

Hanover County Zoning Ordinance Illustration Manual

Design Companion
to the Hanover
County Zoning
Ordinance



Hanover County Zoning Ordinance Illustration Manual

The Hanover County Zoning Ordinance contains a number of design requirements throughout its various different sections. This Illustration Manual has been created to provide users of the Zoning Ordinance a visual representation of those design requirements.

The illustrations shown in this Manual are intended to demonstrate how the particular regulations may apply to a property. To the extent that any illustration in this Manual conflicts with the provisions of the Hanover County Zoning Ordinance, the provisions of the Zoning Ordinance control.

This Manual may be updated periodically. The Planning Department recommends that you visit the Hanover County Planning Department's website (<http://www.co.hanover.va.us/planning/default.htm>) to ensure that you have the most recent version.

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Buffers

Art. 3,

Div. 8-Sec. 26-108(b)

Div. 9-26-118(a)(2)

Div. 10-Sec. 26-128(a)(2)

Art. 5, Div. 5 -

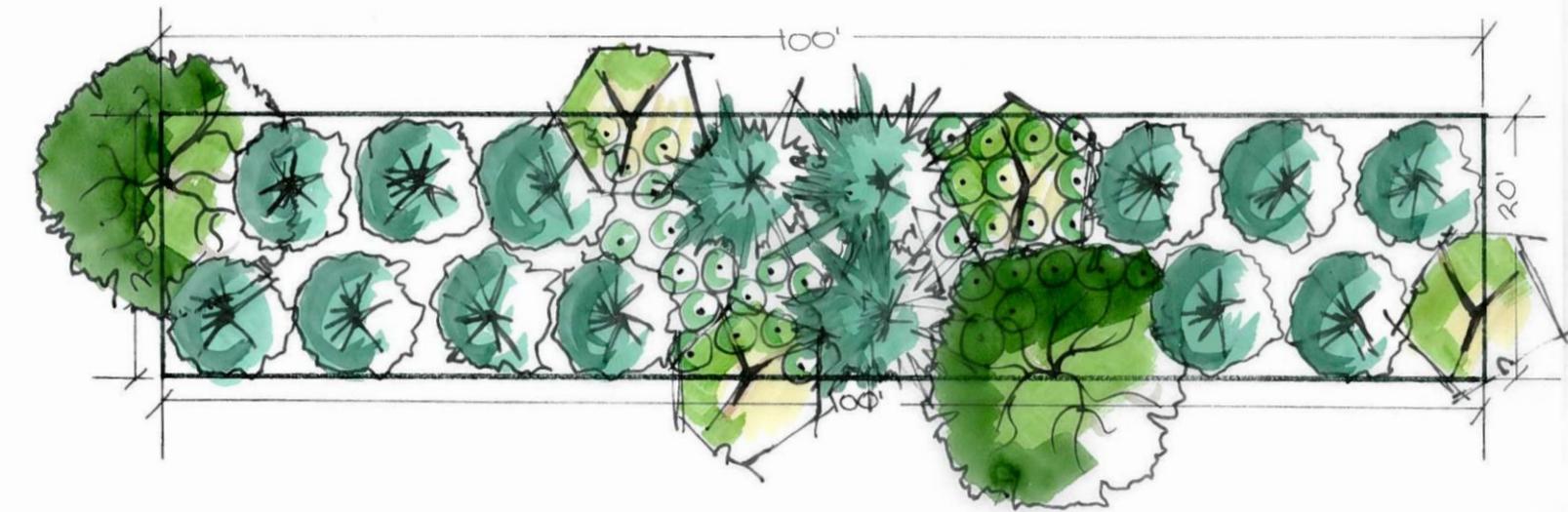
Sections 26-264 through 26-266

The Hanover County Zoning Ordinance provides that buffers are to be provided in a number of situations. The following illustrations are examples of situations that satisfy the buffer requirements. Plant material, arrangement and land form application are site-specific.

20' Commercial Buffer at 100 Linear Feet

Planting Requirements per 100 linear feet:

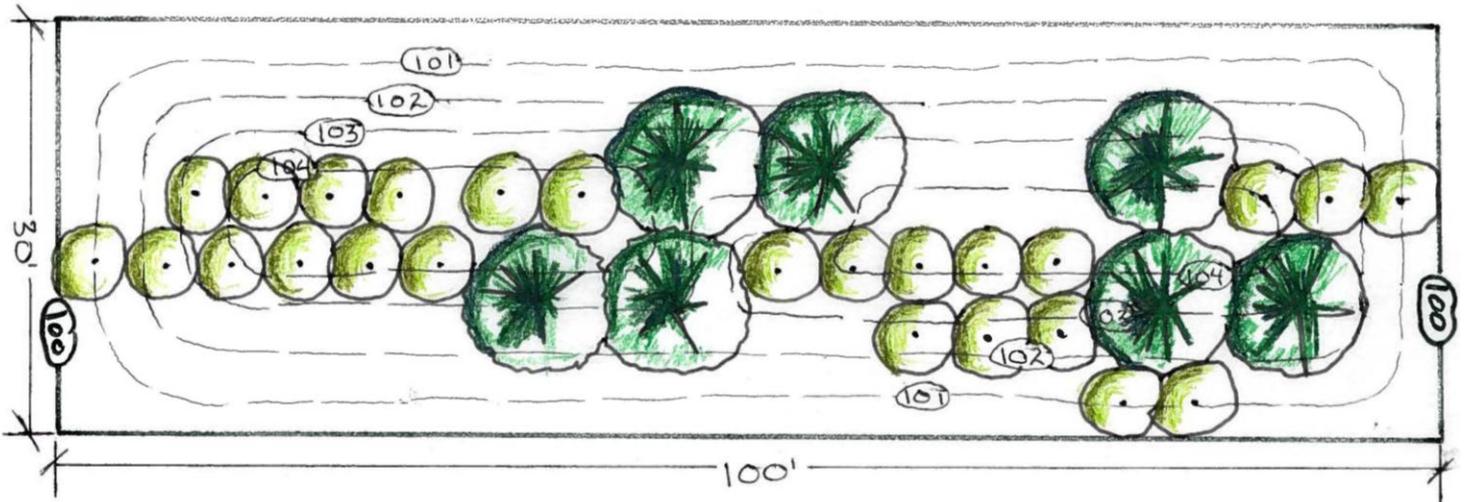
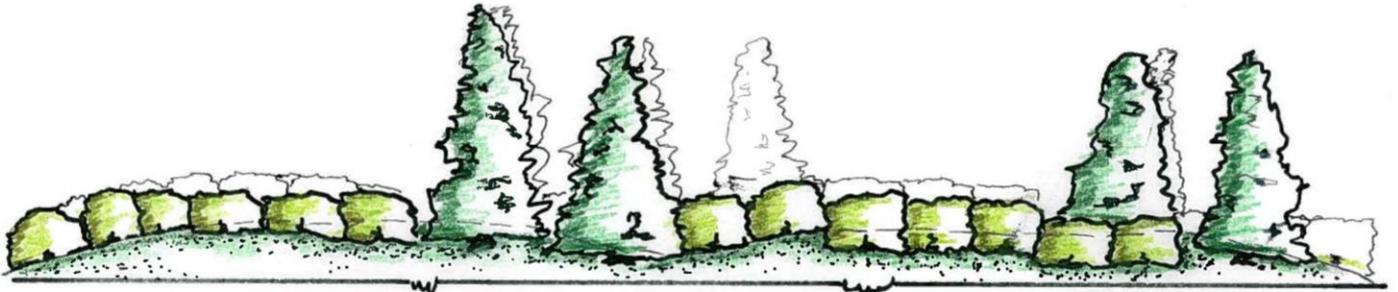
<u>Plant Type</u>	<u>Quantity</u>	<u>Total</u>
Small Deciduous Tree	4	Trees Required: 21
Large Deciduous Tree	2	Shrubs Required: 34
Evergreen Tree	15	
Evergreen Shrub	34	



