Warren County Highway Corridor Overlay District

July 13, 2005 Presenter: Doug Stanley, County Administrator/Planning Director



Background

- 1995 and 1996 the County realized the need for a plan for the Rt. 340/522 Corridor
- Family Dollar Warehouse, 84 Lumber, Bering Truck Assembly Plant
- Consensus of the public was if development was going to occur in the corridor, then make it attractive, compatible with the surrounding area, and something the community can be proud of

Purpose of Highway Overlay District

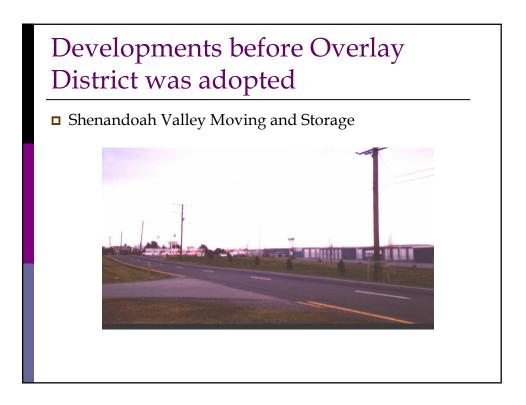
- Protect and improve the visual quality along these corridors
- Provide guidelines for ensuring that buffering, landscaping, lighting, signage and proposed structures are consistent with Warren County's character

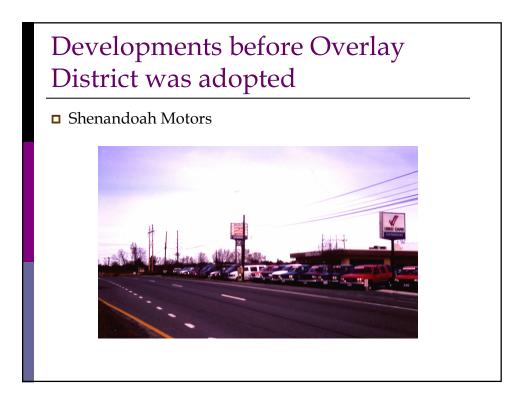


Zoning Map

- Rt. 340/522
 Highway Overlay
 District
- I-66 north to Route 661 (Fairground Road)
- 1000 feet from right-of-way

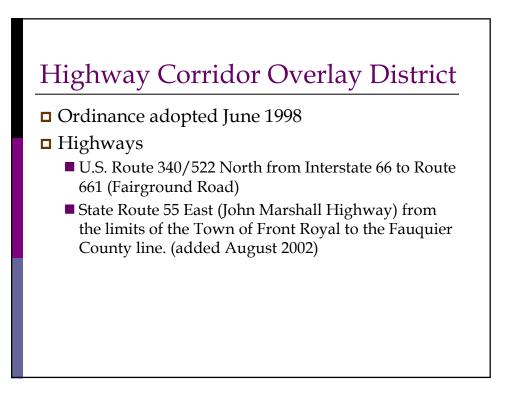






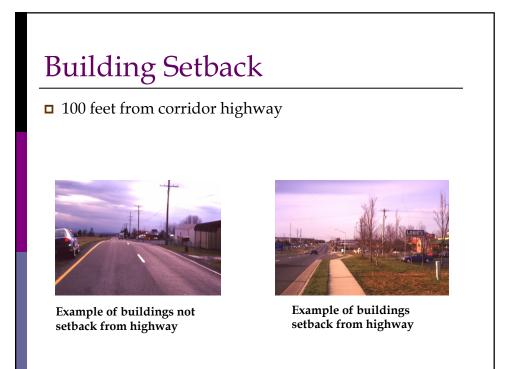
Developments before Overlay District was adopted 84 Lumber Built after landscaping ordinance was in effect, but before the





Issues addressed by the Corridor Overlay District

- **D** Building and parking setbacks
- Outdoor storage
- □ Signage
- Service and access roads
- Entrance and entrance spacing
- Building materials
- □ Fencing
- Building Height
- □ Landscaping
- □ Maintaining existing level of service on Route 340/522



Parking and Landscaping

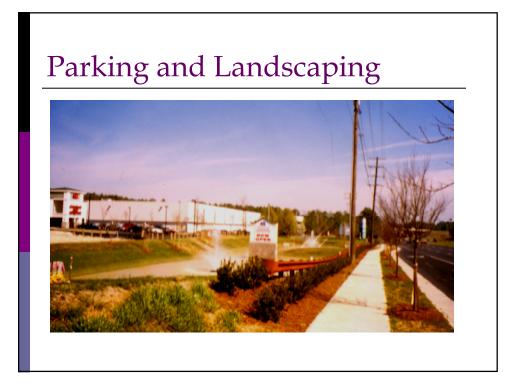
- Landscaping and parking lots shall be installed in accordance with the County landscaping requirements in the Zoning Ordinance.
- Parking areas shall be located to the rear and side of the structures or buildings they are intended to serve whenever possible.
- If parking is designed to be located in front yard setback of the corridor highway, a three foot berm or wall shall be utilized.
- □ Parking lot setback: 50 feet.











