

AN ORDINANCE AMENDING CHAPTER 10 ENTITLED ZONING
OF THE CODE OF THE COUNTY OF MONTGOMERY VIRGINIA
BY ADDING TRAVEL CENTER AS A USE PERMISSIBLE BY SPECIAL PERMIT
IN SECTION 10-28(4) GENERAL BUSINESS, SECTION 10-30(4) M-I MANUFACTURING
AND SECTION 10-31(4) M-L MANUFACTURING LIGHT AND BY ADDING TRAVEL
CENTER AS A DEFINED USE UNDER SECTION 10-61 DEFINITIONS

BE IT ORDAINED, By the Board of Supervisors of the County of Montgomery, Virginia that Chapter 10, entitled Zoning Sections 10-28(4), 10-30(4), 10-31(4) and 10-61 respectively of the Code of the County of Montgomery, Virginia, shall be amended and reordained as follows:

Sec 10-28 GB General Business.

4. *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- a) Assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area.
- b) Boarding house.
- c) Building greater than fifty (50) feet in height.
- d) Contractors service establishment.
- e) Feed and seed store and mill.
- f) General store, convenience store with motor fuel sales.
- g) Golf driving range, miniature golf and similar outdoor recreation.
- h) Kennel, commercial.
- i) Livestock market.
- j) Mini-warehouse.
- k) Night club.
- l) Outpatient mental health and substance abuse center.
- m) Park and ride lot of more than fifty (50) spaces.
- n) Public utility plant, other.
- o) Public utility substation.
- p) Public utility plant, water or sewer.
- q) Recreation establishment.
- r) Recycling facility.
- s) Service station.
- t) Shooting range, indoor.
- u) Stone engraving and sales.
- v) Telecommunication tower, freestanding.
- w) Transition house.
- x) Travel Center.
- xy) Truck, trailer, heavy equipment sales, service, rental and repair.

Sec 10-30 M-1 Manufacturing.

4. *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- a) Airport.
- b) Building material sales yard.
- c) Cement manufacturing, concrete mixing plant, block plant and production of other concrete and asphaltic products.
- d) Contractor service establishment with permitted outdoor storage of equipment and/or materials.
- e) Contractors' storage yard and/or rental of equipment commonly used by contractors.
- f) Extractive industries and accessory uses including, but not limited to, the mining of minerals, the operation of oil and gas wells, and exploratory activities associated with extractive industry.
- g) Fertilizer manufacturing.
- h) Junkyards and automobile graveyards, provided the use is not within three hundred (300) feet of an existing dwelling.
- i) Kennel, commercial.
- j) Park and ride lot of more than fifty (50) spaces.
- k) Public utility plant, other.
- l) Public utility substation.
- m) Public utility plant, water.
- n) Refining, processing or distribution of petroleum, petroleum products, natural gas and other forms of liquid fuel, aboveground.
- o) Sawmill and planing mill, coal and wood yard.
- p) Solar energy system, major.
- q) Slaughterhouse.
- r) Storage of bulk petroleum products.
- s) Telecommunication tower, freestanding.
- t) Travel Center.
- tu) Use listed in subsection (3), if a manufacturing process is to take place outside.
- uy) Use similar to (1) through (16) above.

Sec 10-31 M-L Manufacturing-Light.

4. *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- a) Airport.
- b) Contractor's service establishment with permitted outdoor storage of equipment and/or materials.
- c) Farm machinery sales and service.
- d) Feed and seed stores and mill.
- e) Kennel, indoor.
- f) Mini-warehouse.
- g) Motor vehicles rentals.
- h) Recreation establishment.
- i) Recycling facility.

- j) Park and ride lot of more than fifty (50) spaces.
- k) Public utility plant, other.
- l) Public utility substation.
- m) Public utility plant, water or sewer.
- n) Shooting range, indoor.
- o) Solar energy system, major.
- p) Telecommunication tower, freestanding.
- q) Travel Center.
- qr) Use listed in subsection (3), if a manufacturing process is to take place outside.
- s) Use similar to (1) through (14) above.

Section 10-61 Definitions.

Add the following new definition:

Travel Center: Land area and buildings containing long-term parking (rest) area, motor-fuel sales, charging station, restaurant, convenience store, and other travel related services. A travel center is located within one-half (½) mile distance of interstate highway exits or major collector routes. Also known as “Truck Stop”.