30' Commercial Buffer at 100 Linear Feet

Planting Requirements per 100 linear feet:

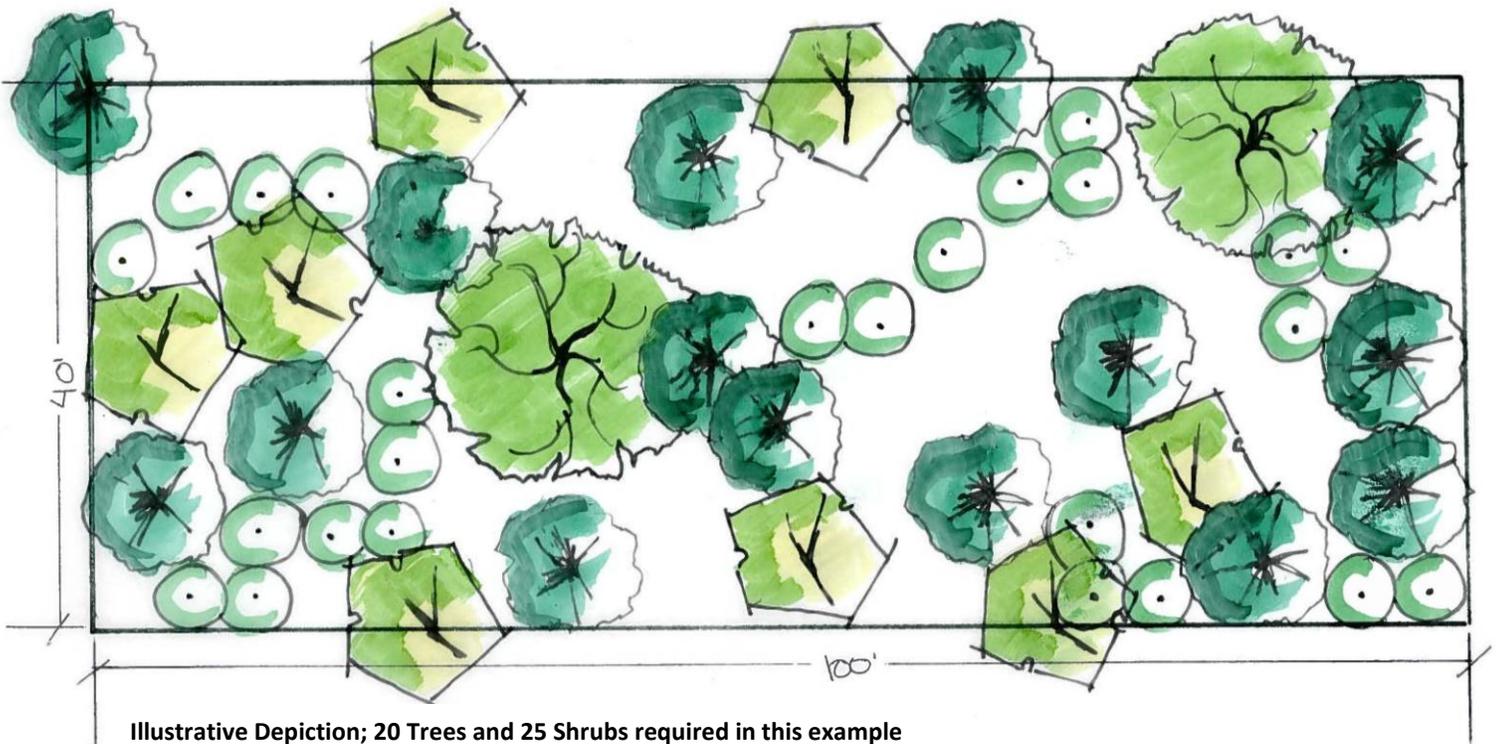
<u>Plant Type</u>	<u>Quantity</u>	<u>Total</u>
Evergreen Tree	7	Trees Required: 7
Evergreen Shrub	25	Shrubs Required: 25
Berm		



40' Commercial Buffer at 100 Linear Feet

Planting Requirements per 100 linear feet:

<u>Plant Type</u>	<u>Quantity</u>	<u>Total</u>	
Trees	20	Trees Required:	20
Shrubs	25	Shrubs Required:	25



