

**AN ORDINANCE TO AMEND
THE CODE OF THE COUNTY OF DINWIDDIE, 1985, AS AMENDED
BY ADDING DIVISION 4. Rt. 1, Rt. 460, and DINWIDDIE COURTHOUSE AREA ENTRANCE
CORRIDOR OVERLAY DISTRICTS IN CHAPTER 22, ARTICLE XI. – OVERLAY DISTRICTS**

BE IT RECOMMENDED by the Planning Commission of Dinwiddie County:

(1) That the Code of the County of Dinwiddie, 1985, as amended, is amended and re-enacted by inserting the following language:

DIVISION 4. – Rt. 1, Rt. 460, and DINWIDDIE COURTHOUSE AREA ENTRANCE CORRIDOR OVERLAY DISTRICTS

Section 22-340. - Statement of intent.

The Route 1, Route 460, and Courthouse Area entrance corridor overlay districts, which for the purposes of this Division shall be referred to as “entrance corridor districts”, are intended to protect and enhance the county's attractiveness to tourists.

Section 22-341. - Purpose and applicability of entrance corridor districts.

The entrance corridor districts are created for the purpose of providing special regulations in given designated areas of the county to accomplish stated purposes that are set forth for each entrance corridor district. The entrance corridor districts shall be in addition to, and shall overlap and overlay, all other zoning districts so that any parcel of land lying in an entrance corridor district shall also lie in one or more of the other zoning districts provided for in the Zoning Ordinance. All regulations of the underlying zoning districts shall be applicable except as modified by the regulations provided by the entrance corridor districts. The provisions applicable to entrance corridor districts shall apply to uses requiring site plan approval as set forth in Zoning Ordinance Sec. 22-276, Uses requiring site plan approval, and to an alteration of a building, structure, or sign which includes both modifications of existing and new buildings, structures, or signs within an entrance corridor district.

Section 22-342. – Entrance corridor districts defined

- (a) The Route 1, Route 460, and Dinwiddie Courthouse area entrance corridor districts are created to conserve elements of the county's history, scenic beauty, and to preserve and protect corridors and areas along the Route 1, Route 460, and Dinwiddie Courthouse area entrance corridors which are arterial streets or highways (as designated pursuant to Title 33.2 of the Code of Virginia, 1950, as amended, including Section 33.2-319 of that title) and are hereby found and designated by the Board of Supervisors to be significant routes of tourist access to the county.
- (b) Entrance corridor districts are hereby established to a depth of five hundred (500) feet from the centerline of Route 1, Route 460, and Route 703 for both sides of both routes along these corridor roads in Dinwiddie County which the Board of Supervisors finds and designates to be significant routes of tourist access to Dinwiddie County:
 - (1) Route 1 from the City of Petersburg limits to Route 740 (Turkey Egg Road), which for the purposes of this Division shall be referred to as the "Route 1 entrance corridor district".
 - (2) Route 460 (Airport St. and Cox Road) from Route 1 to 300 hundred feet west of the intersection of Route 631 (Claiborne Road) and Route 708 (Namozine Road), which for the purposes of this Division shall be referred to as the "Route 460 entrance corridor district".
 - (3) Route 1 from the intersection of Route 740 (Turkey Egg Road) south along Route 1 to Stoney Creek and to include a portion of Route 703 (Carson Road) east from the intersection of Route 1

and Route 703 (Carson Road) to 2,000 feet east of the I-85 interchange to include the southbound and northbound ramps at the I-85 interchange, which for the purposes of this Division shall be referred to as the “Dinwiddie Courthouse area entrance corridor”.

Section 22-343. – Entrance corridor districts zoning overlay concept.

- (a) The entrance corridor districts shall be overlays to the existing underlying districts as shown on the official zoning ordinance map, and as such, the provisions for the entrance corridor districts shall serve as a supplement to the underlying district provisions.
- (b) The uses permitted in the entrance corridor districts, whether by right or as a conditional use by special exception, shall be as permitted in the applicable underlying district.
- (c) Where there is any conflict between the provisions or requirements of any of the entrance corridor districts and those of any underlying district, the more restrictive provisions shall apply.
- (d) In the event any provision concerning an entrance corridor district is declared inapplicable as a result of any legislative or administrative actions or judicial decision, the remaining provisions concerning the overlay district and the basic underlying district provisions shall remain applicable.

