, 2.6.3, AND 2.4.4; ARTICLE 4, USE STANDARDS, SECTIONS 4.4.10 AND 4.5.4; AND ARTICLE 5, SITE DEVELOPMENT STANDARDS, SECTIONS 5.1.3 AND 5.6.6 OF THE CITY CODE OF THE CITY OF WAYNESBORO, VIRGINIA

WHEREAS, pursuant to Section 15.2-2286 (A) (7), Code of Virginia, by Resolution dated October 20, 2020, the Planning Commission for the City of Waynesboro initiated amendments to the Zoning Ordinance to create a new district known as Mixed Business (MX-B).

WHEREAS, pursuant to Section 15.2-2285, Code of Virginia, the Planning Commission of the City of Waynesboro held a properly advertised public hearing and approved the amendments by motion on October 20, 2020.

WHEREAS, the City Council for the City of Waynesboro desires to amend the City’s Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESBORO, VIRGINIA THAT:

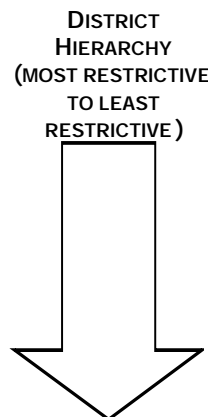
1. Chapter 98, Article 2, General Zoning Districts, Section 2.1 (A), General Zoning Districts Established, of the City Code is amended and readopted as follows:

2.1

GENERAL DISTRICTS ESTABLISHED

A. The following general zoning districts are hereby established:

Residential Districts	
RS-12	Single-family Residential-12
RS-7	Single-family Residential-7
RS-5	Traditional Residential-5
RG-5	General Residential-5
R-MX	Mixed Residential
R-MF	Multifamily Residential
Nonresidential Districts	
R-O	Residential Office
L-B	Local Business
H-B	Highway Business
MX-B	Mixed Business
C-B	Central Business
L-I	Light Industrial
H-I	Heavy Industrial



2. Chapter 98, Article 2, General Zoning Districts, Section 2.6.2, Nonresidential districts purpose statements, of the City Code is amended and readopted as follows:

Sec. 98-2.6.2. - Nonresidential districts purpose statements.

- A. *Residential Office (R-O)*. The R-O district is intended to provide areas suitable for professional services, which meet the needs of the community, and to serve as a transitional district separating more intensive commercial districts and arterial traffic from the surrounding residential neighborhoods. Adaptive re-use and preservation of older residential structures is encouraged in the R-O district. Buildings, uses and parking should retain the residential character and scale of the residential neighborhood.
- B. *Local Business (L-B)*. The L-B district is established to provide for small-scale commercial uses offering primarily convenience shopping and services for adjacent and nearby residential uses. Proximity to residences requires that commercial operations be low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. Development in the L-B district places relatively low demand on public services, transportation and utilities.
- C. *Highway Business (H-B)*. The H-B district is established for the development of offices, hotels, service uses and similar businesses relying on close proximity to major transportation routes. These districts shall be restricted to areas located on arterials and highways. Uses within these districts shall have an attractive appearance consistent with building design standards, ample parking and loading areas, suitable landscaping and buffering. Controlled traffic movement, including the utilization of service roads, may be required.
- D. *Mixed Business (MX-B)*. The MX-B district is established to provide greater flexibility in areas of the City with 1) housing in close proximity to legacy industrial and commercial structures, and 2) a historic urban subdivision pattern with gridded infrastructure, small lots, and abundant on-street shared parking. It allows for a range of residential and commercial uses, as well as industrial uses with additional use standards. The MX-B zone's permitted uses and use standards are meant to encourage business activity and redevelopment while ensuring reasonably quiet enjoyment of residential property. The zone provides only moderate protection from aesthetic concerns or intense daytime activity. As such, the MX-B zone should be used in areas where the existing mix of structures and uses suggest an expectation of vibrancy and activity levels similar to a commercial or industrial area.
- E. *Central Business (C-B)*. The C-B district is established to encompass the retail, office and residential core of downtown Waynesboro and is established to encourage intense development and pedestrian activity through a mixture of uses appropriate to the downtown area. The standards of this district are established to provide for a vital downtown economy that accommodates commercial, civic, cultural, entertainment and residential uses.
- F. *Light Industrial (L-I)*. The L-I district is intended to provide a location for low-intensity manufacturing and industrial activities that may generate some nuisances. Industrial uses are not appropriate interspersed with residential uses. Traffic generation will likely include heavy vehicles making access necessary to an arterial

street or a U.S. interstate highway. Unless separated by an arterial or suitable buffer, the L-I district is not appropriate adjacent to any residential district.