Illustrative Depiction; 20 Trees and 25 Shrubs required in this example

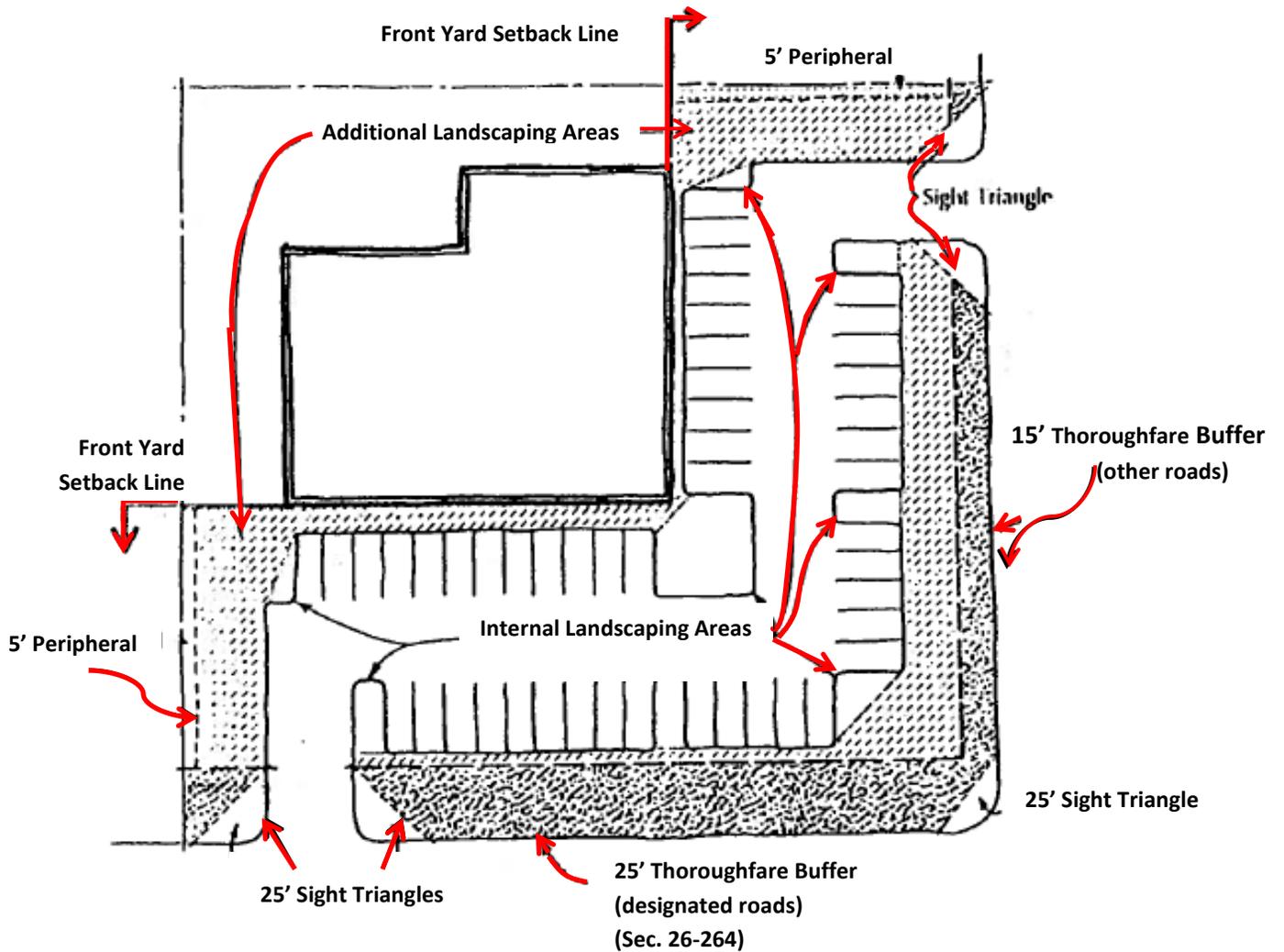
Suburban Development Overlay District

Art. 4, Div. 2 – Sec. 26-192

Art. 5, Div. 5 - Sec. 26-264

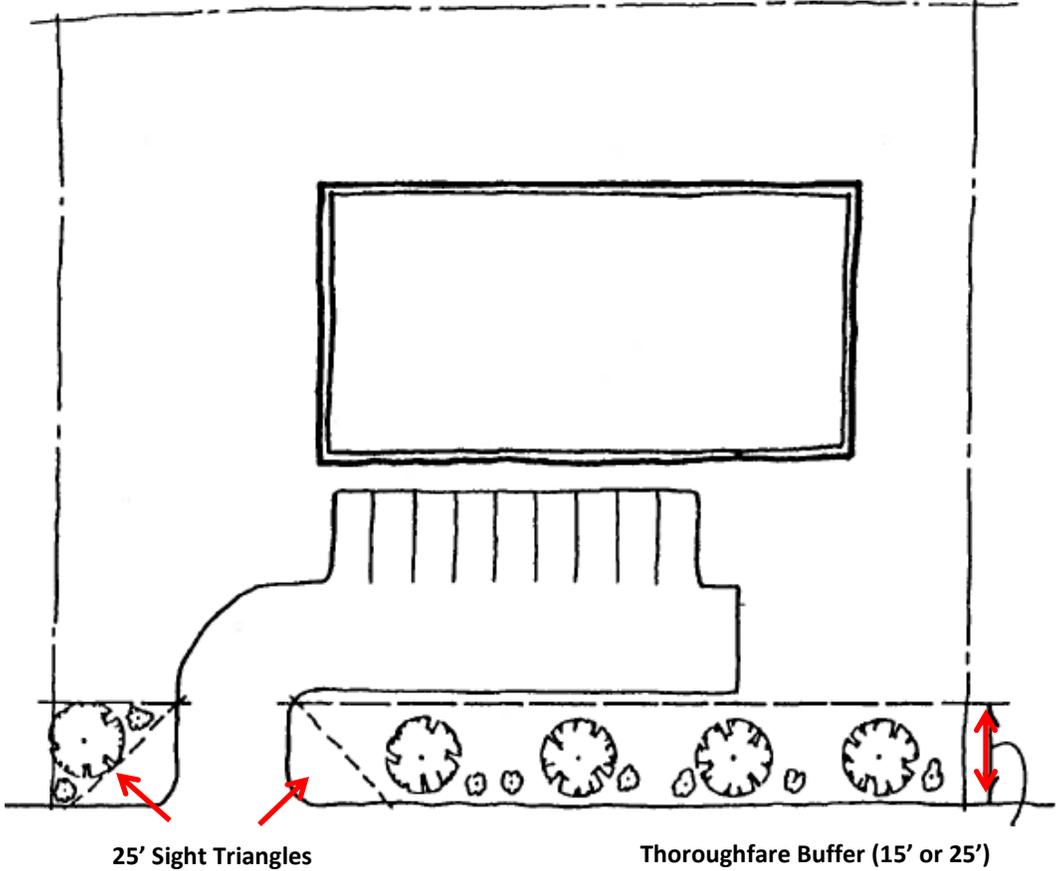
Non-residential sites located within the Suburban Development Overlay District with parking lots in excess of 4500 square feet are required to provide internal landscaping in accordance with the district standards. The following illustrations are examples of how these landscaping requirements may be applied to a particular site.

Landscaping Requirements (Generally)



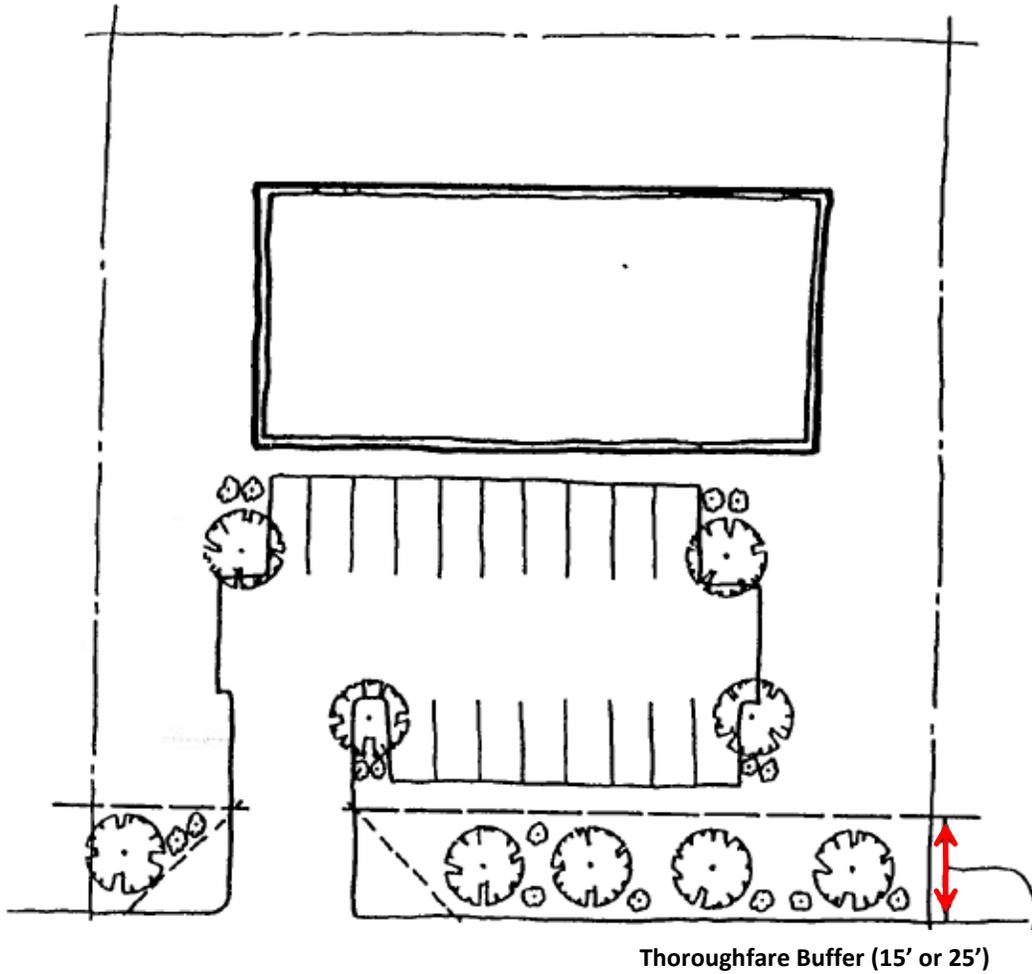
See Section 26-192 for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