Section 22-344. - Design review board.

- (a) There is hereby created a design review board, which for the purposes of this Division shall be referred to as the "DRB", consisting of three (3) members who shall be appointed by the Board of Supervisors and shall have the powers and duties set forth herein. All members shall be residents of the county and shall not serve on the Planning Commission while serving on the DRB. All shall have a demonstrated interest, competence or knowledge in architectural and/or site design and in the preservation of the natural, scenic and historic resources of the county.
- (b) DRB members shall be appointed for terms of two (2) years and shall serve at the pleasure of the Board of Supervisors. DRB members may serve four (4) successive terms. DRB members can be replaced at any time by the Board of Supervisors.
- (c) The DRB may, from time to time, recommend to the Board of Supervisors amendments to this Division to provide such rules and regulations consistent with the County Code and the laws of the Commonwealth of Virginia as it may deem necessary to carry out the duties imposed by this Division. The meetings of the DRB shall be open to the public and shall be subject to the provisions of the Virginia Freedom of Information Act, and may be held at the call of its chairman or at such times as a quorum of the DRB may determine. The DRB shall choose annually from among its regular members a chairman and vice chairman who shall act in the absence of the chairman. The DRB shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. All records of official actions shall become part of the permanent records of the DRB. A quorum shall be a majority of all the members (which includes the alternate if the alternate is serving in the place of a regular DRB member).
- (d) Members of the DRB shall receive such compensation as may be authorized by the Board of Supervisors, from time to time, by ordinance or resolution.
- (e) In addition to regular members appointed under this section, the Board of Supervisors shall appoint one (1) alternate member to serve on the DRB. The qualifications, terms and compensation of the alternate member shall be the same as those of regular members. When a regular member knows he will be absent from or will have to abstain from any application at a meeting he shall notify the chairman of the DRB as soon as possible prior to the meeting of such fact. The alternate member may serve in the absent or abstaining member's place and the records of the DRB shall so note. Such alternate member may vote on any proceeding in which a regular member is absent or abstains.

Section 22-345. - Powers and duties of the design review board.

- (a) The DRB shall administer the provisions of Division 4 of this Article, in accordance with duties as set forth herein; and may recommend to the Board of Supervisors the promulgation of appropriate design standards for the entrance corridor districts established pursuant to this Division as it believes appropriate to supplement the design standards set forth in this Division. Such design standards may include but are not limited to architectural standards; building and parking setback standards; landscaping, fencing, signage and additional site design standards.
- (b) The DRB may, from time to time, recommend additional areas for designation as entrance corridor districts.
- (c) The DRB may be advisory to the Planning Commission and the Board of Supervisors in rezonings, conditional use permits, site development plans, subdivisions, variances and other matters within entrance corridor districts.
- (d) In order to allow for reasonable expansion of existing structures and to allow flexibility in the application of the design and development standards applicable to entrance corridor districts, the DRB may grant reasonable deviations from such standards if the site's topography, configuration, or other unique circumstances prevent full compliance with the requirements. In all such cases, the DRB may impose conditions that will accomplish the purpose of the requirements to the maximum extent practicable.

Section 22-346. - Application for a certificate of approval.

(a) General provisions.

- (1) Except as otherwise provided in this Division, no building permit shall be issued for any building, structure, or sign to be located within the entrance corridor districts until the plans for such building, structure, or sign have been issued an overlay district certificate of approval, which for the purposes of this Division shall be referred to as a "COA", as being in compliance with the design criteria established pursuant to this Division; provided, that the provisions of this Division shall not apply to the regular maintenance of buildings, structures, and signs in the entrance corridor districts (to include repair due to damage of not more than 50 percent of such buildings, structures, and signs caused by an accident; damage caused by an Act of God including a fire; replacement of windows and doors; painting or alteration of the exterior of the building and/or fascias so long as the color is allowed under the entrance corridor districts' standards). Notwithstanding any provision of this Division to the contrary, residential and commercial property owners shall have the rights afforded to them by Section 15.2-2307(E) of the Code of Virginia, 1950, as amended.
- (2) For the purposes of this Division, a structure shall also include, but not be limited to outbuildings, fences, building and site lighting fixtures.
- (3) Except as hereinafter provided, an application for issuance of a COA for buildings or structures, other than signs, shall include the following:
 - (i) Architectural elevations (all sides) for the proposed improvements, drawn to scale;
 - (ii) Site plan for the proposed improvements;
 - (iii) Photographs, manufacture specifications, or samples of exterior building materials for the proposed improvements, including proposed colors;
 - (iv) Reserved;
 - (v) Lighting plan; and
 - (vi) Landscaping plan.
- (4) Except as hereinafter provided, an application to the DRB for issuance of a COA for signs shall include the following:
 - (i) Drawing of the proposed sign with dimensions;
 - (ii) Materials for the sign, including supports, and the lighting method to be used;
 - (iii) Style and size of the lettering; and
 - (iv) Sketch or photograph showing the proposed location of the sign on the building or site.

