

**ORDINANCE TO AMEND A PORTION OF CHAPTER 125 (ZONING)  
OF THE PAGE COUNTY, VIRGINIA CODE**

**WHEREAS**, by Ordinance duly adopted, the Board of Supervisors of the County of Page adopted Chapter 125, Zoning, of the Page County Code, which Chapter has been amended from time to time; and

**WHEREAS**, such Ordinance is in full force and effect on the date hereof; and

**WHEREAS**, upon mature consideration, the Board of Supervisors of the County of Page has determined that it is in the best interest of the County to further amend the Chapter.

**NOW THEREFORE**, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that Chapter 125 ("Zoning") be amended as follows:

1. **§ 125-4. The following definition set forth in Article II shall be AMENDED to read as follows:**

**MOTORSPORTS FACILITY**

Any facility for the competitive operation of automobiles, trucks, motorcycles and any other motorized vehicles or machinery, including uses such as, but not limited to, racing, practicing, training, instruction, research and development and testing.

2. **Chapter 125, Article V, "Supplementary Regulations" shall be AMENDED by adding a new sub-part (B), and renumbering the remaining provisions in accordance therewith, as follows:**
  - A. Motorsports facilities as defined in § 125-4 shall be subject to the following application and design requirements. These requirements shall supplement the applicable general zoning district regulations found in Article IV of this chapter and the standards and procedures for special use permits found in § 125-54 of this chapter.
  - B. Practice, training, and other instruction related to competitive or non-competitive operation of automobiles, trucks, motorcycles, and other motorized vehicles and machinery shall be permitted as an accessory use of a motorsports facility.
  - C. All special use permit applications for motorsports facilities shall contain the following information at the time of submission. The Administrator may request any additional information deemed necessary for the Commission's review of the application:
    - 1) A conceptual site plan of the property that shows the approximate location, scale and character of all proposed site features and facilities, including, but not limited to, all areas devoted to racing, maintenance, spectator seating, parking, vehicle and pedestrian access and circulation, camping, and concessions. Proposals for site landscaping, buffering and lighting shall be included on the

plan. The conceptual plan shall also show the relationship of all proposed features and facilities to surrounding uses and properties.

- 2) A preliminary grading plan that shows the existing and proposed topography of the site, including the elevations of all proposed facilities and features, and their relationship to the elevation of surrounding properties and uses.
- 3) A detailed written narrative describing:
  - a) All proposed uses of the property, including the frequency of each use proposed and the anticipated hours of operation for each use.
  - b) The types of motorsports events proposed and the types of vehicles involved in each event.
  - c) Plans for providing safety and security on the property during all proposed events.
  - d) Plans for the provision of public water and sewer to the property, or if public facilities are not proposed, methods by which potable water shall be provided and sewage shall be disposed.
  - e) Plans for the abatement of noise generated by the use and operation of the property, with information on methods to be employed.
  - f) Plans for the mitigation of lighting impacts on surrounding and nearby properties.
  - g) Plans for the adequate management of traffic generated by the proposed use, including an analysis of existing traffic patterns in the area, and any plans or proposals for off-site traffic improvements.

D. All proposals for motorsports facilities shall meet the following minimum standards; however, stricter standards may be established as a condition of the issuance of special use permit:

- 1) A minimum lot size of 50 acres shall be provided.
- 2) All proposed uses, structures, and other developed or activity areas shall be located at least 100 feet from any adjoining property line.
- 3) All exterior lighting on the property shall be designed, located and arranged so as not to direct glare on adjoining streets or properties. Lighting intensity at adjoining property lines shall not exceed 0.5 footcandles.
- 4) Unless noise levels are specifically addressed in the special use permit, no recurrent or sustained noise generated from the operation of the motorsports facility shall exceed 80dB(A) when measured from any adjoining property line.

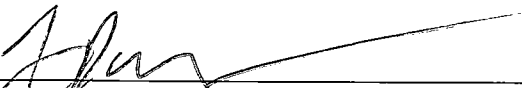
Noise levels specifically addressed in a special use permit shall take precedence over the maximum 80dB(A) listed in this Code section.

**3. Except as amended above, Chapter 125, Zoning, remains in full force and effect.**

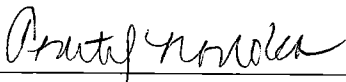
This Ordinance shall be in full force and effect from and after the passage hereof as provided by Virginia law.

Dates of Publication: June 6, 2024  
June 13, 2024

Date of Adoption of Ordinance: June 17, 2024

  
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Keith Weakley, Chairman-at-Large  
Board of Supervisors of the County of Page, Virginia

Attest:

  
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\_\_\_\_\_, Clerk