



Montgomery County, Virginia Planned Unit Development Commercial District (PUD-COM)

Planned Unit Development Commercial District (PUD-COM): Established to provide for the development of planned commercial areas that incorporate a variety of commercial uses as well as residential development. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations. The PUD-COM district encourages ingenuity, imagination, and high quality design on the part of the developer. It is intended that multiple accesses to existing public roads be discouraged and that development and access be oriented toward an internal road system that has carefully planned intersections with existing public roads. Lands qualifying for inclusion in the PUD-COM district shall be mapped as village, village expansion, urban expansion, or urban development area in the comprehensive plan and are served by or planned for connections to public sewer and water. The minimum area required to create a district shall be five (5) acres of total contiguous land.

What can I do by right in a PUD-COM district?

There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Amateur radio tower
- Apartment as accessory use
- Assembly of electrical, electronic devices, less than three thousand (3,000) square feet floor area
- Automotive, light truck, sales, service, rental and repair
- Building material sales
- Business or trade school
- Cabinet shop, furniture, upholstery, craft industry of less than three thousand (3,000) square feet
- Cemetery
- Church
- Civic club
- Conference or training center
- Convenience store, without motor fuel sales
- Crematorium
- Custom meat cutting,
- processing and sales (excluding slaughtering)
- Day care center
- Equipment sales and service
- Financial services
- Fire, police, rescue facility
- Funeral home
- General store, convenience store without motor fuel sales
- Homeless shelter
- Hospital, medical center, emergency care
- Hotel, motel
- Library
- Medical care facility
- Motor vehicle rentals
- Movie theater
- Office, administrative, business or professional
- Park
- Park and ride lot, of 50 or fewer spaces
- Pet, household
- Post office
- Printing service
- Public use/public facility
- Public utility lines, water, sewer, or other.
- Radio station, excluding tower
- Recreation club
- Recreation establishment
- Recycling collection point
- Restaurant
- Retail sales and services
- School
- Senior living facilities
- Shopping center
- Solar energy system, minor (no more than 50% of parcel or 1 acre, whichever is less)
- Telecommunication tower, attached
- Veterinary practice, animal hospital

Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

What uses require a Special Use Permit?

Some uses are allowed in the PUD-COM district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Dept.). These include:

- Amateur radio tower greater than 75 ft.
- Assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area
- Building greater than fifty (50) feet in height
- Convenience store with gasoline sales
- Dwelling unit
- General store, convenience store with motor fuel sales
- Golf driving range, miniature golf and similar outdoor recreation
- Kennel
- Mini-warehouse
- Mobile home, Class A and B
- Motor vehicles rentals
- Park and ride lot of more than 50 spaces
- Public utility plant, water, sewer, or other
- Public utility substation
- Public water or sewer treatment plant
- Recycling facility
- Service station
- Solar energy system, major (more than 50% of parcel or greater than 1 acre in project area)
- Telecommunication tower, freestanding

Other use types that are not listed above and that are determined to be appropriate and compatible with the proposed development and surrounding uses may be specifically approved in concurrent rezoning and/or special use permit applications.

Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area, Density:

Lot area shall be determined by designation of one (1) or more base district designations from the GB or an R district on each land bay in the approved concept development plan. Variations from base district lot area may be permitted by the Board of Supervisors in cases where amenities and landscaping/open space quantities in excess of zoning ordinance minimum requirements are provided as part of approval of concept development plan. Density on nonresidential portions of the project shall be a maximum of 0.40 floor area ratio in urban expansion areas and 0.25 floor area ratio in village or village expansion areas. Density on residential portions of the project shall not exceed six (6) dwelling units per new acre in urban expansion areas and three (3) dwelling units per acre in village or village expansion areas.

Lot Access:

Lots shall be accessed by a road in the VDOT system or from

a hard surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshal.

Maximum Coverage by Buildings:

Seventy (70) percent.

Total Impervious Surface

The total impervious surface located on a lot shall be determined as part of approved concept development plan.

Minimum Yards:

Yards shall be determined by designation of a base district designation from the GB or R district on each land bay in the approved concept development plan.

Maximum building height:

Fifty (50) feet.

Use Limitations

Public water and wastewater: Public water and wastewater services are required for all development.

Maximum area for residential use: Twenty-five percent (25%) of the net area of the project.

Off-street parking and loading: Off-street parking and loading must be provided in accordance with section 10-44.

Commercial and/or office criteria: Commercial and office uses shall be screened and landscaped as for base districts in accord with the buffer/landscape matrix. Safe and convenient pedestrian access is required between the uses within the project. Commercial and office uses shall be oriented away from adjoining residential uses and access shall not be provided through residential areas. Lighting shall be designed and arranged to be oriented away from adjacent residential uses.

Width, setbacks and yards: Other than those determined for base districts, shall be established during the review and approval of the concept development plan. *See complete guidelines in 10-34(7)(e).*

Streets:

- Streets serving dwellings shall be subject to the standards of the PUD-RES district.
- Public streets shall be designed and constructed in accordance with the minimum standards of the VDOT.
- Privately owned and maintained streets may be approved provided they are in compliance with section 10-34(7)(f)(3).

Open Space: *Commercial open space:* A minimum of fifteen (15) percent of the net area of the nonresidential portions of the development, including all required landscape and buffer areas, shall be permanently reserved as open space.

Residential open space: If the PUD-COM district contains a residential component, open space and recreation facilities shall be provided as for PUD-RES with the exception that required contiguous open space can be reduced relative to the scale of the residential component.

**For additional information contact:
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A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com.