

19.0 ENTRANCE CORRIDOR OVERLAY DISTRICT – EC

19.1 INTENT

The entrance corridor overlay district is intended to implement the comprehensive plan goal of protecting the Town's natural, scenic and historic, architectural and cultural resources including preservation of natural and scenic resources as the same may serve this purpose; to ensure a quality of development compatible with these resources through architectural control of development; to stabilize and improve property values; to protect and enhance the Town's attractiveness for residents, tourists and other visitors; to sustain and enhance the economic benefits accruing to the Town from tourism; to support and stimulate complimentary development appropriate to the prominence afforded properties deemed to be of historic, architectural or cultural significance, all of the foregoing being deemed to advance and promote the public health, safety and welfare of the citizens of the Town and visitors thereto.

19.2 APPLICATION

The entrance corridor overlay district (hereafter referred to as EC) is created to conserve elements of the Town's scenic beauty and to preserve and protect corridors along arterial streets or highways (as designated pursuant to Title 33.1 of the Virginia Code, including section 33.1-41.1 of that title).

EC overlay districts may be applied over any basic zoning district and/or other overlay district. EC overlay districts are hereby established:

- a. To the full depth of all parcels of land in existence on the adoption date of this ordinance which are contiguous to the rights-of-way of the following EC streets in the Town; or
- b. To a depth of one hundred (100) feet from the rights-of-way, whichever shall be greater, along the following EC streets in the Town of Scottsville:

Virginia Route 20, including Valley Street.
Virginia Route 6, including Valley and Main Streets.

19.3 PERMITTED USES

19.3.1 BY RIGHT

Uses permitted by right in any EC district shall include all uses permitted by right in the underlying districts except as herein otherwise provided.

19.3.2 BY SPECIAL USE PERMIT

Uses requiring special use permit shall include

- a. all uses permitted by special use permit in the underlying districts and
- b. outdoor storage, display and/or sales serving or associated with permitted uses, any portion of which would be visible from an EC street; provided that review shall be limited to the intent of this section. Residential, agricultural and forestal uses shall be exempt from this provision.

19.4 AREA AND BULK REGULATIONS; MINIMUM YARD AND SETBACK REQUIREMENTS; HEIGHT REGULATIONS; LANDSCAPING AND SCREENING; PRESERVATION OF NATURAL FEATURES

Area and bulk regulations, minimum yard and setback requirements, and height regulations shall be as provided by the underlying district, except that the following provisions and limitations shall apply to any development or portion thereof which shall be visible from a designated EC street.

19.5 CERTIFICATE OF APPROPRIATENESS REQUIRED

A certificate of appropriateness is required for the following:

- a. Except as otherwise provided in section 19.9, no building permit shall be issued for any purpose unless and until a certificate of appropriateness has been issued in accord with section 19.10.
- b. Except as otherwise provided in section 19.9 and for any development subject to approval under section 24, *Site Development Plan*, no final site development plan shall be approved by the Planning Commission or be signed unless and until a certificate of appropriateness has been issued in accord with section 19.10.

The certificate of appropriateness shall be binding upon the proposed development as to conditions of issuance. The certificate shall certify that the proposed development as may be modified by the conditions of issuance is consistent with the design guidelines adopted by the Town Council for the specific EC street or highway.

In making such determination as to consistency with design guidelines, the Architectural Review Board may specify any architectural feature as to appearance, such as, but not limited to, motif and style, color, texture and materials together with configuration, orientation and other limitations as to mass, shape, height and location of buildings and structures, location and configuration of parking areas and landscaping and buffering requirements to the extent such practices are authorized under the adopted design guidelines without regard to regulations of the underlying zoning district or regulations of the site development plan requirements of this ordinance.

19.6 LANDSCAPING AND SCREENING REQUIREMENTS

Landscaping and screening requirements, as required by the site development plan, reference section 24.11.9, *Landscaping and Screening Requirements*, shall apply within any EC overlay district except that:

- a. In addition to the provisions of section 19.5, the Architectural Review Board may require specific landscaping measures in issuance of a certificate of appropriateness, as the same may be related to ensuring that the proposed development is consistent with the design guidelines adopted by the Town Council for the specific EC street.

Existing trees, wooded areas and natural features shall be preserved except as necessary for location of improvements, provided that the Architectural Review Board may authorize additional activity upon finding that such activity will equally or better serve the purposes of this ordinance. Such improvements shall be located so as to maximize the use of existing features in screening such improvements from EC streets and highways to the extent such practices are authorized under the adopted design guidelines.

b. The certificate of appropriateness shall indicate the existing features to be preserved pursuant to the preceding paragraph; the limits of grading or other earth disturbance (including trenching or tunnelling); the location and type of protective fencing; and grade changes requiring tree wells or tree walls.

c. No grading or other earth disturbing activity (including trenching or tunnelling), except as necessary for the construction of tree wells or tree walls, shall occur within the drip line of any trees or wooded areas nor intrude upon any other existing features designated in the certificate of appropriateness for preservation.

d. Areas designated on approved plans for preservation of existing features shall be clearly and visibly delineated on the site prior to commencement of any grading or other earth-disturbing activity (including trenching or tunnelling) and no such disturbing activity or grading or movement of heavy equipment shall occur within such area. The visible delineation of all such existing features shall be maintained until the completion of development of the site.

19.7 (Removed 5-21-01)

19.8 NONCONFORMITIES; EXEMPTIONS

19.8.1 Any use, activity, lot or structure subject to the provisions of the EC overlay district which does not conform to the provisions of the EC overlay district shall be subject to section 6, *Nonconformities*, of this ordinance.

19.8.2 No provisions of this section shall be deemed to preclude the Town Council from authorizing repair and maintenance activities as set forth in section 6, *Nonconformities*, upon determination that the same would not be contrary to the intent of the EC district.

19.9 EXEMPTIONS

The provisions of section 19.5 notwithstanding, no certificate of appropriateness shall be required for the following activities:

- a. Interior alterations to a building or structure having no effect on exterior appearance of the building or structure.
- b. Construction of ramps and other modifications to serve the handicapped in accord with section 4.8, *Buildings and Structures: Handicapped Access*.
- c. Repair and maintenance activities and improvements to nonconforming uses as may be authorized by the Town Council, with the recommendation of the Zoning Administrator.
- d. Main and accessory residential, forestal and agricultural buildings where no site development plan is required for the work, subject to the building permit.
- e. General maintenance where no substantial change in design or material is proposed.
- f. Additions or modifications to a building where no substantial change in design or material is proposed.

19.10 ADMINISTRATION

The entrance corridor overlay district, shall be administered by an Architectural Review Board created and appointed by the Town Council, as described in section 23, *Architectural Review Board*. Applicable administrative and appeal procedures are described in section 18.6, *Administration*.