

Amended
Ordinance 1509

AN ORDINANCE TO AMEND ZONING ORDINANCE SECTIONS 2103 AND 4560 TO
MODIFY THE DEFINITION OF “LARGE FORMAT RETAIL SALES” WITH REGARD TO
BUILDING SIZE AND TO REVISE THE ~~BUILDING DESIGN AND PARKING~~
REQUIREMENTS FOR SUCH USES

WHEREAS, in adopting this ordinance this Council has considered the applicable factors set out in Virginia Code § 15.2-2284;

WHEREAS, in adopting this ordinance, the Council has determined that the public necessity, convenience, general welfare and good zoning practice require such action.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Blacksburg:

1. That Sections 2103 and 4560 of the Town of Blacksburg Zoning Ordinance are amended and reordained as follows:

Sec. 2103. Definitions of terms and use types.

For the purposes of this ordinance, the words and phrases listed below in this section have the meanings described below:

* * *

RETAIL SALES, LARGE FORMAT--Retail sales uses, including those uses classified more specifically by these use type classifications, located in one structure in excess of ~~eighty thousand (80,000)~~ *fifty thousand (50,000)* square feet gross floor area, whether on a single lot or contiguous lots owned or operated as associated, integrated or cooperative business enterprises.

* * *

Sec. 4560. Retail sales, large format.

General standards:

(a) Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, buffering and appearance.

(b) The use of alternative pavements, such as brick pavers or porous pavement, pervious temporary overflow parking areas, and/or other low impact development techniques for stormwater management are encouraged, and may be conditions of approval.

(c) The street elevation of each large format retail sales structure shall have at least one major street-oriented primary entrance and contain the principal windows of the store.

(d) The hours of operation may be restricted through the special use permit.

(e) Exterior lighting shall be compatible with the surrounding neighborhood.

(f) Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any adjacent neighborhood.

(g) The scale, massing, and building design shall be compatible with surrounding developments. The structure and site shall be street-oriented with pedestrian entrances from the street. The standard architectural designs of regional or national businesses shall be modified in such a way so as to be compatible with the scale, massing, *articulation* and design of the surroundings. Architectural detailing, ~~including entrances and fenestration~~ shall be incorporated into all facades so as to avoid a blank or monotonous appearance *on any facade*. *Architectural detailing shall should include the following:*

(1) *entrances;*

(2) *to promote pedestrian interest and activity, and to enhance security and safety by permitting visibility into and out of buildings, a minimum of 50% of the ground floor façade containing the primary entrance and any façade facing a street shall should be transparent from the street through the provision of glass; Such transparency shall begin at a height no greater than three (3) feet above the finished floor level;*

(3) *variations in roof line;*

(4) *variations in building materials; and*

(5) *variations in color.*

(h) The location, dimensions, and design concept of any proposed signage shall be provided at the time of the special use permit application.

(i) Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood.

(j) Parking shall be located behind the front line of the principal building. The Planning Commission or Zoning Administrator may grant an exception to this requirement where necessary due to the shallow depth of a parcel, the location of existing mature trees, the protection of existing residential zoning, or other similar circumstances. Conditions including increased landscaping and enhanced pedestrian paths may be applied in granting such exception or in approving the special use permit.

~~(k) Parking should not exceed 80% of the minimum found in Section 5520. However, any parking greater than 80% may be permitted by the Town Council, provided data and analysis is supplied by the applicant demonstrating that the parking is needed and that other transportation options such as shared parking, transit, trails and sidewalks would not be sufficient.~~

2. That the provisions of this ordinance shall be severable, and if any provision or section of this ordinance is deemed invalid by a court of competent jurisdiction, such decision shall not affect the remaining sections or provisions.

3. That this ordinance shall be effective upon its adoption.

Mayor

ATTEST:

Town Clerk

1st Reading: _____

2nd Reading & Adoption: _____

APPROVED AS TO CONTENT:

Department of Planning and Building

APPROVED AS TO LEGAL SUFFICIENCY:

Town Attorney