- G. *Heavy Industrial (H-I)*. The H-I district is established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L-I district, consistent with historical industrial use patterns. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential development. Unless separated by an arterial, the H-I district is not appropriate adjacent to any residential district.

3. Chapter 98, Article 2, General Zoning Districts, Section 2.6.3, Nonresidential development standards (in nonresidential districts), of the City Code is amended and readopted as follows:

2.6.3 Nonresidential Development Standards (In Nonresidential Districts)

Nonresidential Development In Nonresidential Districts							
Area and Dimensional Standards	R-O	L-B	H-B	MX-B	C-B	L-I	H-I
Site Area, Minimum							
Site area (square feet)	6,000	6,000	8,000	3,000	N/A	20,000	20,000
Site width (feet)	50	50	60	25	N/A	100	100
Yards							
Front, minimum (feet)	20	10	20	0	0	20	25
Front, maximum (feet)	55	55	N/A	10	0	N/A	N/A
Side, minimum street (feet)	10	20	25	0	0	25	25
Side, minimum interior (feet)	5	5	0	0	0	5	0
<i>abutting residential district</i>	20	9	25	5	30	30	30
Rear (feet)	10	10	25	0	0	10	10
<i>abutting residential district</i>	20	20	30	20	20	40	40
Build-to line, mandatory (percent)	N/A	N/A	N/A	N/A	70%	N/A	N/A
Bulk							
Height, minimum (feet)	N/A	N/A	N/A	N/A	25 ^[1]	N/A	N/A
Height, maximum (feet)	35	35	50 ^[2]	35	100 ^[2]	100	100
Impervious area, maximum (percent)	50%	75%	85%	85%	100%	85%	85%

4. Chapter 98, Article 2, General Zoning Districts, Section 2.4, Use Categories, of the City Code is amended and readopted as follows:

Sec. 98-2.4.4. - Use categories.

- A. All of the use categories listed in the table below are described in Sec. 98-10.2. The second column of the Use Table lists some of the specific use types included within respective use categories.

- B. Uses not listed may be allowed pursuant to the similar use determination procedure of Sec. 98-10.2.1.C.

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-I	H-I	USE STANDARD
RESIDENTIAL USES (SEE §10.2.7)															
Household living	Single-family detached	P	P	P	P	P	P	P	P		P				
	Single-family attached				P	C	P	P	P		P				
	Two-family houses (duplex)				P	C	P	P	P		P				
	Corner lot duplexes			P	P	P	P	P	P		P				§4.2.1
	Multiplexes				P	P	P	P	C	C	P	C			§4.2.2
	Multifamily building					P	P		C	C	C	C			
	Zero lot line houses				P	P	P	P	C	C	P	C			§4.2.3
	Townhouses				P	P	P	C	C	C	P	C			§4.2.5
	Upper-story residential				P	P	P	P	P	P	P	P	C		§4.2.6
	Manufactured homes	C	C	C	C	C	C		C		C				§4.2.7
	Manufactured home parks or subdivisions				C				C						§4.2.8
Group living	Boarding or rooming houses				P	P	P	P		P	P				§4.2.9
	Assisted or congregate living					P	P	C	C	P	P				
	Dormitories					P	P								
	Group homes/other (8 persons or fewer)	P	P	P	P	P	P	P		P	P				§4.2.10
	Group homes/seniors					P	P	P		P	P	C			§4.2.11
	Nursing or convalescent home					P	P	C	C	P	P	C			
Community service	Civic clubs or community	C	C	C	C	C	C								
	Civic clubs or community	C	C	C	C	C	C		P	P	P	P	C		§4.3.1
	Libraries or museums	C	C	C	C	C	C		P	P	P	P	C		§4.3.4
Day care service	All day care			C	C	C	C	C	P	P	C	C	C		§4.3.2
	Schools, elementary or secondary	P	P	P	P	P	P				P				§4.3.7
Educational facilities	Military academies				P	P	P			P	P				
Government facilities	Government offices			P	P	P	P	P	P	P	P	P	P	P	
	Post offices					C	C		P	P	P	P	P		
	Public safety facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Medical facilities	Hospitals								C	P	P		P		
	Medical or dental clinics							P	P	P	P	P	P		
Passenger	Cemeteries and mausoleums	C	C			C	C								
	Golf courses or clubs	P	P	P	P										§4.3.3
	Parks or playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	§4.3.5
Passenger	Airports												P		