- (5) Upon written request from the applicant, the Planning Director or his/her agent, may tentatively waive any of the above requirements deemed not to be necessary for review of the application.
 - (6) Applications for COA's must be made on forms provided by the Planning and Zoning Department, which for the purposes of this Division shall be referred to as the "Department". Complete applications must be submitted along with any required fee established by the Board of Supervisors; for any COA which is limited to a change in the exterior color or materials of an existing building, structure, or sign there is no fee. The Department may require a revised application date when alterations or modifications are made to an application.
- (b) COA Application approval process.
- (1) Three (3) copies of the COA application shall be submitted to the Department.
 - (2) After consideration, the completeness of an application for forwarding the COA to the DRB, the Department may either approve or deny the application for completeness within ten (10) business working days from its receipt of the application.
- (c) Design review board approval process.
- (1) The DRB shall meet as needed to consider applications for COA's that have been referred by the Department.
 - (2) Four (4) copies of the COA application shall be submitted to the Department as follows:
 - (i) Buildings or structures shall include all the required elements as set forth in section Sec. 22-346 (a) (3).
 - (ii) Sign applications shall include all the required elements as set forth in section Sec. 22-346 (a) (4).
 - (3) After consideration of an application for issuance of a COA, the DRB may at a public meeting either approve or deny the application or approve the application with conditions required for compliance with the applicable design criteria. The DRB shall vote on and announce its decision with respect to any application properly before it not later than thirty (30) days after the conclusion of the public meeting on the application, unless the time is extended by mutual agreement between the DRB and the applicant.
 - (4) All decisions of the DRB approving (with or without conditions) or denying an application for a COA shall be in writing, a copy of which shall be sent to the applicant and a copy filed with the Department. For any denial, the decision shall state the reasons for the denial. The DRB may make suggestions that would assist the applicant in the resubmitting of an application.
 - (5) Before issuing permits for any work which has been approved by the DRB, the Department shall require applicants to submit plans that accurately reflect any changes or conditions imposed by the DRB in its approval of projects.
- (d) Compliance with the COA.
- (1) All work performed pursuant to a COA shall conform to the approved plans and specifications and to any modifications required by the COA. In the event work is performed which is not in conformance with the COA, the Department shall notify the responsible person or contractor in writing of the violation and shall take the necessary legal steps to ensure that the work is performed in conformance with the COA.
 - (2) No change in the approved plans may be made without modification of the COA. Changes which are not substantially different from the approved plans may be approved administratively by the Department. Material changes will be reviewed as a new application for a COA.

Section 22-347. - Exemptions.

- (a) No COA shall be required for any of the following:
 - (1) Single-family residences used exclusively for residential purposes including tool houses, garages, and accessory buildings appurtenant thereto. This exclusion shall not apply to subdivision signs

and entrance features such as gatehouses which are generally located at the main entrance into a subdivision;

- (2) Interior alterations to a building or structure having no effect on exterior appearance of the building or structure; or
 - (3) General maintenance where no change in design or material is proposed. (4) Expansion of an existing building or structure which is no more than 50% of the area of such existing building or structure as of the [date of the ordinance].
- (b) For any COA which is limited to a change in the exterior color or materials of an existing structure, building or sign, the requirements of this Division regarding the installation of landscaping materials shall not apply.

Section 22-348. - Appeals.