Building Materials

- Typical of those prevalent in Warren County
 - Including Stucco, brick, architectural block, wood siding, and standing seam metal roofs.
 - Inappropriate material: reflective glass and metal wall panels.
- No façade visible from adjoining property or the corridor highway shall be constructed of unadorned cinder block, corrugated metal or sheet metal.



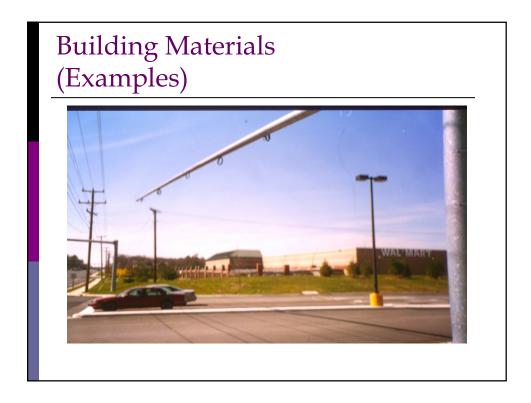
Virginia Inland Port

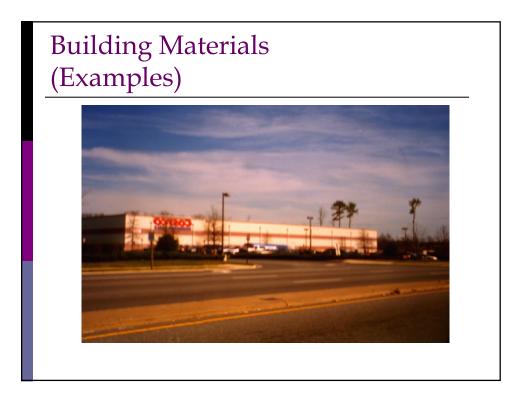


Building Materials (Examples)



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Building Location and Treatment

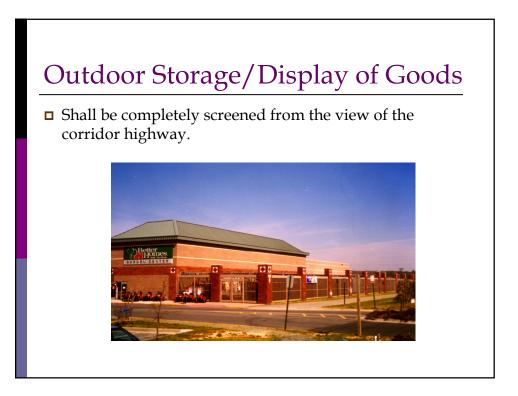
- All buildings within a property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, vehicular and pedestrian circulation, and other development elements work together functionally and aesthetically.
- Similar architectural treatment in terms of materials, quality, appearance, and detail.
 - Riverton Commons
 - Crooked Run, LLC



Signage (Without Regulations)





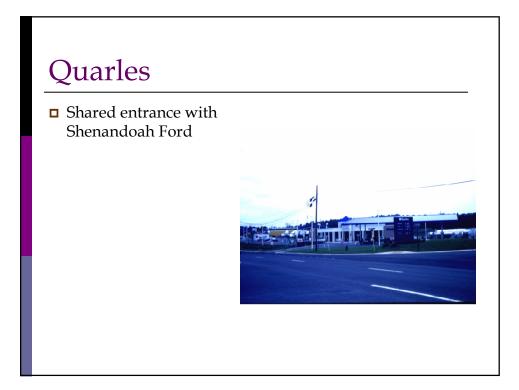


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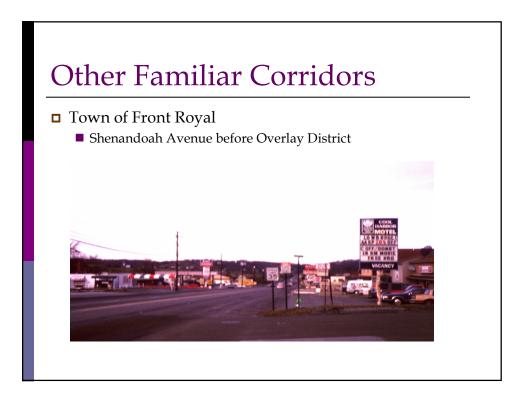
Maintaining Existing Level of Service on Rt. 340/522

Access and internal circulation

- Provision of shared entrances, interparcel connection and travelways, or on-site service drives connecting adjacent properties.
- Access from a secondary public street as opposed to the corridor highway.
- Access points, for lots located at an intersection, shall be located the maximum distance possible from existing or proposed intersections.
- The internal streets of a commercial office, or industrial complex.







Other Familiar Corridors

- **D** Town of Front Royal
 - Shenandoah Avenue after Overlay District



