

DIVISION 13.

PLANNED OFFICE PARK (POP)

Sec. 25-301. Purpose.

A Planned Office Park District is established primarily for administrative, business and professional offices and necessary supporting accessory uses and facilities, designed, constructed and maintained with a park-like atmosphere and environmentally sensitive design to accommodate and complement existing natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height, and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas.

This district, and additions to existing districts, should be in proximity to other existing and/or planned commercial, industrial and institutional land use activities with utilities and superior road access.
(Res. of 1-1-02, § 2-1301)

Sec. 25-302. Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter and all other applicable regulations.

- (1) Offices.
- (2) Bank or financial institution.
- (3) Health and fitness center.
- (4) Accessory uses in the same building as the permitted principal uses primarily served, and

occupying not more than twenty (20) percent of the floor area of such building:

- a. Central reproduction and mailing services, and the like.
- b. Restaurant, including carryout, but excluding drive-through.
- c. Establishments for sale of office supplies and service of office equipment.
- d. Establishments for sale of concessions and print media.
- e. Pharmacies, laboratories, testing, engineering, research and developmental offices, and establishments for the production, fitting or sale of optical or prosthetic appliances.
- f. Personal service establishments.

(5) Educational institution.

(6) Printing service.

(7) Conference or training center.

(8) Library.

(9) Public utilities, ground-mounted or underground, such as lines, distribution transformers, pipes, meters and other facilities necessary for provision or maintenance of on-site utility services, including water, sewerage, and communications facilities.

(10) Day care center.

(Res. of 1-1-02, § 2-1302)

Sec. 25-303. Uses permissible by special exception.

The following uses may be permitted by the board of supervisors as special exception uses, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

(1) Hospital.

(2) Hotel, motel.

(3) Radio, radar, television, and telecommunication tower.

(4) Medical care facility, outpatient only.

(5) Fire, police, and rescue station.

(6) Restaurant, excluding drive-through facilities

(7) Public utility service center.

(8) Radio and television broadcasting and/or recording studio.

(9) Public utilities, above ground.

(Res. of 1-1-02, § 2-1303)

Sec. 25-304. District requirements.

Minimum district size shall be three (3) acres, maximum district size shall be thirty (30) acres. Incremental and contiguous additions of a minimum of one (1) acre to an existing POP zoning district shall be allowed.

(Res. of 1-1-02, § 2-1304)

Sec. 25-305. Lot requirements.

(a) *Minimum lot area:* One (1) acre. Forty-three thousand, five hundred sixty (43,560) square feet.

(b) *Minimum lot width:* One hundred fifty (150) feet.

(Res. of 1-1-02, § 2-1305)

Sec. 25-306. Building requirements.

(a) *Minimum yards.*

(1) Front: Fifty (50) feet.

(2) Side: Ten (10) feet. (Twenty-five (25) feet adjoining residential).

(3) Rear: Ten (10) feet (Twenty-five (25) feet adjoining residential).

No parking area shall be within ten (10) feet of any side or rear property line.

(b) *Maximum density.* Maximum floor area ratio: 0.35. Impervious surfaces on any lot shall not exceed sixty-five (65) percent of the lot area.

(c) *Minimum building setback.* Fifty (50) feet when parking is located behind principal building, when parking screened from public road view with berms and/or coniferous landscaping, or when parking lot landscaping is increased by at least fifty (50) percent over minimum requirements; otherwise building setback shall be eighty (80) feet plus distance of impervious surfaces.

(d) *Maximum height of buildings and other structures:* Thirty-five (35) feet.

(Res. of 1-1-02, § 2-1306; Res. No. 11-10-10, 10-25-11)

Sec. 25-307. Use limitations.

(a) Public water and sewer service. All development within the POP district is required to be served by public, community or private water and sewer facilities which comply with current county and state health department standards.

(b) All utilities installed within the planned office park district POP shall be installed underground except where not technically feasible.

(c) Outdoor storage areas, areas for collection of refuse, loading areas, and parking areas shall be substantially screened from adjacent structures, roads and traffic arteries with hedges, dense planting, earth berms, changes in grade and/or wall. Wall materials shall be of compatible material and colors used on the exterior of the primary building.

(d) Road access. All development within the POP district is required to:

- Be served by direct access to a collector roadway which shall be a road within the VDOT system.

- Have a minimum frontage of one hundred fifty (150) feet on a VDOT road.

(Res. of 1-1-02, § 2-1307)

Secs. 25-308--25-320. Reserved.