- (a) The Board of Supervisors reserves unto itself the right to review all decisions of the DRB made pursuant to this Division within fifteen (15) days of a decision by the DRB. No decision of the DRB shall confer any right on the applicant until any right of the Board of Supervisors to review the decision has been exhausted.
- (b) An applicant aggrieved by any decision of the DRB pursuant to this Division may appeal the decision to the Board of Supervisors. Such appeal shall be made by filing a request in writing with the clerk of the Board of Supervisors within thirty (30) days after the date of such decision. The Board of Supervisors may affirm, reverse or modify, in whole or in part, the decision of the DRB. In so doing, the Board of Supervisors shall give due consideration to the recommendations of the DRB together with such other evidence as it deems necessary for a proper review of the application.
- (c) An applicant aggrieved by any decision of the Board of Supervisors may appeal such decision to the Circuit Court of Dinwiddie County for review by filing a petition at law, setting forth the alleged illegality of the action of the Board of Supervisors, provided such petition is filed within thirty (30) days after the date a final decision is rendered by the Board of Supervisors. The filing of a petition shall stay the decision of the Board of Supervisors pending the outcome of the appeal to the Circuit Court.

Section 22-349. - Required findings.

- (a) The Department, the DRB, and on appeal, the Board of Supervisors, shall find that any application to be approved complies with the following requirements:
 - (1) The proposed external architectural features, represented by the general design and arrangement, texture, color, line, mass, dimension, material and lighting reflect desirable design for the applicable corridor overlay district.
 - (2) The proposed structure, building or improvement is compatible with well-designed structures in the vicinity of the proposed structure.
 - (3) The proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls.
 - (4) The combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles for permanent buildings reflecting the character of the applicable corridor overlay district, as contrasted with engineering standards designed to satisfy safety requirements only.
 - (5) The proposed structure, building or improvement, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass, roofline and height, is not designed to serve primarily as an advertisement or commercial display, and does not exhibit exterior characteristics likely to deteriorate rapidly, be of temporary or short term architectural or aesthetic acceptability, or

otherwise constitute a reasonable foreseeable detriment to the attractiveness and stability of the applicable entrance corridor districts.

- (6) The proposed structure, building or sign complies with the entrance corridor districts' design and development standards which are set forth in this Division.
- (b) The Department, the DRB, and on appeal, the Board of Supervisors, shall not adopt or impose any specific architectural style in the administration of this Division.

Section 22-350. - Development standards for the Route 1 and Route 460 entrance corridor districts.

The following development standards shall apply within the Route 1 and Route 460 entrance corridor districts:

(a) Building Façade Materials

(1) Building Materials

Commercial building walls visible from the Route 1 and Route 460 public rights-of-way (not to include the Dinwiddie Courthouse area entrance corridor district as defined see Section 22-351) shall be primarily brick, stacked stone, stone or stone masonry units, horizontal wood clapboard, horizontal cementitious fiber board, exposed heavy timber, architectural/decorative concrete masonry units (CMU's), stucco, and/or architectural/decorative vinyl.

Exterior insulation finishing systems (EIFS) may be used on facades not facing a public right-of-way or as a secondary building material only (less than 25% of the wall area) on primary frontage facades.

Glass shall be used primarily for doorways, windows, and accents, and the front façade design should include additional building materials and not just glass.

With the exception of brick, no one building material shall dominate the portion of the building as can be seen from the public right-of-way.

No concrete block, aluminum, plywood, or metal siding shall be allowed.

(2) Balance of Wall Materials

When two or more materials are used on building walls, the perceived heavier material shall be placed below the lighter material (e.g., siding over brick).

(3) Material Colors

Façade colors shall be of low reflectance white, earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. Neon banding/tubing is not allowed. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited.

(4) Monotonous Building Facades

Buildings facing the street with facades longer than fifty (50) linear feet shall provide varying roof heights (parapets may be utilized), building façade setbacks, and other architectural features to create breaks in the building façade.

(b) Rooftop equipment screening

All rooftop equipment shall be screened from view from the public right-of-way. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the equipment (e.g., painting the equipment to match the building) may be approved by the DRB. Equipment not screened by a principal building shall be screened by a visually solid parapet wall or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

(c) Other equipment screening

All mechanical, electrical, heating, ventilation and air conditioning equipment, all loading docks and all solid waste collection or handling facilities shall be screened by one (1) or more of the following:

- (1) Architectural elements of a building.

(2) Screening using the same materials used for buildings located on the parcel or other compatible materials approved by the DRB.

