GRAYSON COUNTY ZONING ORDINANCE

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PREPARED BY THE GRAYSON COUNTY PLANNING COMMISSION

APPROVED BY THE GRAYSON COUNTY BOARD OF SUPERVISORS

Zoning Ordinance of Grayson County

The Grayson County Zoning Ordinance guides development standards and the use of property for those lands in the un-incorporated areas of Grayson County. The incorporated towns of Fries, Independence, and Troutdale administer their own zoning.

Information about zoning is available at the Zoning Administrator's office, located at the Department of Planning & Community Development, Grayson County Courthouse, and 129 Davis Street, P.O. Box 217, Independence, VA 24348 or by calling the Zoning Administrator at 276-773-2471.

The Official Grayson County Zoning Map identifies parcels by Zone Districts. Each property is assigned a zone district based on their location and primary use of the property. The online zoning map is available at the Department of Planning & Community Development website for Grayson County Government or by visiting the Department of Planning & Community Development office at the Grayson County Courthouse.

To identify what standards may apply to a piece of property; landowners should reference Article 3- General Requirements and the information in Article 4- Zone Districts for the zone district assigned to their property.

The information in Article 5- Administration will pertain to the processes affiliated with the administration of zoning in Grayson County such as; applications for permits, involvement of the Boards and Commissions affiliated with the zoning process, special use permits, rezoning, appeals, notice of violations, enforcement, variances and public notice requirements.

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ARTICLE 1 – TITLE, AUTHORITY, JURISDICTION & PURPOSE

1-1 **Title.** This ordinance, which shall be known and may be cited as the "Zoning Ordinance of Grayson County, Virginia".

1-2 **Authority.** Adopted pursuant to the authority granted by Title 15.2, Chapter 22, Article 7, §15.2-2280 through § 2315 et seq., of the Code of Virginia, 1950, as amended.

1-3 **Jurisdiction.** The provisions of this ordinance shall apply to all land within Grayson County, Virginia, which is not within the jurisdiction of the incorporated towns.

1-4 **Purpose**. The general purpose of this ordinance is for the promotion of health, safety and/or general welfare of the public in accordance with §15.2-2283 and §15.2-2200 of the Code of Virginia, 1950 as amended.

1-5 **Construction of language.** For the purpose of this ordinance, certain words and terms shall be interpreted as follows.

1) The word "shall" and "must" is mandatory and not discretionary; and the word "may" is permissive;
2) The word "lot" includes the words "plots" and "parcel" and will mean a lot on record.
3) The word "permitted" means allowed or permitted without meeting the requirements for a Special Use Permit as described in Article 5.
4) The particular shall control the general. Words used in the present tense shall include the future and any words used in the singular can include the plural and the plural the singular, unless the context clearly indicates the contrary.
5) All public officials, bodies, and agencies to which reference is made are those of the County of Grayson, Virginia; "the Board" shall mean the Grayson County Board of Supervisors, the "commission" shall mean the Planning Commission, the "BZA" shall mean the Board of Zoning Appeals and the "Administrator" shall mean the Zoning Administrator.
6) Any reference to "ordinance" shall mean the Grayson County Zoning Ordinance, unless otherwise stated. Any reference to the "zoning map" shall mean the Official Grayson County Zoning Map.
7) In the case of any difference of meaning or implications between the text of this ordinance and any caption, illustration, or table, the text shall control.

Except where definitions are specifically included in various articles and sections, words in the text or tables of this ordinance shall be interpreted in accordance with the definitions in Article 2.

ARTICLE 2 - DEFINITIONS

2-1 For the purpose of this Ordinance, certain words and terms shall be defined as follows. When not defined here the latest edition of Merriam-Webster definition shall apply.

2-2 **Access Easement:** A means of access granted for the right of use of a property, granted by a property owner, for the purpose of ingress and egress.

2-3 **Accessory Structure:** A structure that is detached from a principal structure on the same lot, and customarily incidental and subordinate to the principal structure or use. Accessory structures may include, but is not limited to, detached garages and garden utility sheds, detached decks and detached gazebos.

2-4 **Accessory Use:** An activity or structure that is customarily incidental to and subordinate to an existing established principal activity and/or structure and is located on the same lot as the principal structure.

2-5 **"Act of God":** For purposes of this section, "act of God" shall include any natural disaster or phenomena including a hurricane, tornado, storm, flood, high water, wind-driven water, tidal wave, earthquake or fire caused by lightning or wildfire. For purposes of this section, owners of property damaged by an accidental fire have the same rights to rebuild such property as if it were damaged by an act of God. Nothing herein shall be construed to enable the property owner to commit an arson under Code of Virginia, § 18.2-77 or 18.2-80, and obtain vested rights under this section.

2-6 **Administrator or Agent:** The official designated by the Grayson County Board of Supervisors to administer and enforce this ordinance. When not otherwise defined will mean the Zoning Administrator.

2-7 **Adult Entertainment/Retail**: Establishment which offers goods and services of an adult nature which may include but is not limited to adult retail, adult themed nightclubs)

2-8 **Agriculture/Agriculture Operation:** The use of land for agricultural purposes including but not limited to; the storage, handling, production, or sale of agricultural, horticulture, floriculture, silviculture. May include nurseries, greenhouses, crops, pastures, tillage of soil and orchards. To include the sheltering, raising, handling, processing or sale of agricultural and animal products and may include the use, maintenance and storage of machinery or equipment as part of the agricultural operation. For the purpose of this ordinance equine animals are considered agricultural animals. When numbers of confined agricultural animals reach the thresholds defined in Agriculture- High Intensity the operation shall be considered Agriculture-High Intensity.

2-9 **Agriculture Buildings/Structures:** Farm buildings & structures that are used for agricultural purposes and not for residential or non-agricultural commercial or industrial uses. Must be located on the same parcel where a bona fide agriculture operation occurs. See the definition above.

2-10 **Agriculture-High Intensity:** The use of a tract of land for Animal Feeding Operations as defined by the Department of Environmental Quality and when the following numbers of animals are confined and fed or maintained for a total of 45 days or more in a 12 month period. The animal threshold is based on 500 units and includes; 333 Lactating Dairy Cattle, 500 Feeder & Slaughter Cattle, 250 Horses, 1250 Swine (larger than 55 pds), 3,333 Sheep, 27,500 turkeys, 50,000 Broilers and laying hens.

High Intensity Agriculture is allowed in Rural Farm District when the minimum tract size is 50 acres and when the minimum separation distance can be met. The minimum separation distance is 500 feet from any agricultural structures/holding pens to the nearest adjacent homes or business under separate ownership.

2-11 **Agricultural Use:** The use of property for agriculture production. Proof of agricultural use of a property is provided by completing and submitting the Agricultural Affidavit.

2-12 **Agricultural Affidavit:** A written report and required documentation, signed by the property owner which states that the use of the structure is for agricultural uses only.

2-13 **Animal Clinic:** An establishment where animals such as dogs, cats, other small pets, and livestock are provided medical or surgical treatment. Includes the terms animal or veterinary hospital.

2-14 **Automobile and Farm Machinery Sales and Service:** A business that repairs, inspects and/or sells parts or complete units in exchange for monetary gain.

2-15 **Automobile Graveyard:** Any lot on record or place which is exposed to the weather upon which more than five (5) unlicensed and/or inoperable motor vehicles of any kind are placed, located or found. **Article 3-16** specifies the requirements for Automobile Graveyards.

2-16 **Auto Body Shop:** An establishment in which damaged automobiles are repaired and/or repainted.

2-17 **Auto Sales & Services:** Establishments with the primary purpose of selling, cleaning, or repairing motor vehicles.

2-18 **Bed and Breakfast:** A dwelling or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.

2-19 **Boarding House:** A long term living arrangement where non-family members are provided lodging and/or meals.

2-20 **Building:** A structure having one (1) or more stories and a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including manufactured home dwellings.

2-21 **Building Code:** For the purpose of this Ordinance shall mean the Building Code(s) enforced by the Grayson County Building Official.

2-22 **Building Setback Line:** A line or lines within a lot or other parcel of land so designated on a recorded plat or otherwise established by law which establishes a distance from which a building or structure shall be erected.

2-23 **Campground:** Means and includes but is not limited to a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel or tract of land, on which three or more campsites are occupied or intended for occupancy or facilities established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer.

2-24 **Child Care Center:** Any facility operated for the purpose of providing care, protection, and guidance to a group of five or more children separated from their parents or guardians during part of the day only, and meeting the licensing requirements for child care centers under the Code of Virginia, 1950, as amended.

2-25 **Code of Virginia:** Shall mean the Code of Virginia, 1950, as amended. The state code that enables zoning and specifies certain practices as it relates to the localities use of zoning law.

2-26 **Condominium:** A building or group of buildings, in which units are owned individually, and the structures, common areas, and facilities; which are owned by all the owners on a proportional, undivided basis. May include townhouses when applicable.

2-27 **Commercial:** An establishment or business that generally has retail or wholesale sales, office uses, or services which does not generate noise or other impacts considered incompatible with less-intense uses.

2-28 **Commercial Boarding Kennel:** Any structure(s) used to house five or more companion animals not belonging to the property owner on a fee-for-service basis.

2-29 **Commercial Breeding Kennel:** Any structure(s) in which five or more intact females of canines or felines are kept for a commercial purpose such as to breed and sell companion animals.

2-30 **Commercial Recreation Attractions/Events:** The provision of entertainment, recreation or amusement services at a determined location, and in exchange for a fee. The intent is for public use as opposed to private use.

2-31 **Commercial Slaughterhouse/Meat processing:** An industrial facility where animals are killed, processed and packaged for food then returned to animals' owners and/or sold in bulk to retail outlets for consumption or other outlets for distribution.

2-32 **Commercial Stables:** An establishment where horses are kept for commercial use; including boarding, show, hire and sale.

2-33 **Commercial Storage Units:** Structures that are rented or leased for storage in exchange for payment.

2-34 **Commercial Warehouse:** A large building used to wholesale, store and/or transfer goods in exchange for payment.

2-35 **Communications Tower & Antennas:** A guyed, monopole, or self-supporting tower, constructed as a free standing structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting and/or receiving television, M/FM radio digital, microwave or cellular signals.

2-36 **Community Center:** A structure or area used for fraternal, social, cultural, and/or recreational programs generally open to the public and designed to serve the local community.

2-37 **Companion Animal:** Any animal that is kept, when not raised for food or fiber. For the purpose of this Ordinance equine is considered livestock and/or agricultural animal.

2-38 **Construction Sales & Services:** Any establishment involved in the sale of building materials including hardware, plumbing, and lumber supplies, or the sale of building construction services for the erection or repair of structures.

2-39 **Construction & Repair Services**: A location used to for a construction or trade related and/or service business and/or the construction services to include trucking, grading and other equipment services related to construction or development. Shall also include the service, repair or rental of home, farm and/or office equipment and appliances.

2-40 **Country Store:** Any retail establishment offering for sale; food products, beverages, household items and/or other retail items, including petroleum. Under 15,000 square feet in area, similar to Convenience Stores.

2-41 **Custom Slaughter**: Small farm or family operations that slaughter and process for their own use or those of friends and family on sporadic occasion on average less than 2 days a week.

2-42 **Development:** Any manmade change to improved or unimproved real estate including but not limited to buildings or other structures, the placement of manufactured or mobile homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations.