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-I	H-I	USE STANDARD	
terminals and services	Heliports									P			P			
	All other passenger terminals and services									P		C	P			
Religious institution	All religious institutions	P	P	P	P	P	P	C	P	P	P	P	P		§4.3.6	
Social service institutions	Alternative- or post-incarceration facility								P	P		P	P			
	Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (NAICS ¹ 62221, 6232)								P	P		P	P			
	Neighborhood resource center						C		P	P	C	P	P			
	Rehabilitative clinic								P	P		P	P			
	Social service facility, soup kitchen, transient lodging or shelter for the homeless (NAICS ¹ 624, 6242)				C	C	C					C		C		
	All other social service institutions								P	P	C	P	P			
Utilities, minor	All minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utilities, major	Electric substations	C	C	C	C	C	C	C	C	C	C	C	C	C	§4.3.8	
	Telecommunications towers and facilities	C	C	C	C	C	C	C	C	C	C	C	C	C		
	Utility offices, shops or yards					C	C				C		C	C	§4.3.9	
	Water/wastewater treatment												C	C		
COMMERCIAL USES (SEE §10.2.9)																
Eating establishments	Coffee shops					P	P		P	P	P	P	P		§4.4.5	
	Fast food								P	P	P	P	P		§4.4.9	
	Restaurants, limited					C	C	C	P	P	P	P	P		§4.4.8	
	Restaurant and bar								P	P	P	P				
Entertainment, indoor	Adult uses									C			P	P	§4.4.1	
	Bars or nightclubs								C	P	C	P	C			
	Bowling alleys								P	P	P	P				
	Firing ranges, indoor									P			P			
	Pool halls								C	P	C	P	P			
	Theaters, auditoriums or									P	P	P	P			
	Membership clubs or lodges								P	P	P	P	P			
	Arenas or stadiums									P		P	P			

¹ North American Industry Classification System (see <http://www.naics.com> for more information)

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-I	H-I	USE STANDARD
Entertainment, outdoor	Driving ranges									P					
	Riding academy or boarding	C											P		
Offices	Bank or financial institution								P	P	P	P	P		
	Business and professional					P	P	P	P	P	P	P	P		
	Radio or television studio									P	P	P	P		
Overnight accommodations	Bed and breakfasts		C	C	P	P	P	P	P	P	P	P			§4.4.4
	Hotels and motels									P	C	P			
	Inns						P	P	P	P	P	P			§4.4.6
Parking, commercial	All commercial parking								P	P	P	P	P		
Retail sales and service, sales-oriented	Alcoholic beverage or liquor								C	P	C	P			
	Artist studios or galleries						P	P	P	P	P	P			§4.4.3
	Building supply and lumber									P	P		P	P	
	Convenience stores with fuel								C	P	C	C	P		
	Convenience stores without fuel					P	P		P	P	P	P	P		
	Drug store with drive-through								C	P	C				
	Drug store without drive-through					P	P		P	P	P	P			
	Farmers market or farm stand								P	P	P				
	Flea market or auction								P	P	C				
	Florists, retail								P	P	P	P			
	Greenhouse or nursery									P	P			P	
	Grocery stores								P	P	P	P			
Manufactured home sales									C				P		
Retail sales and service, personal service-oriented	Animal care facilities and								P	P	P		P		§4.4.2
	Art studio or gallery							P	P	P	P	P			
	Body art studios								C	P	P	P			
	Hair, nail, tanning or personal care services							C	P	P	P	P			
	Hardware stores								P	P	P	P	P		
	Headstone, monument or vault								P	P	P			P	
	Laundry or dry cleaning pickup								P	P	P			P	P
	Mortuaries or funeral homes								P	P	P				
Schools of special instruction								C	P	P	P	P			
Retail sales and service, repair-oriented	All retail sales and service, repair-oriented								P	P	P	P	P		
Self-service storage	All self-service storage									P			P	P	§4.4.5

USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-I	H-I	USE STANDARD
Vehicle sales and service	Body shops and upholstery										C		P	P	
	Fuel stations, including full-service, mini-service and self-								C	P	C	C	P	P	§4.4.10
	Towing services												P	P	
	Vehicle service, full										C		P	P	§4.4.10
	Vehicle services, limited								C	P	P	C	P	P	§4.4.10
	Vehicle sales, rental, or leasing								C	P	C	C	P	P	