Requirements for Parking Lots with more than 4500 square feet of parking area



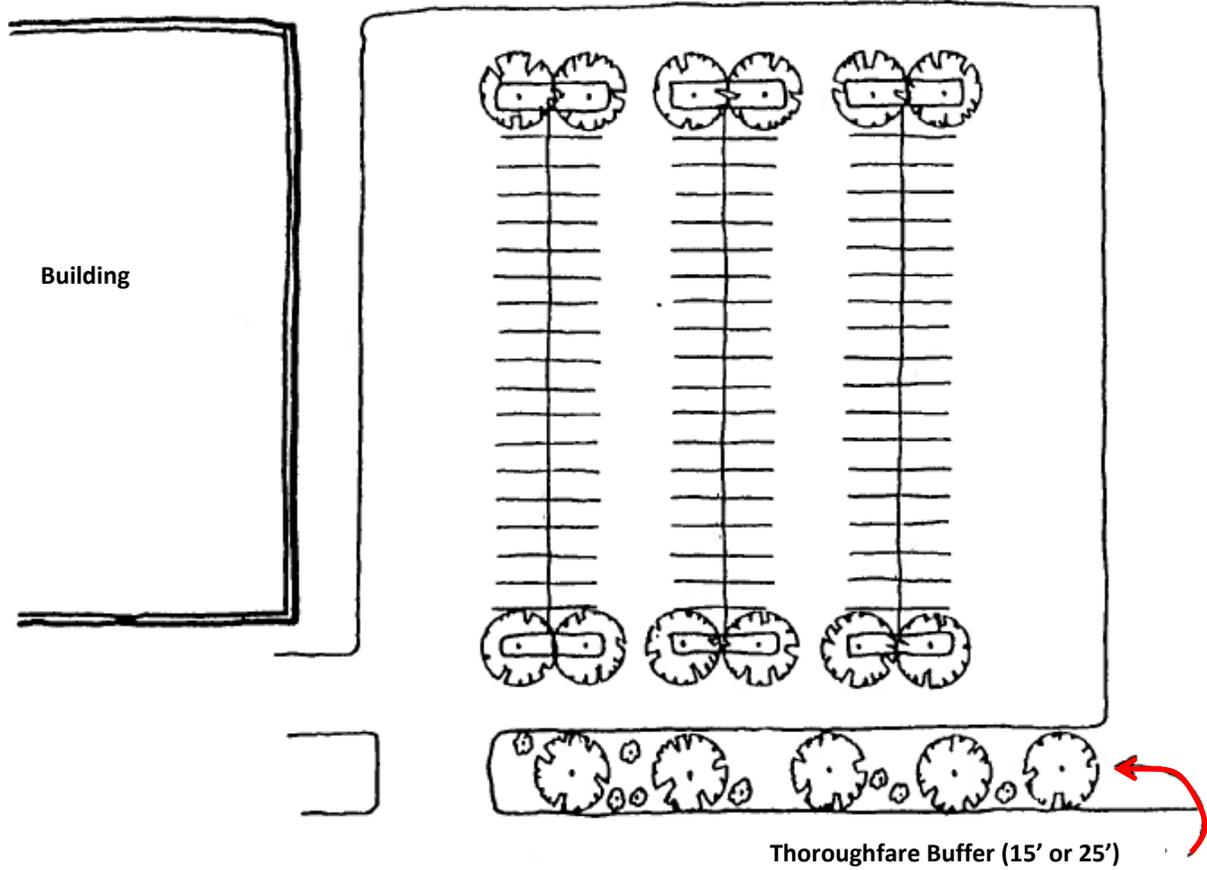
See Section 26-192(1)(c) for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

Requirements for Parking Lots with Area between 4500 - 9000 Square Feet



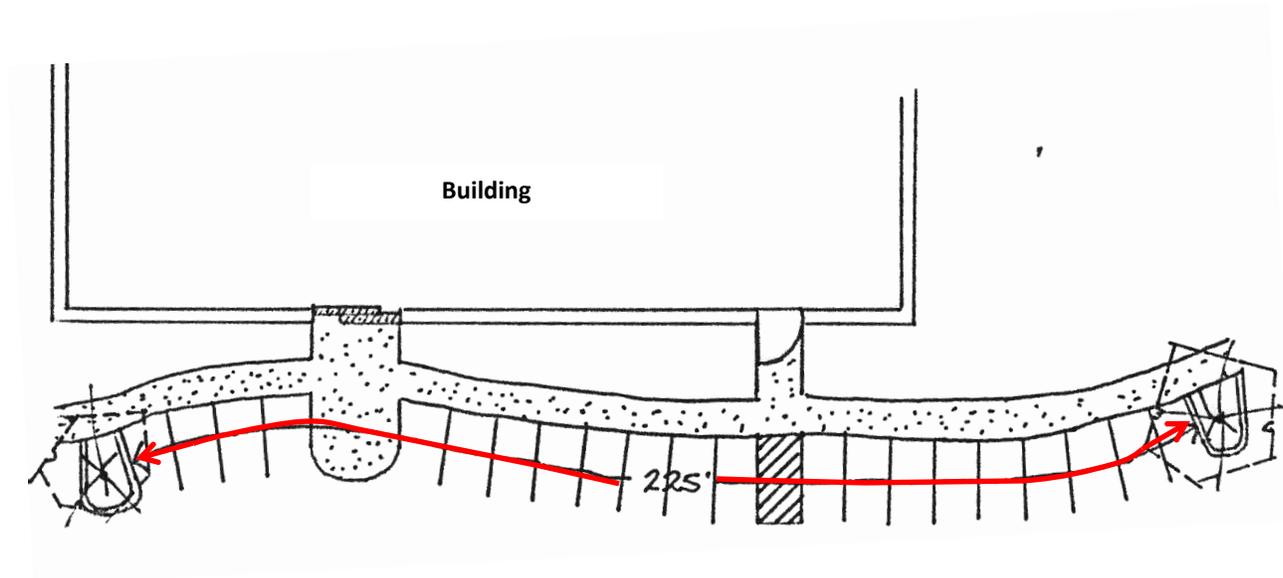
See Section 26-192(1)(d) for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

Requirements for Parking Lots with 9000 square feet or greater of parking area



See Section 26-192(1)(e) for specific guidelines for internal landscaping and Section 26-264 for requirements applicable to Thoroughfare Buffers.

Spacing Between Required Landscape Islands



Section 26-192(1)(e)(4) provides for a maximum of 225 linear feet between certain landscaping islands. This illustration demonstrates how that measurement is to be calculated when parking spaces are not arranged in a straight line.