2-43 **Dwelling**: A structure used as a place of abode. Can include one of the following;

a) Dwelling Accessory-A dwelling unit located within a structure in which the principal activity is commercial, professional or general personal service.

b) Dwelling, Single-Family-Attached -A building containing dwelling units, each of which has a primary ground floor access to the outside and which are attached to each other by party walls without openings. Same as the term "townhouse".

c) Dwelling, Single-Family-Detached -A structure used as a residence by one family, containing one living unit which is entirely separated from structures on adjacent lots and which meets the standards of the Building Officials and Code Administrators International, Inc. (BOCA) Basic Building Code. This term includes modular homes, and manufactured homes.

d) Dwelling, Two-Family or Duplex -A residential structure containing two dwelling units designed for occupancy by not more than two families.

e) Dwelling, Multi-Family -A building containing three or more dwelling units. The term includes cooperative apartments, condominiums and the like.

2-44 **Easement:** That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement may be permitted for use under, on, or above said lot or lots.

2-45 **Educational Facility**: A structure or group of structures used to provide education to fewer than 100 persons on a temporary or permanent basis.

2-46 **Elder Care Center**: A facility operated for providing care to a group of elderly persons during part of the day only and meeting the licensing requirements under the Code of Virginia, 1950, as amended.

2-47 **Emergency Services Infrastructure:** Structures and affiliated infrastructure used for the performance of fire, ambulatory or rescue services.

2-48 **Family:** An individual or a group of two or more persons related by blood, marriage or adoption, together with not more than three additional persons not related by blood, marriage or adoption, living together or as a single housekeeping unit.

2-49 **Feedlot:** A confined animal operation where livestock is aggregated and fed high calorie feed to maximize their weight prior to slaughter.

2-50 **Flea Market:** A market where groups of individual sellers offer goods for sale to the public.

2-51 **Flood:** A general and temporary inundation of normally dry land areas. A one hundred year flood is a flood that, on the average, is likely to occur once every one hundred (100) years (i.e., one that has a one (1) percent chance of occurring each year, although the flood may occur in any year).

2-52 **Floodplain:** Any land area susceptible to being inundated by water from any source. The FEMA designated Special Flood Hazard Area or Floodplain is delineated and reviewed prior to zoning permits and is regulated in the Grayson County Floodplain Ordinance.

2-53 **Flood prone Construction:** Methods of construction or development that are required when development activities occur in the floodplain in accordance with Building Codes.

2-54 **Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

2-55 **Frontage:** The width of a lot or parcel abutting a public right-of-way measured at the front property line.

2-56 **General Retail:** Buildings used to display and sell a variety of common goods. Examples include food and beverage, crafts, antiques, gifts, hardware, appliance and entertainment devices, furniture, clothing and shoes and other household items.

2-57 **Group Care Facility**: A facility, required to be licensed by the state, which provides training, care, supervision, treatment, and/or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol; this does not include daycare centers, family daycare homes, foster homes, schools, hospitals, jails, or prisons.

2-58 **Health or Fitness Club:** An establishment providing health, exercise or athletic services and/or goods.

2-59 **Height:** The vertical distance from the highest point on a structure (except any chimney, spires, antennas or other minor, narrow structural extensions on a building) to the average ground level of the grade where the walls or other structural elements intersect the ground.

2-60 **High-Volume Kennels:** Kennel(s) or structure (s) where over 25 companion animals are kept or/are intended to serve, to provide medical care, grooming services, to give shelter/respite as foster homes and/or rescue and/or other uses with volumes of animals over 25 units.

2-61 **Home Occupation:** An occupation, profession, activity, or use that is clearly an incidental and secondary use of a residence. A maximum limit of 10 persons (including family members) can be under employment or engaged in the activity, and the use shall be on the same parcel as the residence. It is the responsibility of the landowner to ensure that the buildings used for the activity(s) meet Building Code requirements. All parking shall be off street and impact to the surrounding community shall be kept to a minimum.

2-62 **Home Occupation Limited:** An occupation, profession, activity, or use that is clearly an incidental and secondary use of a residence. A maximum limit of 5 persons (including family members) can be under employment or engaged in the activity, and the use shall be on the same parcel as the residence. It is the responsibility of the landowner to ensure that the buildings used for the activity(s) meet Building Code requirements. All parking shall be off street and impact to the surrounding community shall be kept to a minimum.

2-63 **Hospital:** Institutions rendering medical, surgical, obstetrical or convalescent care. May include Nursing Homes and institutional sanatoriums.

2-64 **Human Service Facilities:** Facilities which provide care, education and/or rehabilitation of human beings when the care is for non-family members. May include but is not limited to Home care, Child Care, Foster Care, Group Homes, Day Care and Elder Care Centers. Where required by State Code; Human Service Facilities must be licensed with he Commonwealth of Virginia and meet the Building Code for structures used.

2-65 **Incineration Facility:** A permitted facility to reduce the volume of solid wastes, extracting in some cases energy in the form of steam, heat, or electricity, and disposing the remaining ash in a solid waste land-filling facility.

2-66 **Industrialized Building:** A combination of one or more sections or modules, subject to state regulations including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, to comprise a finished building. Manufactured homes shall not be considered industrialized buildings for the purpose of this code

2-67 **Infrastructure:** Streets, utilities or other physical improvements necessary for development.

2-68 **Inoperable Motor Vehicles:** Any motor vehicle, trailer or semitrailer which is not in operating condition; or does not display valid license plates; or does not display an inspection decal that is valid. May also include the major element of a vehicle when the entire vehicle is not whole, such as the shell and/or frame of a vehicle.

2-69 **Junkyard:** An establishment (clarify business only) or place of business which is maintained, operated or used for storing, keeping, buying or selling junk or for the purpose of this ordinance may relate to the operation of an automobile graveyard and affiliated commercial activities related to automobile graveyards.

2-70 **Landfill-Municipal:** A solid waste disposal site as defined by the Virginia Waste Management Board to accommodate municipal solid waste.

2-71 **Landscaping**: The planting and maintenance of trees, shrubs, lawns and other ground cover or materials, flowers, walkways, landscaping gravel, and appropriate grading, such as to render an aesthetic appearance to the viewer or to shield from view.

2-72 **Library:** Public facility that shares books, multi-media devices and other informational items while providing a community facility for activities and/or educational use.

2-73 **Light Manufacturing:** Assembling and manufacturing activities that do not occupy a building of more than 15,000 square feet, do not employ more than fifteen (15) employees, have no exterior storage or unsightly elements outside of enclosed screening or landscaping to screen from neighboring properties. Structures that use or store hazardous materials and are considered High Hazard Group H according to the Virginia Construction Code, cannot be classified light manufacturing use.

2-74 **Limited Access Parcel:** A parcel unable to meet the access requirements of the Grayson County Zoning Ordinance, **Article 3-7 a-e**, and approved by the Subdivision Agent as a Limited Access Parcel.

2-75 **Lodge or Inn:** A facility offering overnight accommodations as a destination point for visitors and may provide additional services such as a restaurant, meeting rooms, and recreational facilities.

2-76 **Lot:** A unit within a subdivision or may include any single parcel of land.

2-77 **Lot on/of record:** Defines a lot or parcel which has been recorded in the Clerk of Circuit Court, Grayson County and which has received a tax map number from the Commissioner of the Revenue.

2-78 **Lot Line or parcel boundary:** A line marking the boundary of a lot or parcel.

2-79 **Manufacture:** The act or process of producing something, by hand or with machinery

2-80 **Manufactured Home:** A structure subject to federal regulation, which is transportable in one or more sections; is eight (8) feet or more in width and forty (40) body feet or more in length in the traveling mode; or is three hundred twenty (320) or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. Mobile Homes were built prior to 1976.

2-81 **Manufactured Home Park**: A parcel of land under single or common ownership in which ten (10) or more manufactured homes and affiliated infrastructure are located and occupied continuously by non-family members.

2-82 **Medical/Dental Clinics**: Facility where medical and dental services are provided in exchange for a fee.

2-83 **Microbrewery:** A brewery that produces less than 15,000 barrels (17,600 hectoliters) of beer per year with 75% or more of its beer sold off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer through carry outs and/or on-site tap-room or restaurant sales as a brewpub.

2-84 **Motel or Hotel**: A building or group of detached or connected buildings containing more than one separate rooming unit designed or used primarily for providing sleeping accommodations for automobile travelers or transient guests at a daily rate. Automobile parking is located on the premises.

2-85 **Museum:** A building or place devoted to the acquisition and exhibit of items or artifacts of historical interest and educational value accessible by the general public.

2-86 **Nonconforming Structure:** A building or structure or portion thereof lawfully existing at the time this ordinance became effective, which was designed, erected or structurally altered for a use that does not conform to zoning regulations of the zone in which it is located.

2-87 **Nonconforming Use:** A use that lawfully occupied a building or land at the time this ordinance became effective, which has been lawfully continued and which does not currently conform to the use regulations.

2-88 **Parcel on record**: Same as lot of record or lot on record.

2-89 **Park Homes:** A unit four hundred (400) square feet or less, a type of movable resort cottage designed for part time recreational use only. When more than two is proposed for a lot or area they shall follow the requirements for campgrounds. Park homes must:

a. Meet the permit requirements for placement and elevation and anchoring and setup requirements set forth in the manufactures set up instruction, verified by the building official.

b. The water and drainage system of any home or premises where plumbing fixtures are installed shall be connected to a public or private water supply and a public or private sewer system. As provided for in Section 103.11 of Part] of the Virginia Uniform Statewide Building Code (13 VAC 5-63) for functional design, water supply sources and sewage disposal systems are regulated by the Virginia Department of Health and the Virginia Department of Environmental Quality.

2-90 **Personal Services:** Establishment that provides services for personal health and/or beauty. May include beauty or barber shops, tanning salons, manicure, pedicure, professional massage, fitness centers, dance studio and other services for non-medical health and well-being.

2-91 **Place of Worship (or Church):** Structure or location where services or rites are held showing reverence for a deity.

2-92 **Planned Unit Development:** A residential or commercial development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines as referenced in this ordinance. A form of development characterized by unified site design for a variety of

housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual basis. Planned Unit Development is a type of Subdivision and guidelines are available in the Grayson County Subdivision Ordinance.

2-93 **Plat or survey:** A drawing, plan or map representing a parcel. Legal surveys shall be drawn by a licensed professional.

2-94 **Principal Activity or Use:** The main use of land or structures as distinguished from secondary or accessory uses.

2-95 **Principal Building:** A structure, or where the context so indicates, a group of structures in or on which is conducted the principal activity of the lot on which the structure is located.

2-96 **Print Shop:** A retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.

2-97 **Professional Office Services:** Structures and services related to professional trades which may include; lawyers, architects, graphic designers, consultants, online financial sales or services, engineers, surveyors, insurance, real estate and similar services.

2-98 **Property Owner:** The person, firm, corporation, executer or trustee in ownership of the property. The property owner shall be the entity listed on the Grayson County Real Estate Database as managed by the Commissioner of Revenue Office, unless proved otherwise.

2-99 **Public Street:** Any thoroughfare or public way which has been dedicated for public use.

2-100 **Recreational Vehicle:** A vehicle which is built on a single chassis, is four-hundred (400) square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light-duty truck, and is recreational camping, travel, or seasonal use. Recreational vehicles placed on sites shall either:

a) be on the site for fewer than one hundred eighty (180) consecutive days, be fully licensed and ready for highway use, or
b) Meet the permit requirements for placement elevation and anchoring requirements for manufactured homes as stated in the Uniform Statewide Building Code.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Two Recreational Vehicles or Camping units are allowed on any lot of record, the number of units over two shall be considered a campground.

2-101 **Recreational Vehicle Park:** Any lot or land on which one or more recreational vehicle sites are located, established, and maintained for occupancy by recreational vehicles as temporary living quarters for recreation or vacation purposes.

2-102 **Recycling Collection Center:** A building which is used to collect container and paper waste, separate, and store used materials such as newspapers, aluminum cans, and glass prior to shipment to reuse the materials to manufacture raw materials.

2-103 **Recycling Processing Facility:** A facility in which common recyclable resources such as newspapers, glass and metal cans are reprocessed and treated to return such products into raw materials for shipment or re-use. Shall not apply to processing of large equipment, metal scrap, appliances or motor vehicles.