INDUSTRIAL USES (SEE §10.2.10)

Light industrial service	All light industrial service uses not listed below										C		P	P	§4.5.4
	Crematorium												P		
	Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items										P		P	P	§4.5.3 and §4.5.4
	Vehicle or equipment storage yards												P	P	§4.5.1
Warehouse and freight movement	Cold storage plants, including frozen food lockers												P	P	
	Household moving and general freight storage												P	P	
	Parcel services									P	P		P	P	
	Separate warehouses used by retail stores such as furniture and appliance stores									C			P	P	
	Stockpiling of sand, gravel or other aggregate materials												P	P	
Waste-related service	Recycling centers												P	P	
	Solid waste transfer or												P	P	
	Waste service													P	
	Wrecking or salvage yards												C	P	§4.5.2
Wholesale trade	Sale or rental of machinery, equipment, heavy trucks									C			P	P	
	Lumber yard									C	C		P	P	
	Mail order house								P	P	P	P	P	P	
	Railroads and appurtenances, right-of-way and tracks	C	C	C	C	C	C	C	C	C	C	C	P	P	

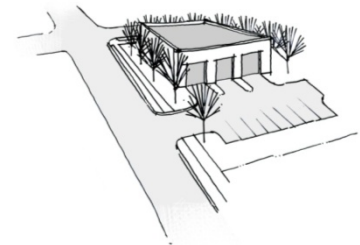
USE CATEGORIES	USE TYPES	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-I	H-I	USE STANDARD
	Retail sales of farm equipment and machinery and earth moving and heavy construction equipment									C			P	P	
Heavy industrial	Animal concentrations; animal processing, packing, treating and storage													P	
	All other heavy industrial													P	
OTHER USES (SEE §10.2.11)															
Agriculture	Agricultural crops, community	P	P	P	P	P	P	P	P	P	P	P	P	P	
	All other agriculture	C													

5. Chapter 98, Article 4, Use Standards, Sections 4.4.10, Vehicle Sales and Service, and Section 4.5.4, Industrial Development, of the City Code is amended and readopted as follows:

Article 4 - Use Standards

Sec. 4.4.10 - Vehicles Sales and Service

- A. All service bay doors (openings) shall face away from adjacent thoroughfares, right-of-way and residential uses.
- B. In the MX-B (Mixed Business) zone, vehicle sales and service uses must meet the following standards:
 - i. Vehicle sales and service uses may not operate between the hours of 8:00 PM and 8:00 AM.
 - ii. All vehicle service must be contained in a constructed building. All outdoor storage or display must be fully screened by a solid fence. Outdoor vehicle sales must be screened by a solid fence or class A landscape buffer.



6. Chapter 98, Article 4, Use Standards, Sections 4.5.4, Industrial Development in the MX-B Industrial Redevelopment Zone, of the City Code is added and adopted as follows:

Sec. 4.5.4 - Industrial Development in the MX-B Industrial Redevelopment Zone

Manufacturing and other industrial uses in the MX-B zone must meet the following additional standards:

- A. Industrial uses may not operate or receive deliveries between the hours of 8:00 PM and 7:00 AM.
- B. Industrial uses which generate noxious discharges (e.g. smoke or noxious smells) are prohibited.
- C. Industrial uses involving manufacture of hazardous chemicals or discharge of hazardous byproducts into the soil or air are prohibited.
- D. All industrial activity and equipment storage must be contained in a constructed building. The Zoning Administrator may permit limited outdoor storage if fully screened from neighboring properties and public rights of way.

7. Chapter 98, Article 5, Site Development Standards, Section 5.1.3, Parking Requirements, of the City Code is amended and readopted as follows:

Sec. 5.1.3 -Parking Requirements

- A. *Minimum Requirements.* Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the parking ratio requirements of Sec. 98-5.1.3.C.
- B. *Maximum Requirements.* Nonresidential uses requiring 50 or more parking spaces may not provide more than 110 percent of the minimum number of spaces required under the parking ratio requirements of Sec. 98-5.1.3.C, below. However, this maximum shall not apply to parcels that are located in H-B Districts that are not in the Corridor Overlay District.
- C. *Calculations.* The following rules apply when calculating the required number of parking spaces:
 - 1. *Multiple Uses.* Unless otherwise expressly stated, lots containing more than one use must provide parking in an amount equal to the total of the requirements for all uses. Where exact future tenants are unknown, the Zoning Administrator may establish overall parking requirements pursuant to Sec. 98-5.1.3.C.
 - 2. *Fractions.* When measurements of the number of required spaces result in a fractional number, any fraction of less than ½ is rounded down to the next lower whole number, and any fraction of ½ or more is rounded up to the next higher whole number.
 - 3. *Area Measurements.* Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed on the basis of gross floor area (GFA).
 - 4. *Occupancy- or Capacity-Based Standards.* For the purpose of computing parking requirements based on employees, students, residents or

occupants, calculations must be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