(d) Roof Treatment

(1) Roof type is flexible. Flat roofs are discouraged where practical.

(2) If the building facing the public right-of-way is longer than fifty (50) linear feet then the building shall require varying roof heights and other architectural features to disrupt the monotony of the facade.

(e) Exterior Lighting

All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and inward and into the interior of the property and away from adjacent roads and adjacent properties. No light pole and fixture shall be more than 30 feet in height. The use of L.E.D. lighting is encouraged.

(f) Fuel Pump Canopies

(1) Fuel pump canopies may be required to provide customers with protection from the elements and to provide lighting levels required for dispensing fuel. Such fuel pump canopies are functional elements of present-day gas/convenience stores and their character and appearance shall reflect a minimalist design consistent with that function.

(2) The size of the canopy fascia and canopy support columns shall be in proportion to the overall size of the canopy structure. The fascia shall not exceed thirty-six (36) inches in height, including any accent bands.

(3) Canopy fascias and canopy signage shall not incorporate neon banding/tubing.

(4) The lighting of fuel pump canopies shall be of the lowest level that will provide safe dispensing of fuel.

(5) All canopy lighting shall be flush-mounted and shielded, downward directed, and shall not emit light above the horizontal plane.

(6) Canopy related elements, including support columns, spandrels, planters, etc. shall be compatible with the character of the building and site and shall not be used for advertising.

(7) The architectural elements of a building should not be altered to reflect trademark canopy design.

(8) Colors, materials, forms, and detailing may be used to coordinate canopies with a site, its building(s), and structures. Colors should be subdued and cannot be the advertisement for the business.

(g) Signs

Signs should be compatible with the architectural style and the proportions of the associated buildings, site and local character of the area. The maximum permitted height of any freestanding sign shall be the higher of (i) ten feet above ground elevation or (ii) ten feet above street level of the highest public road that is within 100 feet of the sign. Unless the practicalities of topography of the site dictate otherwise, free-standing signs shall be ground-mounted/monument style only. Building-mounted signs shall utilize a color and design that is complementary to the principal building. Neon tubing shall not be used on any portion of a freestanding or building/wall mounted sign. The base of a ground-mounted/monument sign shall be brick, stone or other material that matches the predominant material used on the principal building.

(h) Site Fencing

Fencing in front yards abutting public rights-of-way may not exceed a maximum height of four (4) feet. Fence material fronting the roadway shall not be of chain-link construction. Approved chain-link fence types may be incorporated if they are not located in the front yard(s).

(i) Site Access

(1) Out parcel access. There shall be no direct access onto adjacent public roadways for those out parcels which are a part of a larger development site or shopping center.

- (2) Bay doors. Uses that incorporate bay doors (garages or other similar uses including loading/unloading facilities) shall orient the doors so that they do not face Route 1 or Route 460.
- (3) Pedestrian access. Pedestrian access is required to walk within sites with more than one building or use. Sidewalks shall be incorporated along Route 1 and are to be incorporated within the streetscape buffer where feasible.

Section 22-351. - Development standards for the Dinwiddie Courthouse area entrance corridor district.

The following development standards shall apply within the Dinwiddie Courthouse area entrance corridor district:

(a) Building Façade Materials

(1) Building Materials

Commercial building walls visible from the Route 1, Route 703, and the I-85 and Route 703 interchange ramps public rights-of-way shall be brick, horizontal wood clapboard, and/or horizontal concrete siding (i.e., hardie plank). Stucco may be utilized as a building accent only and not as the primary building material and the use of stucco is subject to review by the DRB.

Exterior insulation finishing systems (EIFS) may be used on facades not facing a public right-of-way.

Glass shall be used primarily for doorways, windows, and accents, and the front façade design should include additional building materials and not just glass.

With the exception of brick, no one building material shall dominate the portion of the building as can be seen from the public right-of-way.

No concrete block, vinyl, aluminum, plywood, or metal siding shall be allowed.

(2) Balance of Wall Materials

When two or more materials are used on building walls, the perceived heavier material shall be placed below the lighter material (e.g., siding over brick).

(3) Material Colors

Façade colors shall be of low reflectance white, earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. Neon banding/tubing is not allowed. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited.

(4) Monotonous Building Facades

Buildings facing the street with facades longer than fifty (50) linear feet shall provide varying roof heights (parapets may be utilized), building façade setbacks, and other architectural features to create breaks in the building façade.