2-104 **Restaurant:** An establishment where food is ordered, prepared and served for pay.

2-105 **Retreat Center:** A retreat or conference center used as a facility for professional, educational or religious meetings or seminars where meals and recreational activities may be provided for participants. Retreat centers that provide overnight accommodations as a campground or a common facility with over seven bedrooms is considered **Retreat Center-Overnight**.

2-106 **Retreat Center Overnight**: A retreat center that has camping lots, cabins or a facility with over seven (7) bedrooms for overnight accommodation.

2-107 **Sawmill - small scale:** Any milling machine and associated equipment used for changing raw timber into lumber products. Small scale when employment of less than ten (10) individuals and related traffic generation is under fifty (50) vehicles per day. Small scale sawmills must be placed at least fifty (50) feet from all adjoining property lines.

2-108 **Sawmill - large scale:** Any milling machine and associated equipment used for changing raw timber into lumber products and exceeds the parameters for small scale sawmill.

2-109 **School:** Private or Public Facility used for educational purposes where one hundred (100) or more persons use a structure or group of structures on a similar parcel.

2-110 **Setback (Street):** The minimum required distance between the structure and the public street or road.

2-111 **Setback (Yard):** The minimum required distance between the structure and all adjoining property line(s).

2-112 **Sign:** A structure or device designed or intended to attract attention and convey information to the public in written or pictorial form and located outdoors.

2-113 Solid Waste Management Facility: A permitted facility to receive solid wastes for disposal in land-filling operation or for storing or compacting for reshipment to another facility.

2-114 Special Use: A use that is not permitted by right in a zone district. A special use permit can be granted in accordance with **Article 5** of the ordinance. Can be referred to as a special exception or a conditional use in other ordinances.

2-115 State Designated Road: A road designated by the Virginia Department of Transportation as a public road with a designated route number assigned by the Virginia Department of Transportation.

2-116 Stockyard: A commercial enterprise that features an enclosure where farm animals are kept on a temporary basis, prior to transport, slaughter, sale or vaccination or to facilitate exchange of animals.

2-117 Structure: Anything constructed or erected, the use of which requires a permanent location on the ground or attachment to something having a permanent location on the ground. Shall include buildings and/or other "built" items when the purpose is for regular use at a specified location.

2-118 Subdivision: Any division of property as defined in the Grayson County Subdivision Ordinance.

2-119 Substandard Lot: Lot or parcel not suitable for building development or a lot which is incompatible with the county's ordinances and requirements

2-120 Temporary Accessory Mobile Home: A mobile living unit of more than three hundred and twenty (320) square feet, designed to accommodate a caregiver, such as a family member, to be located near the home of those who require care. Shall be temporary in nature and placed with a permit. Must be removed from the site, when the care is no longer required.

2-121 Temporary Roadside Market: A structure or area of land used for more than a three-day period for the sale of locally produced agricultural or horticultural products, antiques, and/or locally made craft items.

2-122 Use: The activity occurring on a lot or a parcel for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied, including all accessory uses.

2-123 Variance: A reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of the ordinance would result in unnecessary or unreasonable hardship to the property owner, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the intended spirit and purpose of this ordinance.

2-124 **VDOT Representative:** Designated official of the Virginia Department of Transportation serving Grayson County.

2-125 **Winery:** The use of a structure or land to produce wine or a business involved in the production of wine.

2-126 **Yard:** An open space on the same lot with a principal building, open, unoccupied and unobstructed by buildings from the ground to the sky except as otherwise provided in this ordinance. The measurement of a yard shall be constructed as the minimum horizontal distance between the lot lines and any part of the building, such as roof overhang.

2-127 **Zone Map Amendment (Rezone):** An authorized change in the Official Zoning Map. Often pertains to the rezone of property(s) to another Zone District.

2-128 **Zone Text Amendment:** An authorized change in the Zoning Ordinance or text affiliated with the Zoning Ordinance.

2-129 **Zoning Permit:** A written permit issued by the Zoning Administrator which is required before commencing any construction, reconstruction, alteration of any building or other structure, or before establishing, extending, or changing any activity or use on any lot.

Article 3- General Requirements for All Zone Districts

This section outlines the general requirements for all properties in the un-incorporated areas of Grayson County. Landowners should also reference the Zone District for the specific piece of property. This information is available in **Article 4- Zone Districts.**

3-1 **Lot Size/Adjustment.** The standards for lot size and dimensions shall meet the minimum requirements as listed in **Article 4- Zone Districts**.

The lot size standard as listed in the Zone District shall apply unless a separate standard has been approved as part of an approved subdivision in accordance with the Grayson County Subdivision Ordinance.

The division of property (subdivision) and/or the adjustment of property lines must be in accordance with the Grayson County Subdivision Ordinance. Subdivision and/or lot line revision of property is allowed in all Zone Districts when the standards in the Subdivision Ordinance can be met. The Subdivision Ordinance is available in the Department of Planning & Community Development at the Grayson County Courthouse.

3-2 **Compliance**. After the effective date of this ordinance, no building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, converted or structurally altered except in conformity with all of the regulations specified for the district in which such building, structure or land is located and with all other applicable provisions of this Ordinance, except as provided in **Article 3-4** and **Article 3-5**.

3-3 **Relationship/Separability**. Where the conditions imposed by any provisions of this ordinance are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this ordinance or any other law, resolution, ordinance, rule or regulation of any kind, the regulations which are more restrictive shall apply. The interpretation and application of this ordinance shall be construed to be minimum requirements.

It is the responsibility of the property owner to understand how local, state and federal codes may apply to their project. Development guidelines and standards may be required by other local, state and federal laws. Dependent on the project, other statutes may be involved such as the: the Building Code, Grayson County Erosion & Sediment Control Ordinance, Grayson County Floodplain Ordinance and Grayson County Subdivision Ordinance. State or Local Stormwater Management Programs/Ordinances may apply, in particular, for common plans of development and/or projects that will develop or grade for new development. State agencies such as the Virginia Department of Transportation, Virginia Department of Health and the Virginia Department of Environmental Quality may require their own standards as it relates to development projects. The U.S Army Corps of Engineers should be consulted when impact to waterways or wetlands is proposed. When needed, the Grayson County

Department of Planning & Community Development is available to assist the landowner with information about local, state and federal agencies that are related to development.

This ordinance is not intended to override any easement, covenant, or any other private agreement, provided that where the regulations of this ordinance are more restrictive (or impose higher standards or requirements) than such easements, covenants, or other private agreements, the requirements of this ordinance shall govern.

The provisions of this ordinance are cumulative with additional limitations imposed by all other laws and ordinances, previously passed or which may be passed after the adoption of this ordinance, governing any subject matter appearing in this ordinance.

The provisions of this ordinance are separable. Thus, if any court of competent jurisdiction judge any provision of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included in said judgment. If any court of competent jurisdiction or judge invalid the application of any provision of this ordinance to a particular property, building or other structure, such judgment shall not affect the application of said provisions to any other property, building or structure not specifically included in said judgment.

3-4 **Existing Nonconforming Features & Uses**. (Commonly known as "Grandfather Clause") This article pertains to the features of a building, structure or lot which was in existence prior to the effective date of the Zoning Ordinance and/or pertains to any non conforming use of a property, where the use was in existence prior to the effective date of the Ordinance.

Existing nonconforming features of any building, structure and/or lot shall be allowed to continue with determination from the Administrator that such building, structure or lot was in existence prior to the effective date of the Ordinance.

The existing nonconforming building or structure can be altered, repaired, enlarged or extended as long as the extension or alteration does not increase the degree or extent of the non-conforming feature. In regard to setback distances, the new setback distance (because of the addition/repair) shall not be less than the already established distance of the non-conforming structure to the property line or street setback.

Existing nonconforming structures/buildings can be replaced when the replacement of the structure can be built within the same footprint of the original structure or built to the standard so that no portion of the structure shall exceed the original setback distances to all property lines or street setback in question. New structures must meet current building code standards and structures located in the Special Flood Hazard Area must be built to flood prone construction. It is the responsibility of the owner to document and show the existing and proposed design as part of the permit application to replace or expand a non-conforming structure or building.

Permits to replace or expand any non-conforming buildings or structures shall be obtained prior to demolition. When replacement is required due to fire or other "acts of

god", a zoning permit for the new building or structure shall be obtained within twenty-four (24) months of the incident.

Existing nonconforming uses shall be allowed to continue when it is determined by the Zoning Administrator that the use was in operation prior to the effective date of the Ordinance and when the time parameters for continued use have been met. It is the responsibility of the landowner to provide proof of existence when needed. Whenever a nonconforming use is discontinued for a period of more than twenty four (24) consecutive months, whether or not equipment or fixtures intended for such use are removed, vested rights will not apply and any subsequent use or the property shall conform to the effective ordinance and current district regulations.

3-5 Zoning Permits Required. A zoning permit shall be obtained for any structure or building placed on a parcel located within the un-incorporated jurisdiction of Grayson County unless considered exempt by **Article 3-6**.

Zoning Permits shall be obtained prior to the construction or placement of the structure and before the issuance of a building permit. The application process for zoning permits can be found in **Article 5- Administration**. Questions regarding the need for a permit shall be directed to the Zoning Administrator.

Special Use Permits are required when the proposed use is not listed as an allowable use in the Zone District for the property in question and the proposed use can be considered a Special Use. Reference **Article 5** for more information about obtaining Special Use Permits.

Floodplain Development Permit is required for any development of property which is located in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area. More information about the floodplain and development requirements for projects in the floodplain is provided in the Grayson County Floodplain Ordinance or by contacting the Department of Planning & Community Development.

3-6 Exemptions for Zoning Permit.

For those areas that are not in the Shoreline Recreation Zone District or the FEMA designated Special Flood Hazard Area, the following structures are exempt from a zoning permit.

a. Fences, flagpoles, posts and/or gates when not considered part of a common plan of development or not part of a sign or an overhead vehicle entrance.*
b. One story detached accessory structures when less than two hundred fifty six (256) square feet in area.*
c. Prefabricated utility buildings used for public utilities when the floor area is under one hundred and fifty (150) square feet in area.*
d. Agricultural buildings & structures with proof of bona fide agriculture operation by signing and submitting the Agricultural affidavit, to confirm that the use is agricultural.*
e. Public and/or private plumbing, electrical or utility lines/infrastructure.*

*Structures that are exempt from the zoning permit requirement may not be exempt from the Grayson County Building Code or the Grayson County Floodplain Ordinance.

*Structures placed/ located in the Shoreline Recreation Zone District are not exempt and a zoning permit is required for ALL structures or buildings located in this zone district.

*Areas located in a FEMA designated Special Flood Hazard Area are not exempt and a zoning permit is required for ALL structures or buildings in this area.

3-7 **Access Requirements for Principal Buildings (residential/other).** A principal building(s) is defined as the structure(s) in or on which is conducted the principal activity of the lot on which the structure is located. Most often this is residential homes but can include a commercial building or other structure. The purpose of this article is to encourage new development in those areas capable of providing safe and legal access to the principal building. These are minimum standards necessary to obtain a zoning permit and may not be suitable for all properties.*

The landowner should also reference **Article 3- Zone Districts** to understand the uses permitted, lot size and setback requirements.

The access requirement to build a principal structure can be met by one or more of the following conditions;

a. The parcel on record has a minimum of thirty (30) feet of road frontage on a state designated public road.
b. The parcel on record has a minimum of a thirty (30) feet deeded or legal right of way from the parcel boundary to a state designated public road.
c. The parcel on record was created as part of an approved subdivision and fronts an approved subdivision street meeting the requirements of the Grayson County Subdivision Ordinance.
d. The parcel on record was created as part of an approved Family Subdivision, in accordance with the Grayson County Subdivision Ordinance.
e. The parcel on record was created prior to December 8, 1998 (when zoning was enacted) and has not experienced any change in shape or size since December 8th, 1998. These parcels are described as Pre-98 parcels.
f. The parcel on record is an approved Limited Access Parcel and meets the requirements of the Grayson County Subdivision Ordinance for Limited Access Parcel Classification.