Lighting Requirements

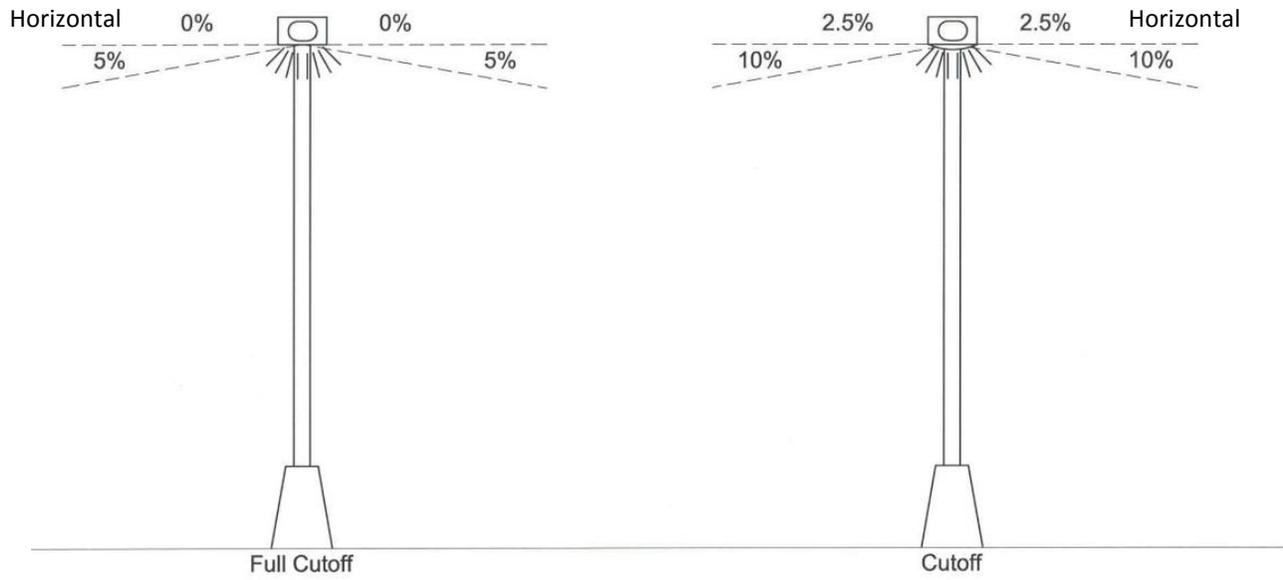
Art. 5, Div. 6 – Lighting Regulations

Sections 26-268, 268, 271, 273

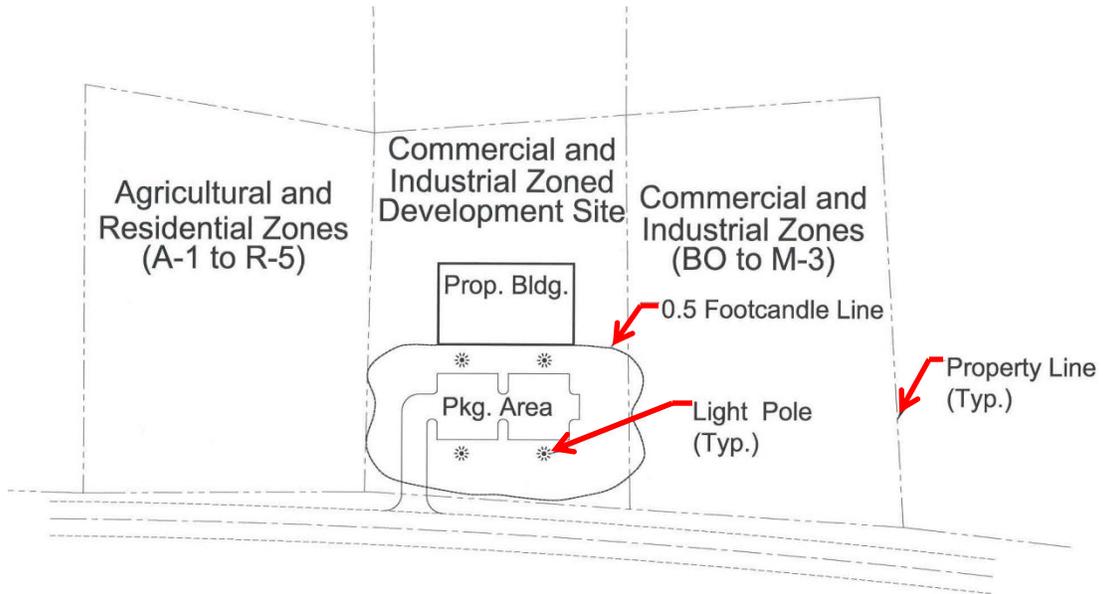
At any time lighting is to be installed on a site, the requirements contained in the Hanover County Zoning Ordinance must be followed. The following illustrations help to explain some of these requirements.