(b) Rooftop equipment screening

All rooftop equipment shall be screened from view from the public right-of-way. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the equipment (e.g., painting the equipment to match the building) may be approved by the DRB. Equipment not screened by a principal building shall be screened by a visually solid parapet wall or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

(c) Other equipment screening

All mechanical, electrical, heating, ventilation and air conditioning equipment, all loading docks and all solid waste collection or handling facilities shall be screened by one (1) or more of the following:

(1) Architectural elements of a building.

(2) Screening using the same materials used for buildings located on the parcel or other compatible materials approved by the DRB.

(d) Roof Treatment

- (1) Roof type is flexible. Flat roofs are discouraged where practical.

In the Dinwiddie Courthouse area entrance corridor district, with the exception of flat roofs, only slate, cedar shake, standing-seam metal, dimensional fiberglass shingles or a material approved by the DRB are allowed.

- (2) If the building facing the public right-of-way is longer than fifty (50) linear feet then the building shall require varying roof heights and other architectural features to disrupt the monotony of the facade.

(e) Exterior Lighting

All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and inward and into the interior of the property and away from adjacent roads and adjacent properties. No light pole and fixture shall be more than 30 feet in height. The use of L.E.D. lighting is encouraged.

(f) Fuel Pump Canopies

- (1) Fuel pump canopies may be required to provide customers with protection from the elements and to provide lighting levels required for dispensing fuel. Such fuel pump canopies are functional elements of present-day gas/convenience stores and their character and appearance shall reflect a minimalist design consistent with that function.
- (2) The size of the canopy fascia and canopy support columns shall be in proportion to the overall size of the canopy structure. The fascia shall not exceed thirty-six (36) inches in height, including any accent bands.
- (3) Canopy fascias and canopy signage shall not be illuminated.
- (4) Canopy fascias and canopy signage shall not incorporate neon banding/tubing.
- (5) The lighting of fuel pump canopies shall be of the lowest level that will provide safe dispensing of fuel.
- (6) All canopy lighting shall be flush-mounted and shielded, downward directed, and shall not emit light above the horizontal plane.
- (7) Canopy related elements, including support columns, spandrels, planters, etc. shall be compatible with the character of the building and site and shall not be used for advertising.
- (8) The architectural elements of a building should not be altered to reflect trademark canopy design.
- (9) Colors, materials, forms, and detailing may be used to coordinate canopies with a site, its building(s), and structures. Colors should be subdued and cannot be the advertisement for the business. In the Dinwiddie Courthouse area entrance corridor district, red, blue, yellow, and other bright colors shall not be used.

(g) Signs

Signs should be compatible with the architectural style and the proportions of the associated buildings, site and local character of the area. The maximum permitted height of any freestanding sign shall be the higher of (i) ten feet above ground elevation or (ii) ten feet above street level of the highest public road that is within 100 feet of the sign. Unless the practicalities of topography of the site dictate otherwise, free-standing signs shall be ground-mounted/monument style only. Building-mounted signs shall utilize a color and design that is complementary to the principal building. Neon tubing shall not be used on any portion of a freestanding or building/wall mounted sign. In the Dinwiddie Courthouse area, no sign shall be internally lit with the exception of signage located within 0.25 mile of the I-85 and Carson Road interchange. The base of a ground-mounted/ monument sign shall be brick, stone or other material that matches the predominant material used on the principal building.

(h) Site Fencing

Fencing in front yards abutting public rights-of-way may not exceed a maximum height of four (4) feet. Fence material fronting the roadway shall not be of chain-link construction. Approved chain-link fence types may be incorporated if they are not located in the front yard(s).

(i) Site Access

- (1) Out parcel access. There shall be no direct access onto adjacent public roadways for those out parcels which are a part of a larger development site or shopping center.
- (2) Bay doors. Uses that incorporate bay doors (garages or other similar uses including loading/unloading facilities) shall orient the doors so that they do not face Route 1 or Route 703.
- (3) Pedestrian access. Pedestrian access is required to walk within sites with more than one building or use. Sidewalks shall be incorporated along Route 1 and are to be incorporated within the streetscape buffer where feasible.

(2) That such changes take effect immediately upon adoption by the Board of Supervisors.