*The Grayson County Department of Planning & Community Development and The Grayson County Building Department recommend a higher standard for access which may be necessary to achieve potential uses of the property for investments, commercial and/or industrial uses. For some properties; greater access area may be needed to achieve VDOT Entrance Permits, Utility right of ways, grading, requirements necessary to meet the Erosion and Sediment Control/Stormwater

Management Program, Virginia Statewide Fire Code, access for emergency vehicles and fire apparatus and other unforeseen property/access needs. The minimum standards listed above may not be suitable for all properties.

3-8 **Residential Density.** The maximum number of single family dwellings-detached (includes residential homes, manufactured homes and cabins et al.) per parcel on record; shall not exceed **three (3) dwellings**. When more than one (1) single family dwelling is proposed for a parcel on record, each additional dwelling unit must meet the minimum requirements listed below;

a. Maintain a minimum distance of fifteen (15) feet between each residential structure
b. Meet the street and property setback requirements for the zone district
c. Meet the minimum lot size requirement for the zone district and multiplier for each residential structure. (For example; the minimum lot size is .75 acre x 3 proposed homes = 2.25 acre lot required for all three homes)
d. Parcel on record shall meet the access requirements for a principal structure as listed in **Article 3-7 a-e**.

Recommended: Single family dwellings sharing a common parcel should arrange structures to provide access to the primary road. To accommodate any future division of the dwelling/area of lot affiliated with the dwelling from the parent parcel, the access requirements in **Article 3-7** and the requirements of the Grayson County Subdivision Ordinance shall be met.

Note: These are the requirements for a zoning permit and may not include Building Code and/or Health Department requirements for multiple residences.

3-9 **Accessory Structures**. Structures that are an accessory to the principal structure and detached, such as sheds, barns, garages et al., are allowed on any lot of record in Grayson County when the minimum lot size and setbacks for the structure can be obtained in accordance with the zone district for the lot. Permits must be obtained in accordance with **Article 3-5** and **Article 3-6** of this ordinance.

3-10 **Manufactured Homes**. The purpose of this section is to prevent the abandonment of old manufactured homes and the issues of health, safety and welfare that can occur when manufactured homes are replaced and the older manufactured homes are left to deteriorate onsite and/or are not properly and safely reset on the lot or moved.

When manufactured homes are to be replaced with a new home, the old manufactured home must be removed from the lot within *one hundred eighty (180) days of the date of replacement, unless the older manufactured home can meet **Article 3-10.1** or **Article 3-10.2.**

3-10.1 **Reset for Residential Use**. The old manufactured home can be reset on the same lot on record, with an approved zoning and building permit for the placement

of the manufactured home on the lot for residential use. Must meet the requirements of **Article 3-7** for access and **Article 3-8** for residential density.

3-10.2 Reset as Accessory Building. Reset as an accessory structure, with written approval by the Building Official that the "change in use" from residential to accessory can be achieved, and with an approved zoning and building permit for the new placement of the manufactured home as an accessory building on the lot.

*When temporary storage of the older manufacture home is planned on site for the180 day, time period, the home must be set up for proper storage within 30 days of the date of replacement by the new home.

** The Department of Planning & Community Development encourages property owner(s) who are considering the placement of a mobile home built prior to 1976 to contact the Building Department, prior to purchase or acquisition, to ensure that the mobile home can meet local Building Codes.

3-11 Manufactured Home Parks, Recreational Vehicle Parks, Campgrounds. A Special Use Permit is required to establish a Manufactured Home Park, Recreational Vehicle Park and Campground in the Rural Farm or Commercial Districts. The applicant shall consultwith the Administrator, Building Department, Virginia Department of Health and Virginia Department of Transportation to establish a site plan and legal framework that can be presented as part of the Special Use Permit Application. See **Article 5 Administration** for more information on Special Use Permits. For the purpose of this ordinance;

Manufactured Home Park means a parcel of land under single or common ownership in which ten (10) or more manufactured homes and affiliated infrastructure are located and occupied continuously by non-family members.

Recreational Vehicle Park means any lot or planned development on which three (3) or more recreational vehicle sites are located. Recreational vehicles shall only be used as temporary recreation or vacation uses.

Campground means any lot or planned development on which three (3) or more campsites are occupied or intended for occupancy by unrelated persons and intended for the accommodation of camping for periods of overnight or longer.

3-12 Health, Safety and Welfare Requirements for Uses. The purpose of this section is to provide general requirements for specified uses in **Article 4 - Zone District**. These standards have been identified as extra measures that are necessary to ensure that the health, safety and welfare of the public can be met while providing low impact services and businesses in the community. The requirements listed below shall be addressed or met prior to the issuance of a zoning permit for a structure or prior to being considered as an allowable use for the Zone District in which the property is located.

1) A separation distance of a minimum of fifty (50) feet from business related outdoor activities on the property (except for parking) to all adjacent property lines or the applicant must provide a signed agreement from all adjacent property owners that the proposed use will not create negative impact to their properties.

2) Consultation with the Building Department to ensure that the building can meet Building Codes, Erosion & Sediment Control Standards and Storm water Management requirements.

3) Consultation with the Virginia Department of Transportation to ensure that safe access to the public road can be achieved.

4) Consultation with the Virginia Department of Health to ensure that water and sewer services can be met.

3-13 Signs. In the interest of public safety and the general welfare and character of the community, signs are regulated as listed below;

3-13.1 Permit needed. A Zoning Sign Permit is required for all signs, unless considered exempt in **Article 3-13.4.** When a sign permit is required the applicant shall submit the Zoning Sign Permit Application and receive the Zoning Sign Permit prior to installation of the sign. Building Code requirements are separate and it is the responsibility of the applicant to contact the Building Department for permits.

3-13.2 Relation to Virginia Department of Transportation (VDOT). The Grayson County Zoning Ordinance does not preclude or supersede any regulation from VDOT for use of the VDOT right of way for placement of signs. It is the responsibility of the applicant/property owner to consult with VDOT regarding the area of the VDOT Right of Way and relationship to the proposed sign. Any zoning permit issued for signs in Grayson County will not exempt any requirements from VDOT as it relates to use of the VDOT Right of Way.

3-13.3 Billboard Signs. For the purpose of this ordinance, a Billboard Sign is a sign whose parameters for sign face and/or height exceeds the parameters in **3.13.5-Table A**. Billboard signs are not allowed in Grayson County.

3-13.4 Exempt from Sign Permit. The following signs are exempt from Zoning Sign Permit unless they are deemed a *safety hazard by the Zoning Administrator.

*Signs listed below, which pose a serious threat to traffic safety, as identified by the Zoning Administrator, may be required to be moved if a safety threat is identified at the time of placement or after the time of placement. Any sign listed below has the right to apply for a permit prior to placement to protect their investment and/or to ensure that a safety hazard will not be identified.

Exempt From Permit.

a. Non-illuminated signs when not visible from any public or private street and/or any adjacent property line.

b. "Signs by right" - defined as any non-illuminated sign at or under twenty-four (24) square feet in area (measured by the face area of the sign), when placed so that the top portion of the sign is no higher than ten (10) feet above the adjacent grade and when the sign is positioned so that the sign is located at least thirty (30) feet away from the centerline of any public road and sign will not create a safety hazard. When the applicant can prove with written verification from the VDOT representative, that the proposed sign location is not in the VDOT Right of Way, the thirty (30) feet standard can be replaced with the distance specified by VDOT for placement out of the VDOT Right of Way.

c. Signs that are provided and/or required by a federal, state or county government function or as may be required by law, ordinance government regulation. (For example VDOT traffic signs)

d. Non-illuminated temporary signs (for a period not to exceed three (3) months) when under thirty two (32) square feet. Examples of this type of sign may include but is not limited to political campaign signs, public event signs, and sale event signs. Without a permit, these signs shall be removed after three (3) months or ninety (90) days of the installation date.

e. Non-illuminated on premise directional signs when used for public and safety welfare and when placement is at least twenty-five (25) feet from any public street.(Example Public Restroom signs, signage for loading docks, et al.)

f. Non-illuminated wall mounted, roof mounted or façade mounted signs on buildings when the sign does not exceed the height of the building and can be attached in a safe manner. Murals painted on buildings do not require a permit.

g. Non- illuminated real estate or construction signs when the sign face is less than twenty four (24) square feet and the signs are temporary in nature.

h. Signs that are submitted and approved as part of a Zoning Process Site Plan. For example as part of a Special Use Permit or rezone application when submitted and approved by the Board of Supervisors.

3-13.5 Sign Standards for permit. Applicants/Applications for zoning sign permit shall;

a. Submit a Zoning Sign Permit Application to the Zoning Administrator. Receive Zoning Sign Permit prior to placement.

b. Ensure that all signs can be properly anchored and supported. Method of attachment must be shown on the Zoning Sign Permit Application. The location and size of the sign shall also be shown on the permit application.

c. Illuminated signs will require a zoning permit, regardless of size, unless approved as part of a Zoning Process Site Plan. Signs must be self-illuminated or any spot light/directional lighting must be pre-approved to ensure that the light will not interfere with traffic or adjoining properties.

d. Meet the size parameters and required setback distances listed in **Table A- Standards for Signs that Require Permit by Zone District.**

Table A - Standards for Signs that Require Permit -By Zone District.

Maximum height allowed is measured from the adjacent grade to the top of the sign face. The height cannot be greater than height given.

Maximum Sign face is defined as the area that conveys the message or surface on which the message is conveyed. Area cannot be greater than.

Minimum Distance is the minimum distance that the sign can be located relative to the centerline of the public street. Distance cannot be closer than listed.

Zone District	Maximum Height	Maximum Sign Face Area	Minimum Distance to Centerline of Public Street
Rural Farm	10 feet	32 square feet	Located 25 feet
Rural Residential	10 feet	24 square feet	Located 25 feet
Commercial	35 feet	100 square feet	Outside of VDOT ROW
Industrial	35 feet	100 square feet	Outside of VDOT ROW
Shoreline Rec	10 feet	24 square feet	Located 25 feet
Highland Rec Pub	Under jurisdiction of the public land agency		

3-13.6 Existing Signs. Signs in existence prior to the effective date of this ordinance.

Existing signs can be repaired or replaced to the original standards of the existing footprint, height from grade and sign face size. Must meet current Building Codes for repair or replacement.

Sign repair or replacement that will expand outside of the original footprint (with an increase in sign face size, height or location) must obtain a new sign permit prior to the demolition and replacement of the original sign.

3-13.7 Moving signs. Moving Signs are not allowed in any zone district. Signs with a rotating message are allowed in Commercial Districts or when approved as part of a Zoning Process Site Plan.

3-13.8 Damaged and Derelict Signs. All signs located in the un-incorporated areas of Grayson County, regardless of need for permit, must be maintained in good condition and appearance. Signs must be removed when they are beyond repair or when they are no longer needed. Signs affiliated with a business or service which has not be active for twenty-four (24) months shall be removed.

3-14 **Renewable Energy Infrastructure.** Includes; Wind Turbines, Hydropower Systems, Solar Photovoltaic Systems, Solar Thermal Systems and Combustion units.

The purpose of this section is to provide guidance on zoning requirements as it relates to renewable energy infrastructure in the un-incorporated areas of Grayson County. Renewable Energy Infrastructure is allowed in all zone districts in accordance with the standards set forth in this article. Unless stated otherwise, structures associated with renewable energy infrastructure require a zoning permit.