Section 26-268 – Full Cutoff lighting and Cutoff lighting

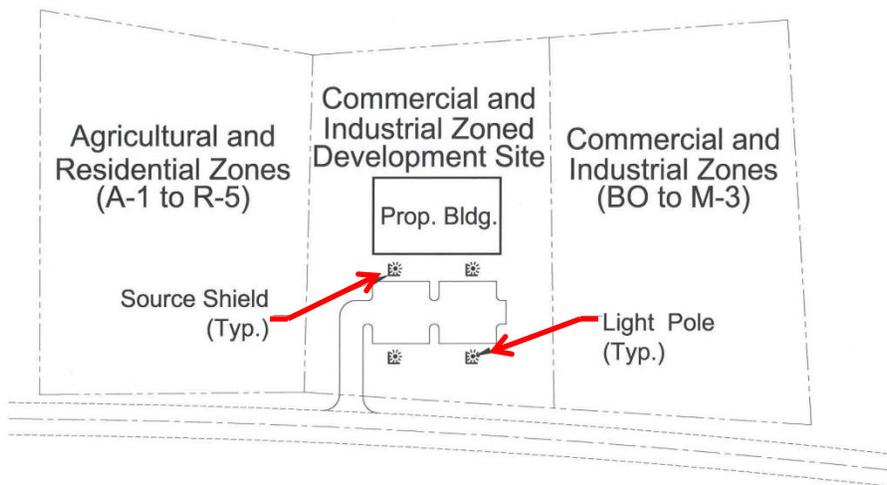
Amounts of Light



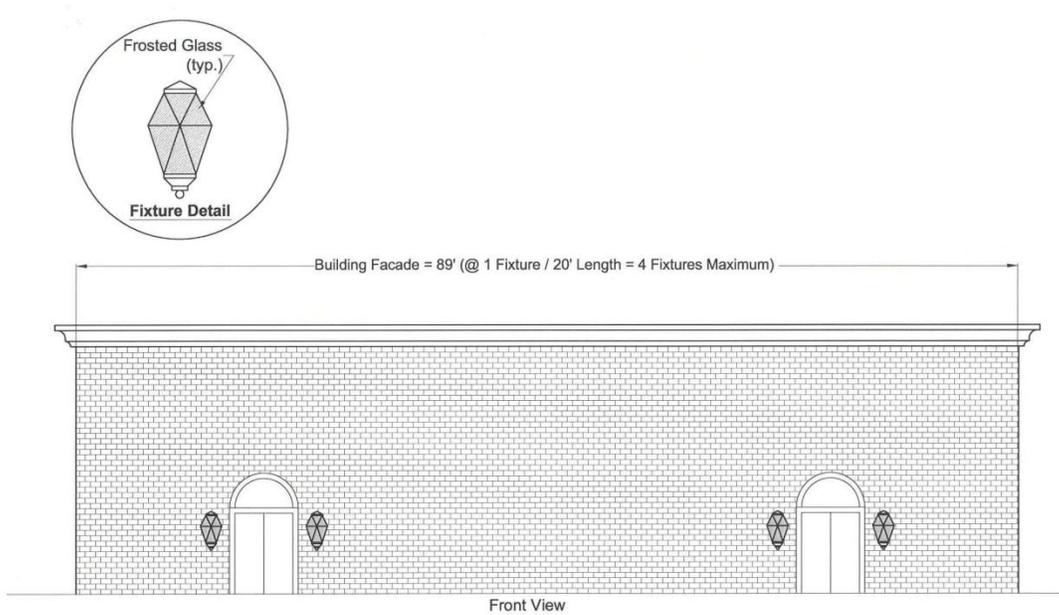
Section 26-269 (2) – Light Intensity



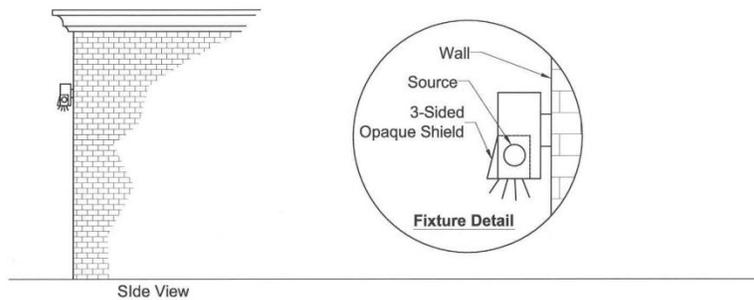
Section 26-269 (4) – Source Shielding



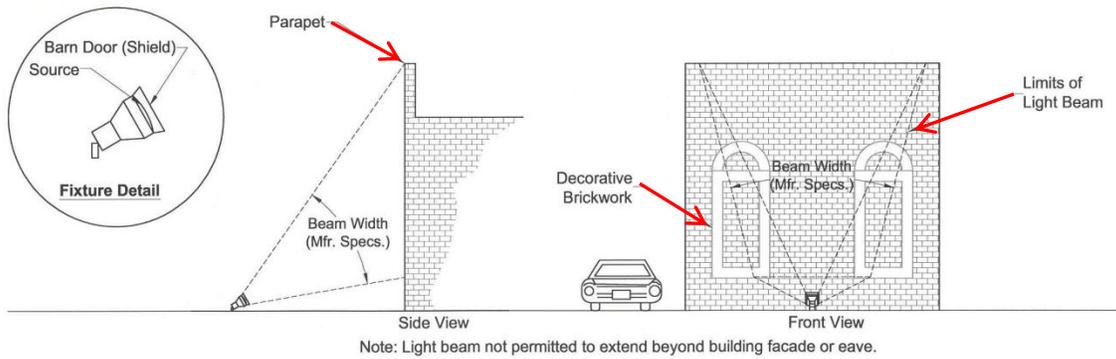
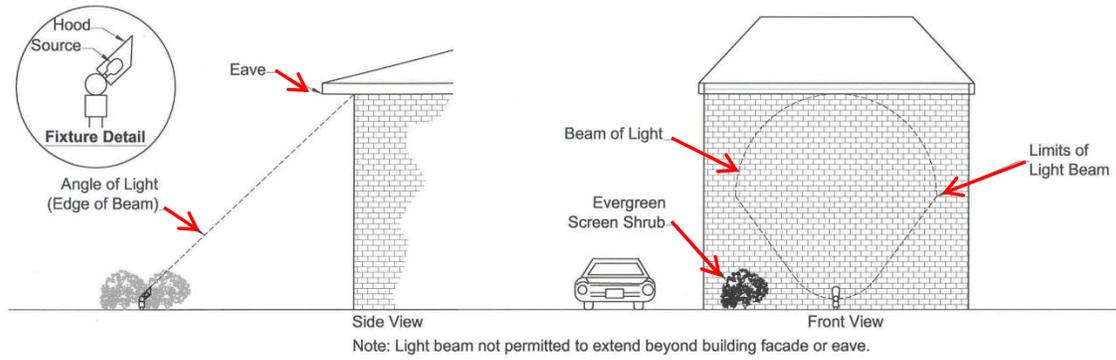
Section 26-271(a) – Decorative and Building Mounted Fixtures



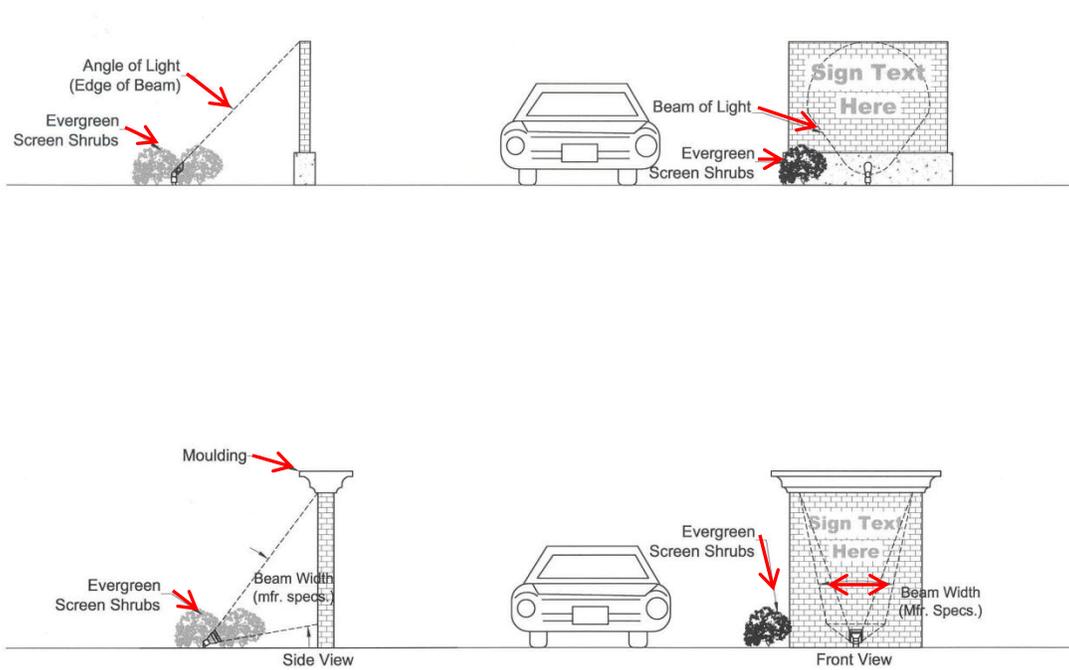
Section 26-271(a) – Building Mounted Lighting



Section 26-271(c) – Uplighting of Building Facades



Section 26-273 (13) - Uplighting of Sign Facades



Article 5, Division 7 – Sign regulations

Section 26-273 of the Zoning Ordinance regulates the uplighting of sign facades. These illustrations contain examples of permissible uplighting of signs.

Sign Regulation

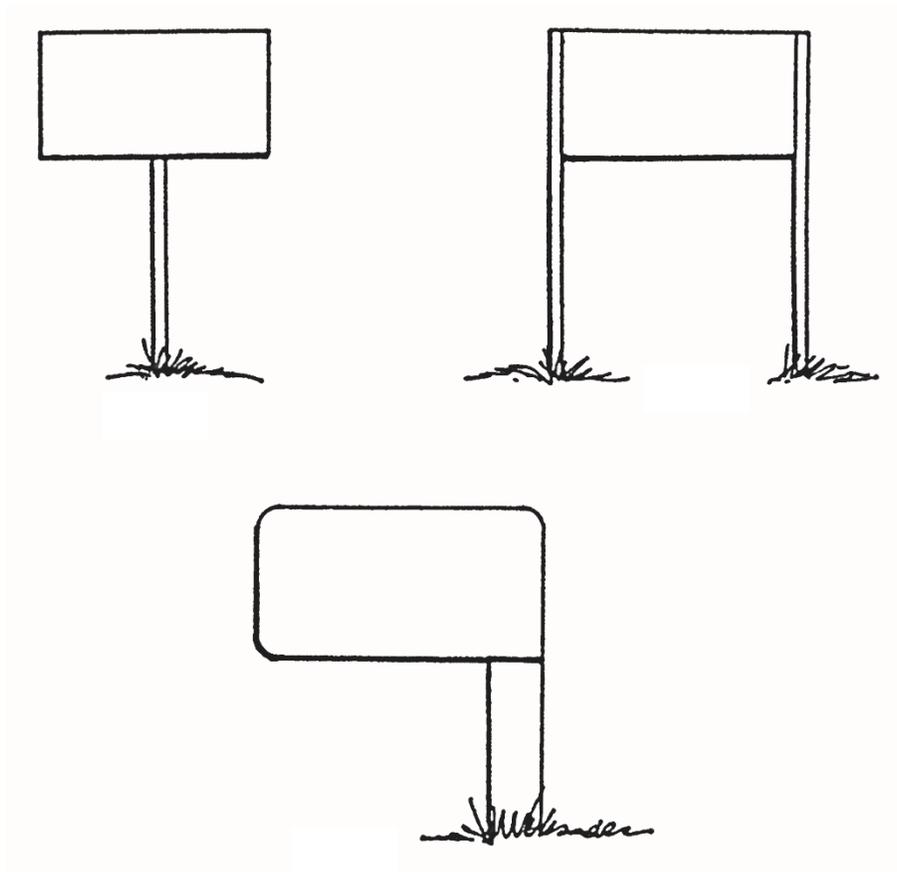
Art. 5, Div. 7

Sections 26-272, 273 and 275

The following illustrations can assist with determining sign criteria. Specifically, sign type, lighting, square footage calculations, height and placement.