5. *Unlisted Uses.* Upon receiving a development application for a use not specifically listed in Sec. 98-10.2.1.C, the Zoning Administrator is authorized to apply the parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

D. *Exception for C-B District.* The requirements of this Sec. 98-5.1.3 do not apply in the C-B district, except for the maximum requirements as established in Section 98-5.1.3.B.

E. *Exception for MX-B District.* The requirements of 5.1.3 shall not apply to:

1. Properties in the MX-B district if the number of off-street spaces required is less than 4.
2. If the number of off-street spaces required is 4 or more, the requirements of this §98-5.1.3 shall be reduced by 50%.
3. Properties in the C-B district, except for the maximum requirements as established in 5-3.B.

F. *Parking Ratio Requirements.*

Use Categories	Use Types	General Requirement
Residential Uses (See § 98-10.2.7)		
Household living (See § 98-10.2.7.A)	All household living not listed below	2 spaces per unit
	Corner lot duplexes, multiplexes, multifamily building or upper-story residential	1.5 spaces per efficiency or one-bedroom unit 2 spaces per 2 or more-bedroom units
Group living (See § 98-10.2.7.B)	All group living uses not listed below	1 space per bedroom
	Group homes/other	1 space per 2 beds
	Nursing or convalescent home	1 space per 5 beds
	Residential assisted living facility not having individual dwelling units	1 space per 4 beds

Use Categories	Use Types	General Requirement
Public and Civic Uses (See § 98-10.2.8)		
Community service (See § 98-10.2.8.A)	Civic clubs or community centers	15 spaces, plus one space for each 200 GFA
	Libraries or museums	15 spaces, plus one space for each 200 GFA
Day care (See § 98-10.2.8.B)	All day care	1 space per employee
Educational facilities (See § 98-10.2.8.C)	All educational facilities	1 space per 4 seats in main assembly area, but not less than 5 per classroom
Government facilities (See § 98-10.2.8.D)	All government facilities	1 per 250 SF
Medical facilities (See § 98-10.2.8.E)	Hospitals	1 space per 2 beds
	Medical or dental clinics	1 space per 250 SF
Parks and open space (See § 98-10.2.8.F)	All parks and open space uses not listed below	Determined by Zoning Administrator per <u>§ 98-5.1.9</u>
	Country clubs or golf courses	1 space per 5 members
Passenger terminals and services (See § 98-10.2.8.G)	All passenger terminals and services not listed below	Determined by Zoning Administrator per <u>§ 98-5.1.9</u>
	Airports or heliports	1 space per 400 feet passenger terminal area
Religious institution (See § 98-10.2.8.H)	All religious institutions	1 space per 8 seats in main assembly area
Utilities, minor (See § 98-10.2.8.J)	All minor utilities	None
Utilities, major (See § 98-10.2.8.J)	All major utilities	1 space per 1,000 SF
Commercial Uses (See § 98-10.2.9)		
Eating establishments (See § 98-	Coffee shops	1 space per 100 GFA

Use Categories	Use Types	General Requirement
10.2.9.A)	Fast food without drive-through	1 space per 100 GFA
	Restaurants with drive-through	1 space per 100 GFA
	Restaurants, limited	1 space per 100 GFA
	Restaurant and bar	1 space per 100 GFA
Entertainment, indoor (See § 98-10.2.9.B)	Adult uses	1 space per 100 GFA
	Bars or nightclubs	1 space per 100 GFA
	Bowling alleys	4 spaces per lane
	Exhibition hall	5 spaces per 100 GFA
	Firing ranges, indoor	1 space per 100 GFA
	Pool halls	1 space per 100 GFA
	Theaters or auditoriums	1 space per 4 seats
	Membership clubs or lodges	1 space per 200 SF, plus 1 per 4 employees
Entertainment, outdoor (See § 98-10.2.9.B)	Arenas and stadiums	1 space per 4 seats
	Fairgrounds	Determined by Zoning Administrator per <u>§ 98-5.1.9</u>
	Driving ranges	1 space per tee box
	Stables or equestrian facilities	Determined by Zoning Administrator per <u>§ 98-5.1.9</u>
Offices (See § 98-10.2.9.C)	All office uses not listed below	1 space per 400 GFA