Wind Turbines/Towers. Wind turbines/towers under 100 feet in height (measured from the adjacent grade to the uppermost portion of the turbine are allowed in all zone districts with a zoning permit. Wind turbines and/or the collection of wind turbines that have rated capacity of less than 100 KW is allowed in all zone districts. Proposed towers of a greater height (over 100 ft.) and/or towers that are proposed to be luminated shall require a Special Use Permit. Permitted towers shall be located at a setback distance from any adjacent property line and any public street, at the distance in feet that equals or exceeds the proposed height of the tower and wind turbine plus 25% of this distance.

Solar Photovoltaic and Solar Thermal Systems. Solar components proposed for existing roof or existing structures will not require a zoning permit. When solar is proposed for a stand-alone rack system or when a new structure is proposed, the structure or rack system will require a zoning permit and will follow the street and yard setbacks for the zone district. Solar photovoltaic and solar thermal systems with rated capacity of under 100KW or the equivalent is allowed in all zone districts. Utility scale solar power facilities will require a Special Use Permit. For the purpose of this Ordinance Utility Scale Solar are those systems with rated capacity of over 100 KW of electricity.

Hydropower Systems. Micro-hydro systems for personal use or business use are allowed in all zone districts and will not require a zoning permit. Utility scale hydropower systems will require a Special Use Permit. For the purpose of this Ordinance Utility Scale Hydropower are those systems with rated capacity of over 100 KW of electricity. Landowners should reference state and/or federal requirements for use of the waterway when the use of the waterway is regulated by state or federal law.

Combustion Units. Combustion units that are located inside the principal building or those that are an accessory to a home or business are allowed in all zone districts when

the fuel source is woody biomass, coal or agricultural in nature. Incineration units where the primary fuel is solid waste and/or other products other than woody biomass or agricultural and/or when the unit is designed for off-site, utility scale electrical generation or when proposed as part of a commercial based solid waste disposal unit, shall require a location in the Industrial District.

3-15 Tower & Antenna Regulations. The purpose of this section is to establishgeneral guidelines for the siting of towers and antennas. The goals of this section include; encouraging the towers in non-residential areas when possible, minimizing the total number of towers by providing adequate service through co-location where possible and to site the towers in ways that minimize negative visual impacts to the community.

3-15.1 Applicability. This section shall only apply to towers and antennas that are installed at heights greater than fifty (50) feet. Towers used for wind turbines shall be governed by **Article 3-14** and are exempt from this section.

The purpose of this section is for communications towers, albeit when other towers over fifty (50) feet are proposed applicable sections shall apply.

The placement of an antenna on (or in) an existing structure or existing tower or pole shall be allowed by right, when the additional height of the tower on the existing structure does not exceed an additional twenty (20) feet or more and the addition can meet Building Code Requirements.

Any tower structure or addition to a structure that may require FAA lighting will adhere to the requirements in this section.

3-15.2 General Guidelines and Requirements

1) Principal or Accessory Use—For purposes of determining compliance with area requirements, antennas and towers may be considered either principal or accessory uses. An existing use or an existing structure on the same lot shall not preclude the installation of antennas or towers on such lot. For purposes of determining whether the installation of a tower or antenna complies with district regulation, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased area within such lot. Towers that are constructed and antennas that are installed, in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a nonconforming use or structure.

2) Inventory of Existing Sites—Each application for an antenna and/or tower shall provide to the Zoning Administrator an inventory of its existing facilities that are either within the locality or within five (5) miles of the border thereof, including specific information about the location, height, and existing use and number of tenants on each tower. The Zoning Administrator may share such information

with other applicants applying for approvals or special use permits under this ordinance or with other organizations seeking to locate antenna(s) within the jurisdiction of the locality, provided, however that the Zoning Administrator shall not, by sharing such information, in any way represent or warrant that such sites are available or suitable.

3) Design and Lighting—The requirements set forth in this section shall govern the location of all towers and the installation of all antennas governed by this ordinance; provided, however, that the County of Grayson may waive that the goals of this ordinance are better served thereby and in accordance with the following:

a) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness. Dish antennas will be of a neutral, non-reflective color;

b) At a facility site, the design of the building and related structure shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structure;

c) If an antenna is installed on a structure other than a tower, the antenna and electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;

d) Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the Zoning Administrator may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views;

e) No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure;

f) To permit co-location, the tower shall be designed and constructed to permit extension to two others users and to permit use by the County at no cost to the County as stated in **3-15.11**.

g) Towers shall be designed to collapse within the lot lines or within the leased area in case of structural failure.

3-15.3 Federal Regulations. All towers must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the Federal or State Government with the authority to regulate towers and antennas.

3-15.4 Building Code. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable federal, state, and local building codes and regulations.

3-15.5 Information Requirement

1) Each applicant requesting a special use permit under this ordinance shall submit a scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, set-backs, drives, parking, fencing, landscaping and adjacent uses. The Zoning Administrator may require other information to be necessary to assess compliance with this Ordinance. Additionally, applicant shall provide actual photographs of the site that include a simulated photographic image of the proposed tower. The photograph with the simulated image shall include the foreground, the mid-ground, and the background of the site.

2) An engineering report, certifying that the proposed tower is compatible for co-location with a minimum of three (3) users including the primary user, must be submitted by the applicant. This provision may be waived by the Board of Supervisors in a particular case.

3) The applicant shall provide copies of its co-location policy.

4) Antennas and sites for possible co-location are no higher in elevation than necessary.

3-15.6 Factors Considered in Granting Special Use Permits for New Towers

1) Height of the proposed tower;

2) Proximity of the tower to residential structures and residential district boundaries;

3) Nature of the uses on adjacent and nearby properties:

4) Surrounding topography;

5) Surrounding tree coverage and foliage;

6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

7) Proposed ingress and egress;

8) Co-location policy;

9) Language to facilitate co-location;

10) Consistency with the comprehensive plan and the purposes to be served by zoning;

11) Availability of suitable existing towers and other structures as discussed below; and

12) Proximity to commercial or private airports.

3-15.7 Availability of Suitable Existing Towers of Other Structures. New towers shall not be permitted unless the applicant can demonstrate to the reasonable satisfaction of the Board that existing towers or structures will not suffice for the applicant's proposed antenna. Evidence submitted to demonstrate this may include the following;

1) No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements;

2) Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements;

3) Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment;

4) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's antenna;

5) The fees, costs or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are above industry standards; and

6) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

3-15.8 Setbacks. The following setback requirements shall apply to all towers and antennas for which a special use permit is required; provided, however, that the Board of Supervisors may reduce the standard setback requirement if the goals of this ordinance would be better served thereby. Those setbacks are:

1) The tower must be set back from any off-site residential structure no less than five hundred (500) feet;

2) Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for structures.

3-15.9 Security Fencing. Towers shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climb device; provided, however, that the Grayson County Board of Supervisors may waive such requirements, as it deems appropriate.

3-15.10 Landscaping. The following requirements shall govern the landscaping surrounding towers for which a special use permit is required; provided, however, the Grayson County Board of Supervisors may waive such requirements if the goals of this Ordinance would be better served thereby. The following are landscaping requirements:

1) Tower facilities shall be landscaped with a buffer of plant materials that effectively screen the view of the support buildings from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the facilities;

2) In locations in which the Grayson County Board of Supervisors find that the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether;

3) Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, the Grayson County Board of Supervisors may determine the natural growth around the property perimeter may be sufficient buffer; and

4) Existing trees within two hundred (200) feet of the tower shall not be removed except as may be authorized to permit construction of the tower and guy wires, if applicable, and installation of access for vehicle utilities. The Grayson County Board of Supervisors in a particular case may waive this provision.

3-15.11 Local Government Access. Owners of towers shall provide Grayson County and/or its political subdivision or agent, with space on the tower, at no cost to the county, at an elevation of at least one-hundred (130) feet (or at another height to be determined jointly by the owner of the tower and the county), to accommodate the county's needs.

3-15.12 Removal of Abandoned Antennas and Towers Any antenna or tower that is not operated for a continuous period of twenty-four (24) months shall be considered abandoned, and the owner of each such antenna or tower shall remove same within ninety (90) days of receipt of notice from Grayson County notifying the owner of such removal equipment requirement. Removal includes the removal of the tower, all tower and fence footers, underground cables, guy

wires and anchors and support buildings. The building and footers may remain with owner's approval. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

3-16 **Automobile Graveyard**. Automobile Graveyard is defined as; Any lot or place which is exposed to the weather upon which more than five (5) unlicensed and/or inoperable motor vehicles of any kind are placed, located or found.

Unlicensed shall mean that a current license plate tag, from the Department of Motor Vehicles (DMV) is not attached to the vehicle.

Inoperable motor vehicle shall mean any motor vehicle, trailer or semitrailer which is not in operating condition; or does not display valid DMV license plates; or does not display an inspection decal that is valid. May also include the major element of a vehicle when the entire vehicle is not present, such as the shell and/or frame.

3-16.1 **Storage of vehicles**. Allowable storage of motor vehicles, shall mean the ability to store up to five (5) unlicensed and/or inoperable motor vehicles, exposed to weather, when listed as an allowed use in the zone district. Indoor storage of vehicles (of any number of vehicles) is allowed, when the visible presence of the storage is not apparent from outside of the structure.

Agricultural Storage of Vehicles. The use of a property for agricultural purposes shall exempt the property from this section when the landowner can prove that 1) the property upon which the vehicle storage occurs is used for agricultural purpose and 2) that a current "Tangible Business Personal Property" tax form was submitted to the Commissioner or Revenue for the agricultural operation and those farm use vehicles that may be considered inoperable and/or not licensed and used for farm purposes.

Automobile and Farm Vehicle Sales & Service. The use of a property for a business related operation (where services are given in exchange for a fee) that is affiliated with Automobile and/or Farm Vehicle Sales & Service operations, may keep a temporary storage of vehicles to be repaired, stored and or processed as part of the primary business operation and shall be exempt from this section when the landowner can show 1) that there is an automobile or farm vehicle related business associated with the storage or inoperable or unlicensed vehicles 2) that a current "Tangible Building Personal Property" tax form was submitted to the Commissioner of Revenue for the business listed and equipment and inventory used as part of the business.

3-16.2 **Operation of Automobile Graveyards**. The establishment and/or operation of Automobile Graveyard(s) is allowed in a Zone District when Automobile Graveyard is listed as an allowable use or when listed as a Special Use and a Special Use Permit is granted in accordance with **Article 5.**

Automobile Graveyards in existence prior to the effective date of this ordinance may be considered an existing non-conforming use as determined by the Zoning Administrator in accordance with **Article 3-4.**

ARTICLE 4: ZONE DISTRICTS AND OFFICIAL ZONING MAP

4-1 **Establishment of Districts.** For the purpose of this ordinance, the unincorporated areas of Grayson County are divided into the following Zone districts:

Zone District	Code	Page
Rural Farm	RF	36
Rural Residence	RR	39
Light Commercial	LC	40
Commercial	C	40
Industrial	IND	43
Highland/Recreation-Public	HR-P	47
Service District	SD	47
Shoreline Recreation	SR	48

4-2 **Provisions of Official Zoning Map.** The boundaries and locations of each of these districts are hereby established as shown on the map entitled "Official Zoning Map of the County of Grayson, Virginia." The Zoning Map and all notations, amendments, and other information thereon are hereby made a part of this ordinance, the same as if such information set forth on the map were all fully described and set out herein. The Official Zoning Map is available at the Department of Planning & Community Development and/or available at the online GIS based zoning map available at the Department website. The Zoning Administrator can assist the public with zone district determinations.