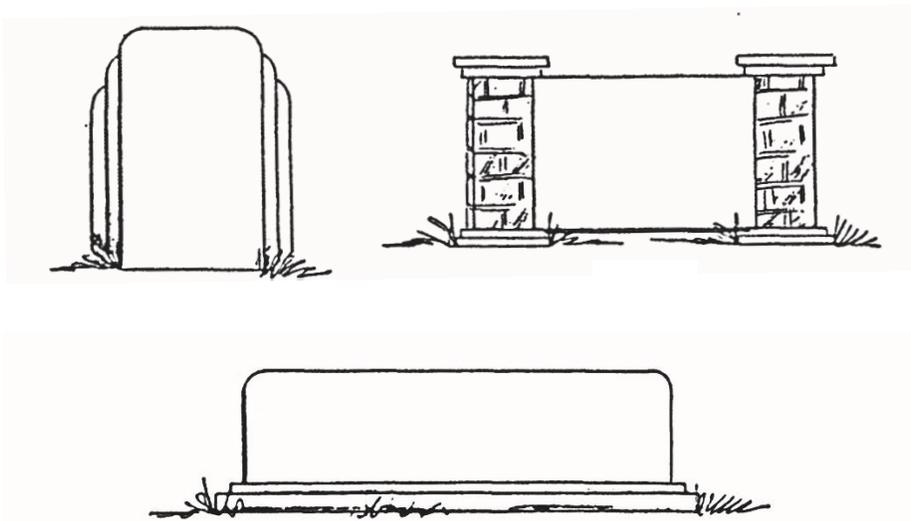
Ground Signs

Section 26-272



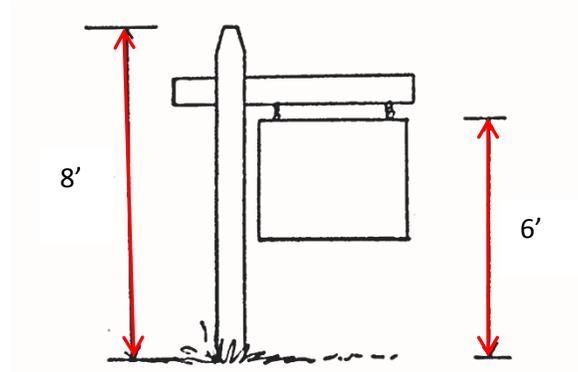
Monument Signs

Section 26-272



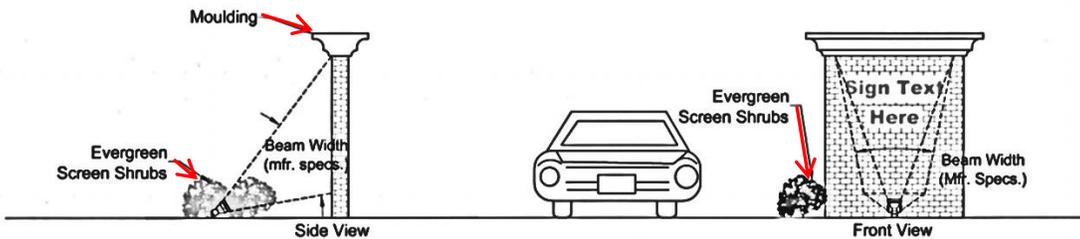
Monument Sign with Decorative Post

Section 26-272



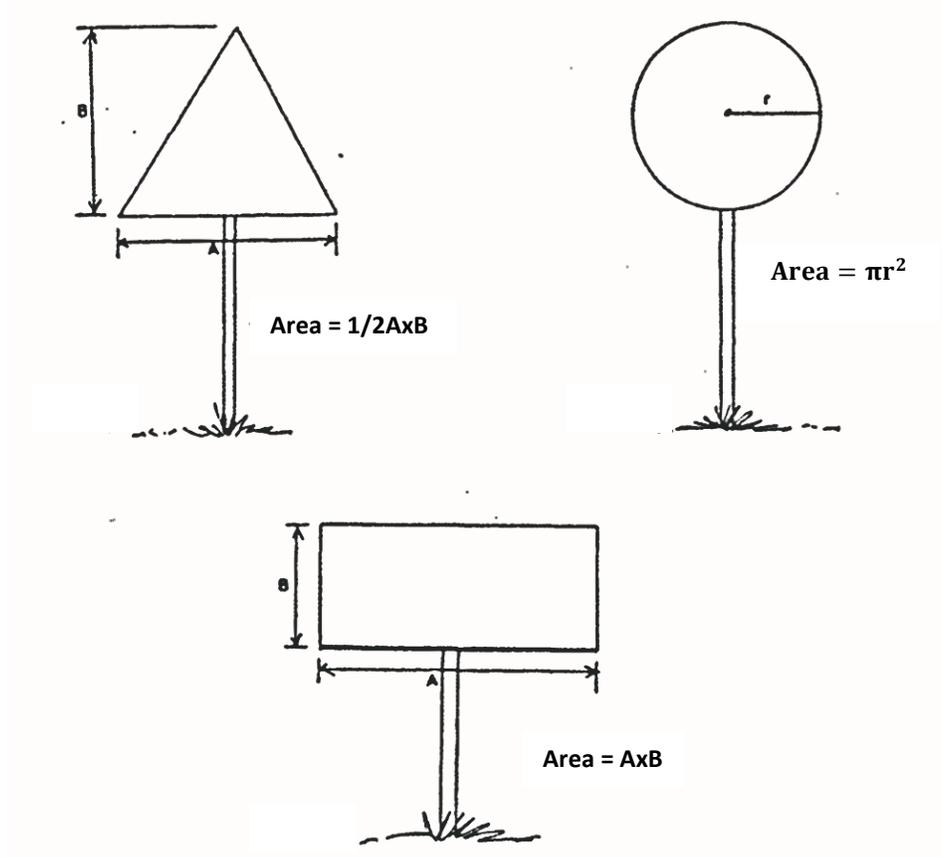
External Illumination of Signs

Section 26-272 and 273 (13)



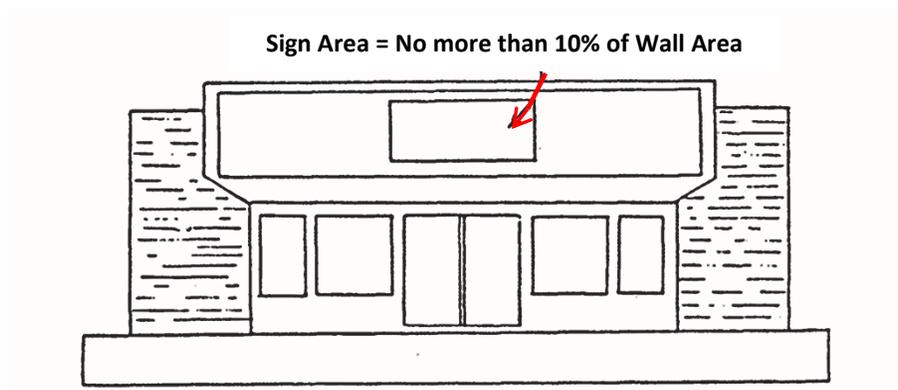
Sign Face Area Calculations

Section 26-272 and 273 (14)



