

**Grayson County, Virginia**  
**Regulation of Mountain Ridge Construction Zoning Ordinance Provision**  
**8-2-2024 DRAFT**

**3-17 Regulation of Mountain Ridge Construction.** The purpose of this section is to regulate the development of property located above 3,500 feet in Grayson County as provided and authorized in Code of Virginia, § 15.2-2295.1, Regulation of mountain ridge construction.

**3-17.1 Definitions.** The following terms, as used in this section, shall be defined as indicated, unless the context requires a different meaning:

"Construction" means the building, alteration, repair, or improvement of any building or structure.

"Crest" means the uppermost line of a mountain or chain of mountains from which the land falls away on at least two sides to a lower elevation or elevations.

"Protected mountain ridge" means a ridge with (i) an elevation of 3,500 feet or more and (ii) an elevation of 500 feet or more above the elevation of an adjacent valley floor.

"Ridge" means the elongated crest or series of crests at the apex or uppermost point of intersection between two opposite slopes or sides of a mountain and includes all land within 100 feet below the elevation of any portion of such line or surface along the crest.

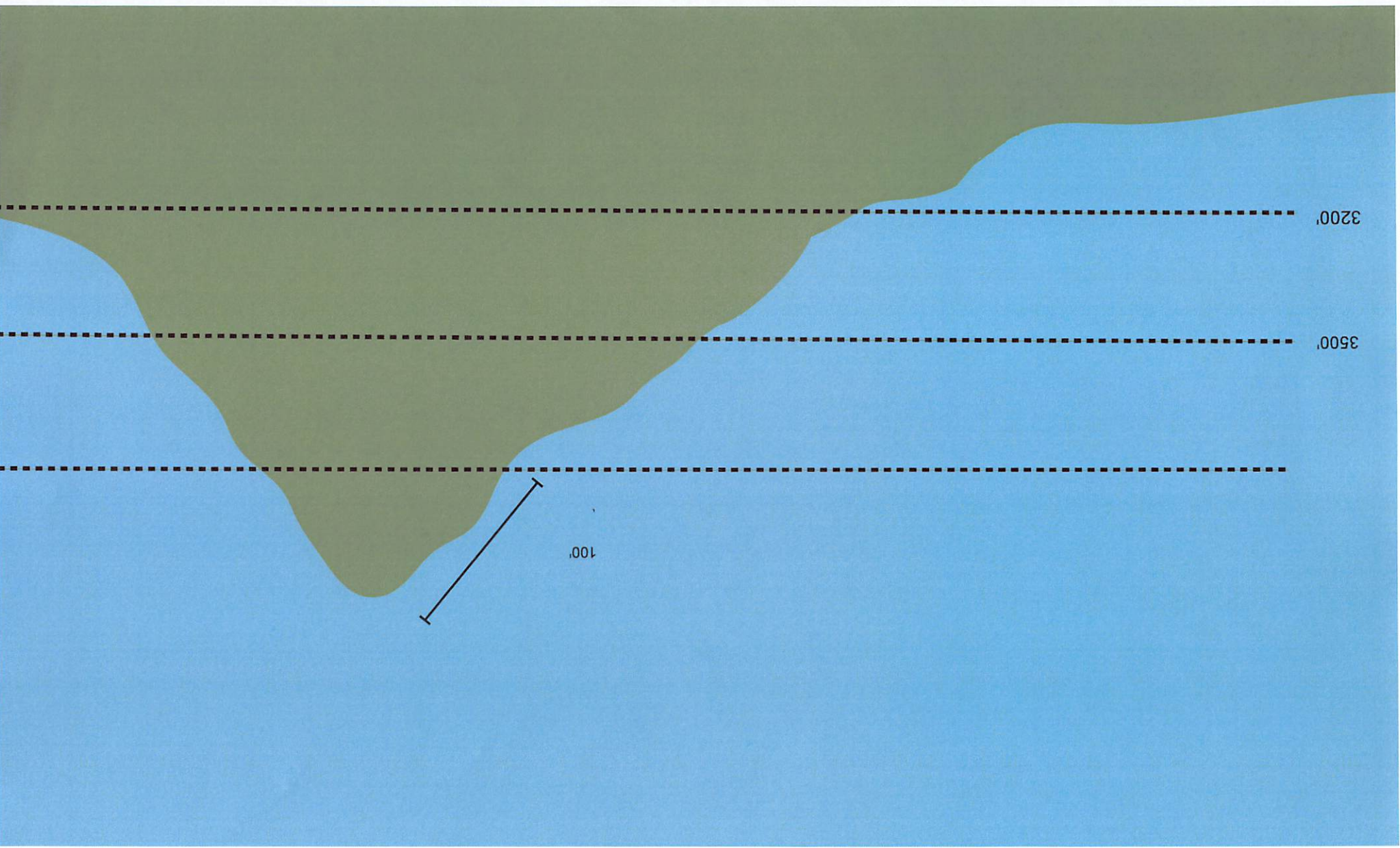
"Tall buildings or structures" means any building, structure or unit within a multi-unit building with a vertical height of more than 40 feet, as determined by ordinance, measured from the top of the natural finished grade of the crest or the natural finished grade of the high side of the slope of a ridge to the uppermost point of the building, structure or unit. "Tall buildings or structures" does not include (i) water, radio, telecommunications or television towers or any equipment for the transmission of electricity, telephone or cable television; (ii) structures of a relatively slender nature and minor vertical projections of a parent building, including, but not limited to, chimneys, flagpoles, flues, spires, steeples, belfries, cupolas, antennas, poles, wires or windmills; or (iii) any building or structure designated as a historic landmark, building or structure by the United States or by the Board of Historic Resources; the exclusion of "equipment for the transmission of electricity" and

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"windmills" from this definition does not include equipment for the generation of electricity or towers or turbines associated with a wind energy generating facility.

- 3-17.2 Applicability.** The provisions and regulations of this section shall apply to any parcel or portions thereof wherein a protected mountain ridge is located.
- 3-17.3 Permitting.** Except for single-family dwellings, two-family dwellings, and townhouses, tall buildings and structures proposed to be located on a protected mountain ridge shall require the issuance of a Special Use Permit pursuant to Section 5-11, Special Use Permit, of this Zoning Ordinance; single-family dwellings, two-family dwellings, and townhouses, if considered tall buildings and structures, shall not require a Special Use Permit. In addition to the criteria contained in Section 5-11 to be considered by the Planning Commission and Board of Supervisors in their respective recommendation and action on Special Use Permits, any Special Use Permit under this section shall be denied if the application fails to provide for (i) adequate sewerage, water, and drainage facilities, including, but not limited to, facilities for drinking water and the adequate supply of water for fire protection and (ii) compliance with the Erosion and Sediment Control Law.
- 3-17.4 Prohibitions.** The following buildings and structures shall be prohibited entirely and are not eligible to seek a Special Use Permit for location on a protected mountain ridge:
- 1) Towers or turbines associated with a wind energy generating facility.
- 3-17.5 Administration.** The Zoning Administrator shall make determinations regarding the height and elevations under this section based upon the best available information and information provided by an applicant.

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# Grayson County Elevation