4-3 **Identification or Alteration of the Official Zoning Map.** All changes made in district boundaries or other matters shown on the Zoning Map must be in accordance with the provisions of this ordinance and the **Code of Virginia**, 1950, as amended, and shall be entered on the official zoning map within seven (7) days after the amendment has been approved by the Board of Supervisors. Any amendments to this ordinance which involves a change on the Official Zoning Map shall become effective immediately upon action of the Grayson County Board of Supervisors. No changes of any kind shall be made on the Official Zoning Map or matters shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change shall be considered a violation of this ordinance and punishable as a misdemeanor.

4-4 **Rules for Interpretation of District Boundaries.** Where uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1) Boundaries indicated as approximately following the center lines of railroads, streams, streets, roads, or alleys shall be interpreted as following such center lines;

2) Boundaries indicated as approximately following platted lot lines shall be interpreted as following such lot lines and the extension of lot lines in the event that the boundary extends across un-platted tracts;

3) Boundaries indicated as approximately following corporate limits shall be interpreted as following such corporate limits;

4) Boundaries indicated as approximately following the center lines of streams, river, lakes, or other bodies of water shall be interpreted as following such center lines, and in the event of a change in the course of a body of water, shall be interpreted as moving with the actual center line;

5) Boundaries indicated as parallel to or extensions of features indicated above shall be so interpreted. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;

6) Where natural or man-made features actually existing differ with those shown on the Official Zoning Map, the Planning Commission shall determine the district boundary; and

7) Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance and a determination is needed for the remainder of the portion, the Planning Commission shall review the need for zoning map clarification and determine the appropriate zone district.

4-5 **District Regulations.** Each parcel of land in the un-incorporated areas of Grayson County is assigned a zone district classification. Landowners shall reference the Zone District for which the property is assigned, in addition to **Article 3-General Requirements for all Zone Districts**. To determine the zone district classification the tax map number for the parcel will be used as referenced on the Official Zone Map. The definitions in **Article 2** shall apply for uses and special uses, unless otherwise stated in this Ordinance.

The Grayson County Zoning Ordinance is considered inclusive. This means that only those uses listed in the ordinance are allowed for the Zone District. Should the need arise for a use classification or to consider the inclusion of a use which is not listed, the applicant should consult with the Administrator and consider applying for a Zone Text Amendment. A Zone Map Amendment or Rezone application is available for those who choose to pursue a map amendment to rezone their property to another zone district. Zone Text and Zone Map Amendment applications are available in the Department of Planning & Community Development and can be applied for in accordance with **Article 5 - Administration.**

Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the Board of Supervisors may amend, supplement, or change the regulations,

district boundaries, or classifications of property, by motion of the Board itself, or upon motion of the Planning Commission, or by petition as provided, and only after the required public hearings and report by the Planning Commission in accordance with Code of Virginia, § 15.2-2286.

Zone Districts

4-6 **Rural Farm District (RF).** The purpose of this district is to preserve and protect the existing rural character, natural amenities, and the agricultural base of the County. This district is composed of agriculture and forest land, low-density residential uses and services with a mix of light industrial, low impact commercial services and outdoor recreational uses.

4-6.1 **Uses Permitted.** The following uses are permitted in Rural Farm Zone District.

a. Accessory uses

b. Agriculture

c. Agriculture, High Intensity, as specified in **Article 2-10**

d. Automobile and Farm Machinery, Sales and Service, in accordance with **Article 3-12**

e. Bed & Breakfast/Lodges/Inns (six bedrooms or less)

f. Camping Units/Recreational Vehicles in accordance with **Article 2-100**

g. Commercial Stables for equine in accordance with **Article 3-12**

h. Community Center in accordance with **Article 3-12**

i. Construction and Repair Services in accordance with **Article 3-12**

j. Construction Sales and Services in accordance with **Article 3-12**

k. Country stores in accordance with **Article 3-12**

l. Custom Slaughter as defined in **Article 2-41**

m. Educational Facilities in accordance with **Article 3-12**

n. Emergency Services Infrastructure accordance with **Article 3-12**

o. Flea Markets

p. General Retail under 15,000 square feet in accordance with **Article 3-12**

q. Health & Fitness Clubs in accordance with **Article 3-12**

r. Home occupation(s) in accordance with **Article 2-61**

s. Human Service facilities in accordance with **Article 2-64**

t. Hunting, fishing, outdoor recreation

u. Libraries in accordance with **Article 3-12**

v. Light Manufacturing in accordance with **Article 3-12**

w. Medical/Dental Clinics in accordance with **Article 3-12**

x. Museums in accordance with **Article 3-12**

y. Personal Service in accordance with **Article 3-12**

z. Places of Worship in accordance with **Article 3-12**

aa. Playgrounds - Private and Public

bb. Post Office

cc. Print Shop in accordance with **Article 3-12**

dd. Professional Office Services in accordance with **Article 3-12**

ee. Recycling Collection Centers

ff. Renewable Energy Infrastructure in accordance with **Article 3-14**

gg. Restaurants in accordance with **Article 3-12**

hh. Retreat Center in accordance with **Article 3-12**

ii. Sawmills-small scale in accordance with **Article 2-107**

jj. Signs, in accordance with **Article 3-13**

kk. Single-family dwellings/ manufactured homes

ll. Storage of Vehicles in accordance with **Article 3-16**

mm. Temporary Accessory Manufactured Homes

nn. Temporary Roadside Markets (less than 120 days)

oo. Wildlife refuge or conservation area

pp. Wineries & Microbrewery in accordance with **Article 3-12**

4-6.2 **Special Uses Permitted.** Special uses in the Rural Farm (RF) District will be permitted if approval is given in accordance with the Special Use Permit process as identified in **Article 5- Administration**

a. Airplane Landing Strips

b. Animal Clinic

c. Automobile Graveyard

d. Bars and Nightclubs

e. Commercial Breeding Kennel and Commercial Boarding Kennel

f. Commercial Recreation Attractions and Events

g. Commercial warehouses and Commercial storage units that will not contain hazardous materials and are not considered High Hazard Group H according to the Virginia Construction Code.

h. Commercial Slaughterhouse/Meat Processing

i. Communication Tower & Antennas in accordance with **Article 3-15**

j. High Volume Kennels

k. Hospitals

l. Hotels, Motels, Lodges, Inns, or Bed-and-Breakfast establishments (seven bedrooms or more)

m. Multi-family residential units.(such as apartments/condominium)

n. Public recreational facilities such as parks, golf courses, tennis clubs, public swimming pools unless already permitted as part of an approved facility or special use.

o. Recreation Vehicle Parks, Manufactured Home Parks and/or Campgrounds in accordance with **Article 3-11**

p. Recycling Processing Facilities

q. Retreat Center- Overnight

r. Rock Quarrying, Sand & Gravel Operations when disturbing less than 10 acres in size

s. Schools

t. Stockyards

4-6.3 **Area of Lot.** Minimum lot size shall be 30,000 square feet or .688 acre.

4-6.4 **Street Setback**. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 feet from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-6.5 **Yard setback**. Structure(s) shall be placed a minimum distance of 10 feet from all adjoining property lines.

4-7 Rural Residential (RR). The purpose of this district is to create residential communities and to maintain the character of those communities by allowing uses with minimal nuisance qualities. Many properties in the Rural Residential Zone Districts were designed as part of approved subdivisions for residential homes and the general nature is residential with limits on commercial activity.

4-7.1 **Uses Permitted.** The following uses are permitted in Rural Residential Zone.

a. Accessory uses

b. Agriculture

c. Camping Units/ Recreational Vehicles in accordance with **Article 2-100**

d. Home Occupation(s)- Limited, in accordance with **Article 2-62**

e. Human Service Facilities in accordance with **Article 2-64**

f. Hunting, fishing, outdoor recreation

g. Playgrounds- Private and Public

h. Recycling Collection Centers

i. Renewable Energy Infrastructure in accordance with **Article 3-14**

j. Signs, as regulated in **Article 3-13**

k. Single-family dwellings/ manufactured homes

l. Storage of Vehicles in accordance with **Article 3-16**

m. Temporary Accessory Manufactured Homes

4-7.2 **Special Uses Permitted.** Special Uses in the Rural Residential (RR) District will be permitted if approval is given in accordance with the Special Use Permit process as identified in **Article 5- Administration.**

a. Bed & Breakfast/Lodges/Inns (six bedrooms or less)

b. Communication Tower & Antennas in accordance with **Article 3-15**

c. Commercial Breeding Kennels and Commercial Boarding Kennels

d. Community Center

e. Country stores

f. Emergency Services Infrastructure

g. General Retail under 15,000 square feet in area

h. High-Volume Kennels

i. Home Occupations when over 5 persons engaged in the activity

j. Multi-family residential units.(such as apartments/condos)

k. Places of Worship

l. Public recreational facilities such as parks, golf courses, tennis clubs, public swimming pools unless already permitted as part of an already approved facility or special use.

m. Restaurants

n. Schools

o. Sawmills-small scale in accordance with **Article 2-107**

p. Temporary roadside markets (less than 120 days)

4-7.3 **Area of Lot**. Minimum lot size shall be 30,000 square feet or .688 acre.

4-7.4 **Street Setback**. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 feet from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-7.5 **Yard Setback**. Structure(s) shall be placed a minimum distance of 10 feet from all adjoining property lines.

4-8 **Light Commercial District (LC)**. Light Commercial district was originally designed to distinguish between those businesses that provide low volume commercial activity and the regular commercial district. As part of the 2014 revision the intent is to promote the expansion of business and commercial activity in Grayson County. For the purpose of this ordinance, the standards listed for Commercial District (below) shall apply to all properties zoned Light Commercial.

4-9 **Commercial District(C).**This district is designed for retail, office and service business. The activities associated with these uses may generate large volumes of traffic and have frequent delivery of goods and services. Commercial properties should be located along primary transportation corridors and within range of population centers. Commercial activities require advanced infrastructure and good access to public roads.

4-9.1 **Uses Permitted.** The following uses are permitted in Commercial Zone District.

a. Accessory uses

b. Agriculture

c. Agriculture- High Intensity in accordance with **Article 2-10**

d. Animal Clinic

e. Automobile and Farm Machinery, Sales and Service

f. Banks

g. Camping Units/Recreational Vehicles in accordance with **Article 2-100**

h. Commercial Recreation Attractions/Events

i. Commercial Stables

j. Commercial warehouses and Commercial storage units that will not contain hazardous materials and are not considered High Hazard Group H according to the Virginia Construction Code.

k. Community Center

l. Construction and Repair Services

m. Construction Sales and Services

n. Country stores

o. Custom Slaughter

p. Educational Facilities

q. Emergency Services Infrastructure

r. Flea Markets

s. Funeral homes

t. General Retail under 15,000 square feet

u. Home Occupation(s)

v. Hotels, Motels, Lodges, Inns, or Bed-and-Breakfast establishments

w. Human Service facilities in Accordance with **Article 2-64**

x. Hunting, Fishing, Outdoor Recreation

y. Laundry mats and dry cleaners

z. Libraries

aa. Light Manufacturing in accordance with **Article 3-12**

bb. Medical/Dental Clinics

cc. Museums

dd. Multi-family residential units.(such as apartments/condos)

ee. Personal Service Business

ff. Places of Worship

gg. Playgrounds

hh. Post Office

ii. Print Shop

jj. Printing & publishing facilities (high volume)

kk. Professional Office Services

ll. Public recreational facilities such as parks, golf courses, tennis clubs, public swimming pools unless already permitted as part of an approved facility or special use

mm. Recycling Collection Centers

nn. Recycling Processing Facilities

oo. Renewable Energy Infrastructure in accordance with **Article 3-14**

pp. Restaurants

qq. Retreat Center - Overnight

rr. Sawmills-small scale in accordance with **Article 2-107**

ss. Signs, in accordance with **Article 3-13**

tt. Single-family dwellings/ manufactured homes

uu. Storage of Vehicles in accordance with **Article 3-16**

vv. Temporary Accessory Manufactured Homes

xx. Temporary Roadside Markets (less than 120 days)

yy. Theatres and Entertainment arenas

zz. Wineries & Micro-brewery

4-9.2 Special Uses Permitted. Special Uses in the Commercial District will be permitted if approval is given in accordance with the Special Use Permit process identified in **Article 5- Administration.**

a. Adult entertainment/retail

b. Automobile Graveyard

c. Bars and Nightclubs

d. Commercial Breeding Kennel and Commercial Boarding Kennel

e. Commercial Slaughterhouse/Meat packing

f. Communication Tower & Antennas in accordance with **Article 3-15**

g. High Volume Kennel

h. Hospitals

i. Recreation Vehicle Parks, Manufactured Home Parks and Campgrounds in accordance with **Article 3-11**

j. Retail over 15,000 square feet in size

k. Rock Quarrying, Sand & Gravel Operations when disturbing less than 10 acres in size.

l. Schools

m. Stockyards

n. Truck stops and/or Wholesale distribution centers

4-9.3 **Area of Lot**. Minimum lot sizes for commercial district shall be based on the area required to safely and adequately provide the services needed for commercial establishments, will be based on the proposed use and separation distances required to ensure that health, safety and welfare is considered.