Use Categories	Use Types	General Requirement
	Bank or financial institution	1 space per 250 GFA
	Radio or television studio	Determined by Zoning Administrator per § 98- <u>5.1.9</u>
Overnight accommodations (See § 98-10.2.9.D)	All overnight accommodations uses not listed below	1 space per bedroom
	Hotels and motels, Inns	1 space per room, plus 1 space per 200 SF conference or restaurant area
Parking, commercial (See § 98-10.2.9.E)	All commercial parking	Determined by Zoning Administrator per § 98- <u>5.1.9</u>
Retail sales and service, sales-oriented (See § 98-10.2.9.F)	All retail sales and service, sales oriented except as listed below	1 space per 250 GFA
	Artist studios or galleries	1 space per 400 GFA
	Building supply and lumber	1 space per 300 GFA
	Flea market or auction	5 spaces per 100 GFA
Retail sales and service, personal-service oriented (See § 98-10.2.9.F)	All retail sales and service, personal service oriented not listed below	1 space per 200 GFA
	Mortuaries or funeral homes	1 space per 50 square feet of floor space in funeral service rooms
Retail sales and service, repair-oriented (See § 98-10.2.9.F)	All retail sales and service, repair-oriented	1 space per 200 GFA
Self-service storage (See § 98-10.2.9.G)	All self-service storage	5 spaces, plus 1 space per 100 storage units
Vehicle sales and service (See § 98-10.2.9.H)	All vehicle sales and service not listed below	1 space per 200 GFA, plus 3 spaces per service bay
	Full-service, mini-service fuel stations	1 space per 200 GFA
	Vehicle service, full or limited	3 spaces per service bay

Use Categories	Use Types	General Requirement
	Vehicle sales and rental	1 space per 500 GFA
Industrial Uses (See § 98-10.2.10)		
Light industrial service (See § 98-10.2.10.A)	All light industrial service uses not listed below	1 space per 1,000 GFA
	Building, heating, plumbing or electrical contractors	1 space per 200 GFA
	Printing, publishing and lithography	1 space per 200 GFA
Warehouse and freight movement (See § 98-10.2.10.B)	All warehouse and freight movement uses	1 space per 1,000 GFA
Waste-related service (See § 98-10.2.10.C)	All waste service	1 space per 500 SF of GFA + 1 space per 5,000 SF of outside storage area
Wholesale trade (See § 98-10.2.10.D)	All wholesale trade uses	1 space per 1,000 GFA
Heavy industrial (See § 98-10.2.10.E)	All heavy industrial uses	1 space per 1,000 GFA
Other Uses (See § 98-10.2.11)		
Agriculture (See § 98-10.2.11.A)	All agriculture uses not listed below	Determined by Zoning Administrator per <u>§ 98-5.1.9</u>
	Greenhouse or nursery	1 space per 200 GFA

8. Chapter 98, Article 5, Site Development Standards, Section 5.6.6, Signs Requiring Permits, of the City Code is amended and readopted as follows:

Sec. - Signs Requiring Permits

A. *Maximum Aggregate Sign Area.* Unless otherwise specified, the maximum allowable aggregate sign area per licensed business or nonresidential use in the respective districts, shall be as follows:

Maximum Aggregate Sign Area (SF)

RS-12	RS-7	RS-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-I	H-I
1	1	6	6	6	6	32	120	32	32	120	120

9. All other provisions of Chapter 98 shall continue without alteration in full force and effect.

10. This Ordinance shall take effect immediately upon adoption by the City Council.

CERTIFICATE

The undersigned Mayor and Clerk of the City Council of City of Waynesboro, Virginia hereby certify that the foregoing constitutes a true and correct copy of an ordinance entitled An Ordinance Amending Chapter 98, Article 2, General Zoning District, Sections 2.1, 2.62, 2.6.3, and 2.4.4; Article 4, Use Standards, Sections, 4.4.10 and 4.5.4; and Article 5, Site Development Standards, Sections 5.1.3and 5.6.6 of the City Code of the City of Waynesboro, Virginia, adopted by the City Council at a meeting held on

Introduced:

Adopted:

Effective:

[SEAL]

ATTEST: _____

Clerk, City Council
City of Waynesboro, Virginia

Mayor, City Council
City of Waynesboro, Virginia