

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO AMEND THE DEFINITION FOR "RECREATION VEHICLE (RV)" AND ADD A DEFINITION FOR "STORAGE OF CARS, BOATS AND RECREATIONAL VEHICLES", TO AMEND THE DISTRICT REGULATIONS FOR THE AGRICULTURAL ZONING DISTRICT TO ADD "STORAGE OF CARS, BOATS AND RECREATIONAL VEHICLES" AS A USE PERMITTED BY CONDITIONAL USE PERMIT, AND TO ADD SUPPLEMENTARY REGULATIONS FOR STORAGE OF CARS, BOATS AND RECREATIONAL VEHICLES.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Section 180-8C be amended and re-ordained and that Sections 180-21D(46) and 180-56.5 be enacted as follows:

1. Subsection 180-8C is amended to amend the existing definition for recreation vehicle (RV) and to add a new definition for storage of cars, boats and recreational vehicles, as follows:

Chapter 180. Zoning
Article II. Application
§180-8. Definitions.

A. General usage.

...

C. Definitions of words and terms. As used in this chapter, the following words and terms shall have the meanings indicated:

...

RECREATION VEHICLE (RV)

A travel trailer, motor home, pickup camper, tent trailer or similar device used for temporary portable housing which is:

- (1) Built on a single chassis;
- (2) ~~Four hundred square feet or less when measured at the largest horizontal projection;~~ Not a mobile home/manufactured home as defined in this chapter;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use.

...

STORAGE OF CARS, BOATS AND RECREATIONAL VEHICLES:

A facility or lot utilized for storage of cars, boats and recreational vehicles in exchange for compensation. This use shall comply with the supplementary regulations set forth in § 180-56.5 of this chapter.

...

2. Subsection 180-21D(46) is enacted to make storage of cars, boats and recreational vehicles permissible only by conditional use permit in the Agricultural zoning district, as follows:

Chapter 180. Zoning

Article IV. District Regulations

§ 180-21. Agricultural (A) District

- A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.

...

- D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(46) Storage of cars, boats and recreational vehicles.

...

3. Subsection 180-56.5 is enacted to add supplementary regulations for storage of cars, boats and recreational vehicles, as follows:

Chapter 180. Zoning

Article V. Supplementary Regulations

§ 180-56.5. Storage of cars, boats and recreational vehicles.

- A. **Any parcel of land used for storage of cars, boats and recreational vehicles must be at least 15 acres in size.**
- B. **Any parcel of land used for storage of cars, boats and recreational vehicles must front upon and have access to a state-maintained road, and the entrance to the property shall have Virginia Department of Transportation (VDOT) approval for this type of use.**

- C. An illustrative development plan must be submitted to the Planning Department as part of the application for a conditional use permit. The development plan shall include details on proposed parking/storage area locations, ingress/egress, internal access roads, surface materials for access roads and parking/storage locations, setbacks from parking/storage areas to adjacent property lines, screening, landscaping, outdoor lighting, and signage.
- D. Parking/storage areas shall have a minimum setback of 50 feet from any adjacent property line.
- E. Internal access roads shall be constructed of a dust-free surface which is adequate for the types of vehicles to be accommodated. Parking/storage areas may be constructed with gravel or similar materials. Surface materials for internal access roads and parking/storage areas shall be approved by Planning Department staff.
- F. Areas used for outdoor storage of cars, boats and recreational vehicles shall be fully screened from view. Such screening shall be composed of walls, fences and/or berms, and shall be landscaped.
- G. The property shall meet the landscaping requirements of § 180-49.1 and the lighting requirements of § 180-49.2.
- H. The hours of operation shall be specified in the conditional use permit.
- I. Outdoor storage of inoperative vehicles or inoperative major recreation equipment shall be prohibited.
- J. The use of the property for camping, auto/auto parts sales, commercial auto repairs, auto salvage, and as a junkyard shall be prohibited unless otherwise approved through the conditional use permit or zoning permit process. The use of recreational vehicles for temporary or permanent housing shall be prohibited while parked on the property.

THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION

Language proposed to be deleted is ~~lined through~~.

Language proposed to be added is underlined.

Adopted: July 2, 2024



Zachary Henderson, Deputy Clerk
Warren County Board of Supervisors