4-9.4 **Street Setback**. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 feet from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-9.5 **Yard setback**. Structure(s) shall be placed a minimum distance of 10 feet from all adjoining property lines or when adjoining properties are in agreement zero lot lines may be allowed with prior approval from the Building Official.

4-10 **Industrial (I) District (IND).** The purpose of the Industrial District is to delineate those areas of the county that are suitable for industrial development. These properties shall be located in areas capable of providing separation distances that are necessary to minimize any nuisance to adjacent commercial and residential areas. Properties shall be located along primary transportation corridors to accommodate the increased traffic flows and the delivery of services that result from industrial uses. Industrial properties may require advanced water and wastewater and/or electrical infrastructure. Industrial uses include manufacturing and assembly of products, in addition to those uses that are capable of creating smells, noise, nuisance or significant impact to the land, air and/or water resources.

*For operations that can be considered Light Manufacturing (as defined in **Article 2**) some industrial type uses may be allowed in Rural Farm District and Commercial Zone District.

4-10.1 Uses Permitted. The following uses are allowed in the Industrial District.

a. Accessory Uses

b. Agriculture and Agriculture High-Intensity

c. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also, the manufacture of small parts such as coils, condensers, transformers, and crystal holders

d. Automobile, Farm machinery, other transportation units. Assembling, painting, upholstering, repairing, rebuilding reconditioning, body and fender work, truck repairing or overhauling, welding or machine shop

e. Automobile and Farm Machinery Sales and Service

f. Automobile Graveyard

g. Automobile Salvage Yards & Processing of scrap metals and/or other types of salvage when non-hazardous materials are stored or processed

h. Boat building

i. Call Centers and Data Processing/Storage Facilities

k. Commercial Breeding Kennel & Commercial Boarding Kennel

l. Commercial Slaughterhouse/Meat Processing

f. Commercial Storage Units

g. Commercial Warehouse

h. Computer and Electronics, assembling, repair, disassembly and associated uses

i. Construction and Repair Services

j. Construction Sales and Service

k. Contractors equipment storage yards or plants, or rental of equipment commonly used by contractors

l. Electrical Equipment, Appliance and Component Manufacturing

m. Emergency Service Infrastructure

n. Fabrication of Metal/Metal Products and associated infrastructure

o. Fitness Equipment assembly and manufacturing

p. Furniture and assembled wood manufacturing and related infrastructure

q. High-Volume Kennel

r. Laboratories and the manufacturing or packaging pharmaceutical or medical supplies

s. Machinery Manufacturing and Machining of products

t. Manufacture and assembling of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, rubber, shell, straw, textiles, tobacco, wood, yarn, and paint

u. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns only by electricity or gas

v. Manufacture, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, perfumes, perfumed toilet soap, toiletries, food products, clothing, textiles

w. Monumental stone works

x. Printing & publishing facilities (high volume)

y. Recycling Collection Centers

z. Recycling Processing Facility

aa. Sawmill -Small Scale & Large Scale

bb. Signs, in accordance with **Article 3-13**

cc. Single-family dwellings/Manufactured Home existing on date of ordinance

dd. Stockyard

ee. Storage of Vehicles in accordance with **Article 3-16**

ff. Temporary Roadside Markets (less than 120 days)

hh. Industry involved with Textile, Knitting Mills, Apparel Specialty fibers and associated infrastructure

ii. Truck terminals and or truck stops

jj. Wholesale businesses

4-10.2 **Special Uses Permitted.** Special Uses in the Industrial District will be permitted if approval is given in accordance with the Special Use Permit process in **Article 5- Administration.**

a. Asphalt Plants and Production of Asphalt

b. Chemical and Allied products manufacturing

c. Mines and mining related facilities

d. Public Airports

e. Communications towers and antennas pursuant to and subject to the conditions under **Article 3-15**.

f. Hazardous waste treatment, storage, or disposal facilities

h. Incineration facilities

i. Landfill-Municipal

j. Metal mining

k. Oil & Gas extracting and refining

l. Pulp mills and/or industrial paper and allied products manufacturing

m. Rock Quarries, sand, gravel, or crushed stone operations

n. Wood preserving and/or chemical treatment for products to be used off site or sold to offsite operations

o. Utility scale generation of power (over 100 kw)

4-10.3 **Area of Lot**. Minimum lot sizes for Industrial district shall be based on the area required to safely and adequately provide the services and separation distances needed for industrial uses. To rezone to Industrial Zone a site plan, list of industrial uses, processes and potentially hazardous materials shall be submitted to the Planning Commission who shall determine if the lot is of sufficient size. For those areas already zoned Industrial, the existing lot size shall suffice, unless the Building Official determines that hazardous materials will require additional setbacks that would require a larger lot size.

4-10.4 **Street Setback**. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 feet from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-10.5 **Yard setback** - Structures that store or use hazardous materials considered High Hazard Group H according to the Virginia Construction Code must be

located at the minimum allowable setback distance as directed by the Building Official. All other structures must be located at least 100 feet from any adjoining property line unless the adjacent property line also belongs to Industrial Zone District.

4-11 **Highland/Recreation-Public (HR-P).** This district delineates those lands in Grayson County that are publicly owned and managed by public entities. It is understood that the land use regulations in this district lies under the authority and jurisdiction of the public entity in ownership of this land. The Grayson County Zoning Ordinance does not have jurisdiction over properties within this district.

4-12 **Service District (SD).** This district contains public service utilities and infrastructure. The industrial nature of these activities require adequate lot sizes, separation distances and the proximity to the end user is considered.

4-12.1 Uses Permitted. The following uses are allowed in the Service District.

a. Accessory uses

b. Emergency Service Infrastructure

c. Sewage treatment facility

d. Signs in accordance with **Article 3-13**

e. Transmission towers and/or other infrastructure for electric, radio, telephone and other necessary public services.

f. Utility Buildings

g. Water Extraction or Treatment facility

4-12.2 Special Uses Permitted. Special Uses in the Service District will be permitted if approval is given in accordance with the Special Use Permit process in **Article 5- Administration**

a. Electric power generation, transmission, booster and relay stations

b. Incineration facility

c. Recycling Processing Facility

4-12.3 Area of Lot. Minimum lot sizes for Service district shall be based on the area required to safely and adequately provide the services and separation distances needed for applicable uses. To rezone to Service District Zone a site plan, list of

industrial uses, processes and potentially hazardous materials shall be submitted to the Planning Commission who shall determine if the lot is of sufficient size.

4-12.4 **Street Setback**. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-12.5 **Yard setback**. Structure(s) shall be placed a minimum distance of 10 feet from all adjoining property lines.

4-12.6 **Other Requirements**. Permitted uses shall be conducted wholly within a completely enclosed building or with an area enclosed on all sides by a solid masonry wall, uniformly painted solid board fence, chain link fence, or evergreen hedge six (6) feet in height. Public utilities and signs requiring natural air circulation, unobstructed view or other technical consideration necessary for proper operation can apply for exemption to this provision.

4-13 **Shoreline Recreation District (SR).** The purpose of this district is to promote the orderly development of the shoreline of the New River with emphasis on recreational use. Zone District requirements are necessary to protect the water quality and the scenic resources of the New River. Because a majority of the land area located in the Shoreline Recreation District is in the Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (commonly referred to as floodplain). The design criteria for this district shall align with the Grayson County Floodplain Ordinance and Building Codes to ensure that the public's safety needs can be met while protecting the capacity of the floodplain to carry flood waters and to mitigate the potential impacts of flooding to the community.

4-13.1 **Uses Permitted.** The following uses are permitted in Shoreline Recreation Zone District.

a. Agriculture

b. Camping provided adequate water and sewerage facilities are provided and recreational vehicles operate in accordance with **Article 2-100**

c. Hunting, fishing, outdoor recreation

d. Non-residential building structures, with only one-wall, and positioned so that flood waters can travel through the structure. Only one building structure can be placed on each lot of record. Illegally placed structures with more than one wall will not be allowed or permitted and are subject to a Notice of Violation.

e. One deck or free-standing porch per lot. Decks that are placed in conjunction with a building structure must be permanently tied in with and anchored with the building structure.

4-12.2 Floodprone Construction. All structures, decks, porches, electrical, plumbing connections and any other development proposed for the FEMA designated Special Flood Hazard Area must meet the requirements of the Grayson County Floodplain Ordinance and applicable Building Codes for flood prone construction.

4-12.3 Area of Lot. Existing lots on record will range in size based on the design criteria of the development when approved. New lots created shall meet the minimum lot size of thirty thousand (30,000) square feet in area or .688 acres.

4-12.4 Street Setback. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 feet from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-12.5 Yard setback. There are no yard setbacks for Shoreline Recreation Zone.

ARTICLE 5 - ADMINSTRATION OF ZONING ORDINANCE

5-1 Preface. The purpose of this article is to introduce the landowner to the varied processes related to the administration of the Zoning Ordinance for the un-incorporated areas of Grayson County. Additional information and permit applications can be found at the Grayson County Government website or at The Department of Planning & Community Development at the Grayson County Courthouse.

5-2 Zoning Administrator. The Office of Zoning Administrator is hereby established to administer and enforce this ordinance. The Zoning Administrator shall be designated by the Board of Supervisors and shall have all necessary authority granted by the Board of Supervisors to carry out their duties. The enabling authority for the locality to administer zoning can be found in §15.2-2286 (and related articles) as listed in the Code of Virginia. Duties of the Zoning Administrator (and/or any other person assigned by the Board of Supervisors to assist the Administrator) shall include but shall not be limited to:

1) Interpretation. The Zoning Administrator shall be the final authority as to the interpretation of the provisions of this ordinance, unless the decision is appealed and otherwise determined by the Board of Zoning Appeals in accordance with **Article 5**.

2) Review and Approval of Applications and Issuance of Zoning Permits. The Administrator shall prepare and provide the zoning permit applications, review the applications for zoning permits and issue zoning permits in compliance with this Ordinance.

3) Clerk to the Board of Zoning Appeals and Planning Commission. In those situations where a Special Use Permit, Zoning Text Amendment, Zone Map Amendment (Rezone), Variance or Appeal is applied for; the application will proceed to the Planning Commission and/or the Board of Zoning Appeals .The Administrator who serves as a clerk to these boards, when these applications are

filed, will assist the applicant with the preparation and processing of these applications and permits in accordance with **Article 5** of this Ordinance.

4) Records. The Zoning Administrator shall maintain records of the official actions taken with respect to the administration and enforcement of the Zoning Ordinance and these records shall be kept in the office of the Administrator and/or county storage unless specified otherwise.

5) Inspections/Violations. The Zoning Administrator is authorized to conduct inspections in the enforcement of the ordinance and is authorized to issue Notice of Violation(s) to ensure compliance with the Ordinance.

When evidence indicates that a permit has not been obtained prior to placement of a structure, illegal use of a property, or any other zoning violation has occurred and corrective action may be available to prevent a Notice of Violation, the Zoning Administrator is enabled to notify the property owner of the potential violation and pursue corrective actions with the cooperation of the property owner prior to Notice of Violation.
In those situations in which the property owner refuses to cooperate with the Administrator to remedy a potential violation within the timeframe given by the Administrator, a notice of violation shall be issued.

When it has been determined by the Administrator, that immediate action is needed in the interest of health, safety, welfare a Notice of Violation shall be issued.

Upon receipt of the Notice of Violation, the landowner and/or responsible party shall remedy the cause of the violation or file an appeal within 30 days of receipt of the notice, in accordance with **Article 5-8**.

At such time, that the 30 day time period for the landowner to take corrective action, has expired and when an application for appeal was not filed, the Administrator shall contact the county attorney and/or legal representative to pursue a misdemeanor charge and when required other corrective action in accordance with Code of Virginia, § 15.2-2286.

5-3 **Board of Zoning Appeals**. The Board of Zoning Appeals (BZA) shall operate in accordance with the parameters enabled by § 15.2-2308 - § 15.2-2314 Code of Virginia and the Organizational Documents approved by the membership to carry out their roles and responsibilities. The purpose of the Board of Zoning Appeals is:

a. To hear and decide appeals from any order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the ordinance or of any ordinance adopted pursuant thereto.

b. To consider variance application requests by any property owner, tenant, government official, department, board or bureau in accordance with this Ordinance.

c. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary.

The Zoning Administrator serves as the Clerk to the Board of Zoning Appeals and information about the Board of Zoning Appeals can be found at the Grayson County Department of Planning & Community Development, Grayson County Courthouse.

5-4 **Planning Commission relation to Zoning Ordinance.** The Planning Commission operates in accordance with the powers enabled by the Code of Virginia and the Organizational Documents approved by the membership to carry out their roles and responsibilities as it relates to zoning, subdivision and land use planning. The Planning Commission is an advisory board to the Board of Supervisors and will review and give advisory guidance about the following zoning applications and processes prior to the review by the Board of Supervisors;

a. Zone Text Amendments as it relates to the Zoning Ordinance
b. Zone Map Amendments (commonly referred to as Rezone applications)
c. Review of Special Use Permit Applications

Other functions relate to the Planning Commission as part of the Subdivision Ordinance and Comprehensive Planning Process. Information about the Planning Commission is available at the Department of Planning & Community Development.

5-5 **Board of Supervisors relation to Zoning Ordinance.** The Board of Supervisors has been enabled by the Code of Virginia to serve as the legislative and local authority as it relates to the following zoning applications;

a. Zone Text Amendments as it relates to the Zoning Ordinance
b. Zone Map Amendments (commonly referred to as rezone applications)
c. Review of Special Use Permit Applications.

After review and recommendation from the Planning Commission, the applications listed above proceed to the Board of Supervisors for review and approval. The decision of the Board of Supervisors is final, unless appealed in accordance with **Article 5-13**. Information about the Board of Supervisors is available at the County Administrator's Office, Grayson County Courthouse.

5-6 **Public Notice Requirements.** Public notice requirements are mandated by the Code of Virginia, and are required to notify the public about public hearings for pending zoning applications. The Clerk to the Planning Commission and the Board of Zoning Appeals shall mail public notice at least 5 days prior to the Public Hearing. The newspaper requirements are once a week for two consecutive weeks prior to each Public Hearing. Additional information about public notice as it relates to Public Hearings can be found at the Department of Planning & Community Development.

Table B Public Notice. Summarizes the type of notice to be given for each type of application.

Zoning Proposal	Published Notice Local newspaper	Notice to Owner and/or applicant	Notice Adjoining property owners	Other
Zoning Text Amendments	PC and BOS Public Hearings (once for two weeks each)	No	No	
Zoning Map Amendments or Rezones	PC and BOS Public Hearings (once for two weeks each)	Yes by Certified mail to property tax address on file	Yes, by Certified mail to property tax address on file.	The PC will have a Public Hearing followed by the BOS Public Hearing
Special Use Permit applications	PC and BOS Public Hearings (once for two weeks each)	Yes by Certified mail to property tax address on file	Yes, by Certified mail to property tax address on file.	The PC will have a Public Hearing followed by the BOS Public Hearing
Variances	BZA Public Hearing- once for two weeks	Yes by Certified mail to property tax address on file	Yes by Certified mail to property tax address on file	The BZA only has one Public Hearing
Appeals	BZA Public Hearing -once for two weeks	Yes by Certified mail to property tax address on file	Yes by Certified mail to property tax address on file	Appeals to the Circuit Court separate process

5-7 **Application for Variance**. The Board of Zoning Appeals has been given the authority to review and grant variances in accordance with Code of Virginia, § 15.2-2309 & § 15.2-2310. A variance application is used to seek reasonable deviation from certain provision(s) of the Zoning Ordinance. A variance cannot be used to seek a "change in use" when the proposed use does not align with the zone district. In applying for the variance the applicant must show that there is "undue hardship not generally shared by other property owners in the same district, by some condition unique to that property or particular set of circumstances. To apply for a Zoning Variance;

1) The application must be completed and submitted to the Zoning Administrator located at the Department of Planning & Community Development.

2) A date and time for the Public Hearing and meeting of the BZA will be determined and scheduled for the next available meeting that can reasonably accommodate the Public Hearing notice requirements. All relevant materials will be given to the BZA at least one week prior to the meeting and public hearing.

3) The BZA shall hear the case and notify the property owner of the findings. If aggrieved by the decision of the BZA, the property owner has the right to file an appeal of the BZA in accordance with Code of Virginia, § 15.2-2314.

5-8 **Appeal of the Zoning Administrator.** The Board of Zoning Appeals has been enabled with the authority to hear the appeals of "determinations made in the administration or enforcement of zoning" in accordance with § 15.2-2311and § 15.2-2312 of the Code of Virginia. To apply for an Appeal of the Zoning Administrator (or other official),

1) The appeal application or a written notice of the appeal that "clearly states the basis for the appeal" must be submitted to the Zoning Administrator within 30 days of the determination.

2) A date and time for the Public Hearing and meeting of the BZA will be determined and scheduled for the next available meeting that can reasonably accommodate the Public Hearing notice requirements. All relevant materials will be given to the BZA at least one week prior to the meeting and public hearing.

3) The BZA shall hear the case and notify the property owner of the findings. If aggrieved by the decision of the BZA, the property owner has the right to file an appeal of the BZA in accordance with Code of Virginia, § 15.2-2314.

5-9 **Zoning Text Amendment**. A zoning text amendment changes the zoning language in the Zoning Ordinance. Text Amendments can be initiated in accordance with § 15.2-2286 (7) of the Code of Virginia. To apply for a Zoning Text Amendment;

1) Consult with the Zoning Administrator for submittal of the application and fees.
2) A date and time for the next available Planning Commission meeting will be scheduled to ensure that the public hearing notice requirements can be met.
3) The Planning Commission will review the application, hold a public hearing and make a recommendation to the Board of Supervisors.
4) The Board of Supervisors will review the application, hold a public hearing and issue a determination regarding the zoning text amendment application.

5-10 **Zoning Map Amendment (Rezone)** A zoning map amendment or rezone application can change the zoning district classification for a parcel(s) as shown on the Official Zoning Map. Zone map amendments can be initiated in accordance with § 15.2-2286 (7), § 15.2-2284 and applicable sections of the Code of Virginia. To apply for a Zoning Map Amendment;

1) Consult with the Zoning Administrator for submittal of the application and fees.
2) A date and time for the next available Planning Commission meeting will be scheduled to ensure that the public hearing notice requirements can be met.
3) The Planning Commission will review the application, hold a public hearing and make a recommendation to the Board of Supervisors.
4) The Board of Supervisors will review the application, hold a public hearing and issue a determination regarding the zoning map amendment (rezone) application.

It is the role of the Planning Commission and the Board of Supervisors to ensure that the proposed zone map amendment will align with the zone district, community character, and the future goals identified in the Comprehensive Plan. The Code of Virginia, §15.2-2284 outlines the parameters reviewed as part of a rezone application.

5-11 **Special Use Permit**. (sometimes referred to as conditional use permits).The Zoning District regulations (**See Article 4- Zone District**) delineate a number of uses that are allowed by right. Those uses that require another level of review to ensure that the health, safety and welfare of the public can be met, are listed as Special Uses for the Zone District. When a Special Use is listed for the zone district a Special Use Permit application can be submitted. To apply for a Special Use Permit;

1) Consult with the Zoning Administrator for submittal of the application and fees.
2) A date and time for the next available Planning Commission meeting will be scheduled to ensure that the public hearing notice requirements can be met.
3) The Planning Commission will review the application, hold a public hearing and make a recommendation to the Board of Supervisors.
4) The Board of Supervisors will review the application, hold a public hearing and issue a determination regarding the Special Use Permit application.

The Special Use Permit, when granted by the Board of Supervisors, will be based on the site plan and application materials submitted by the applicant. Should the applicant choose to amend or change any aspect of the original application or site plan, the applicant can apply for an amendment to the Special Use Permit by following the procedure listed above.

Special Use Permits are granted to the tax map number(s) identified in the original application, and approval will remain with the land as long as the use (use listed with the original application) is valid, regardless of property ownership.

5-12 **Appeal of the Board of Supervisors**. An appeal of the Board of Supervisors decision as it relates to zoning applications must be filed within 30 days of the Board's decision and the appeal shall be filed with the Circuit Court having jurisdiction of the land affected by the decision, in accordance with the Code of Virginia § 15.2-2285 (F).

5-13 **Fees.** The fees for zoning applications shall be submitted at the time of application.

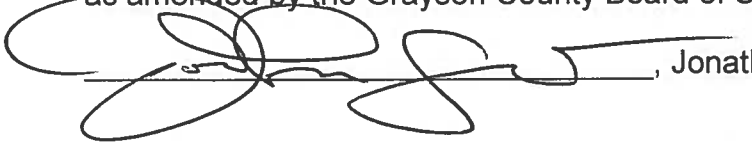
Zoning Permit Application	$15.00
Zoning Text Amendment	$55.00
Zone Map Amendment or Rezone	$55.00 + *certified letter fee
Special Use Permit Application**	$55.00 + *certified letter fee
Variance Application	$55.00 + *certified letter fee
Appeal Application	$100.00

*The Code of Virginia requires that certified letters be sent to the owner and adjoining landowners to meet the Public Hearing notice requirements. The application fee will be assessed based on (cost of certified letters) x (the number of property(s) that will be sent the certified letter). To determine the adjoining properties, the Grayson County GIS system and tax map numbers listed on the county GIS will be used.

The Grayson County Zoning Ordinance was first approved and recorded on December 8, 1998. Amendments have occurred on August 17, 1999, February 13, 2001, October 09, 2001, February 09, 2004, April 17, 2007, October 09, 2008, January 08, 2009, February 12, 2009, June 10, 2010, September 14, 2011, and January 09, 2014.

The latest Zoning Ordinance revision was prepared by the Grayson County Planning Commission and approved by the Grayson County Board of Supervisors on May 8th, 2014.

I, Jonathan Sweet, Clerk to the Grayson County Board of Supervisors, certify this to be a true and exact copy of the Zoning Ordinance of Grayson County, Virginia as amended by the Grayson County Board of Supervisors on May 8th, 2014.



_____, Jonathan Sweet, County Administrator