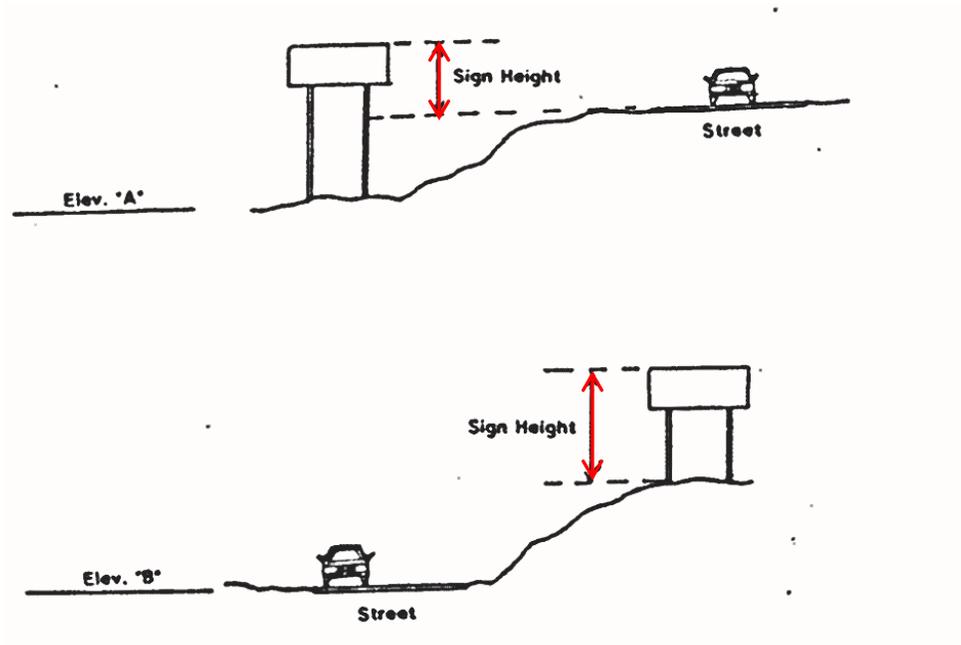
Wall Signs

Section 26-272, 273 (16) and 275



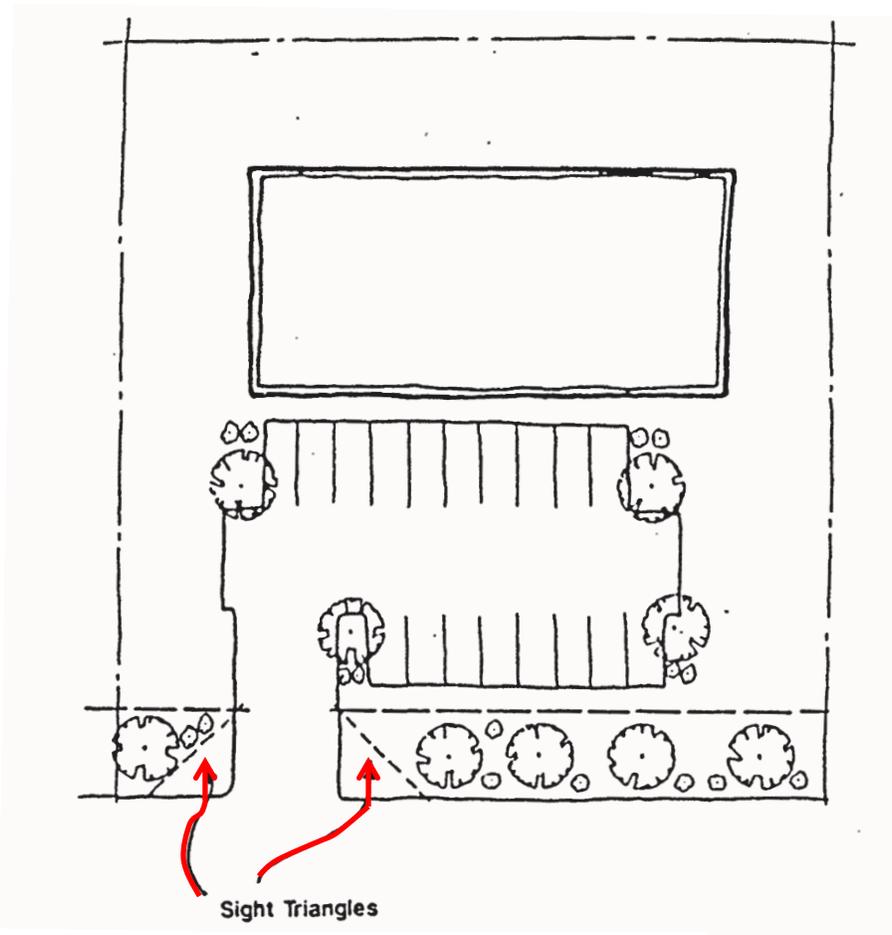
Sign Height Measurement

Section 26-272 and 273 (17)



Sight Distance Triangles

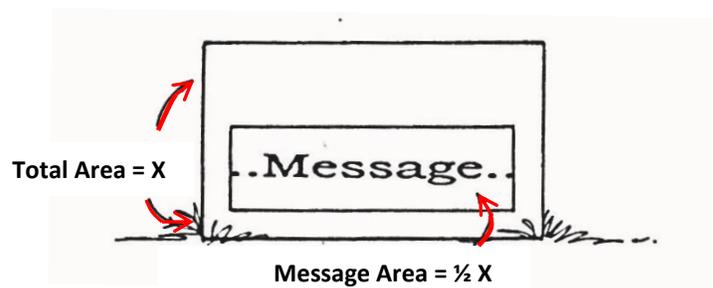
Section 26-273 (21)



- No signs allowed within these areas

Electronic Message Board

Section 26-273 (24)

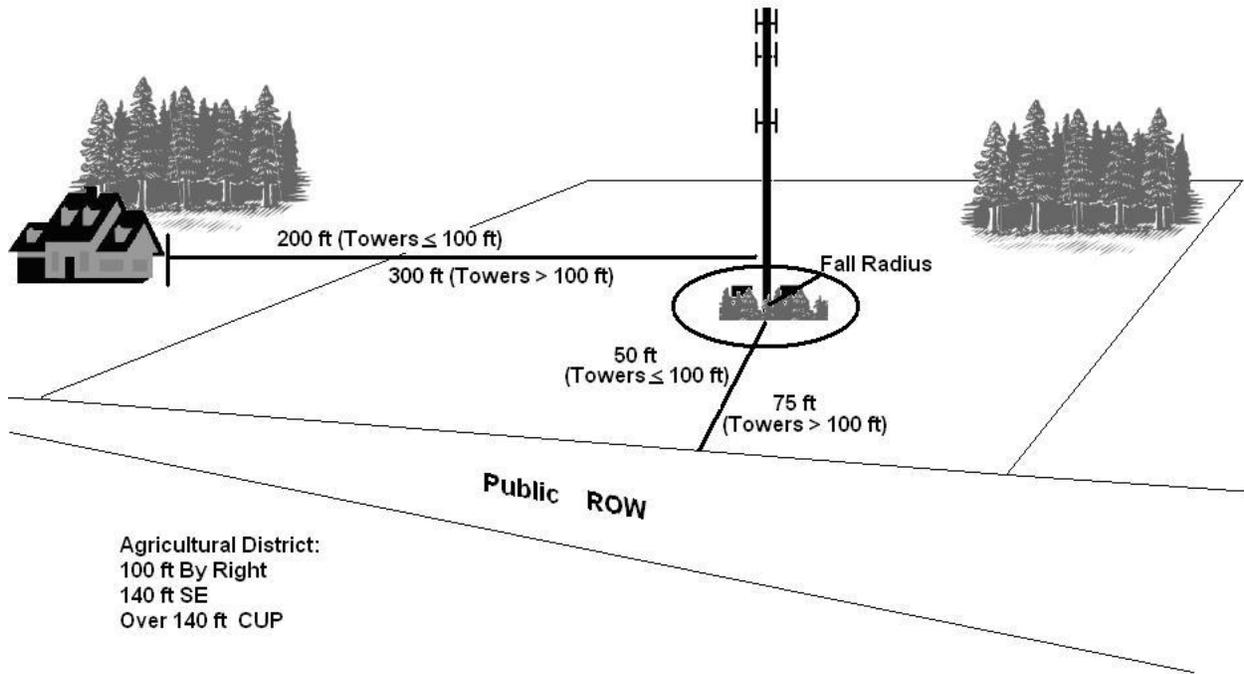


Telecommunications Facilities – Setback requirements

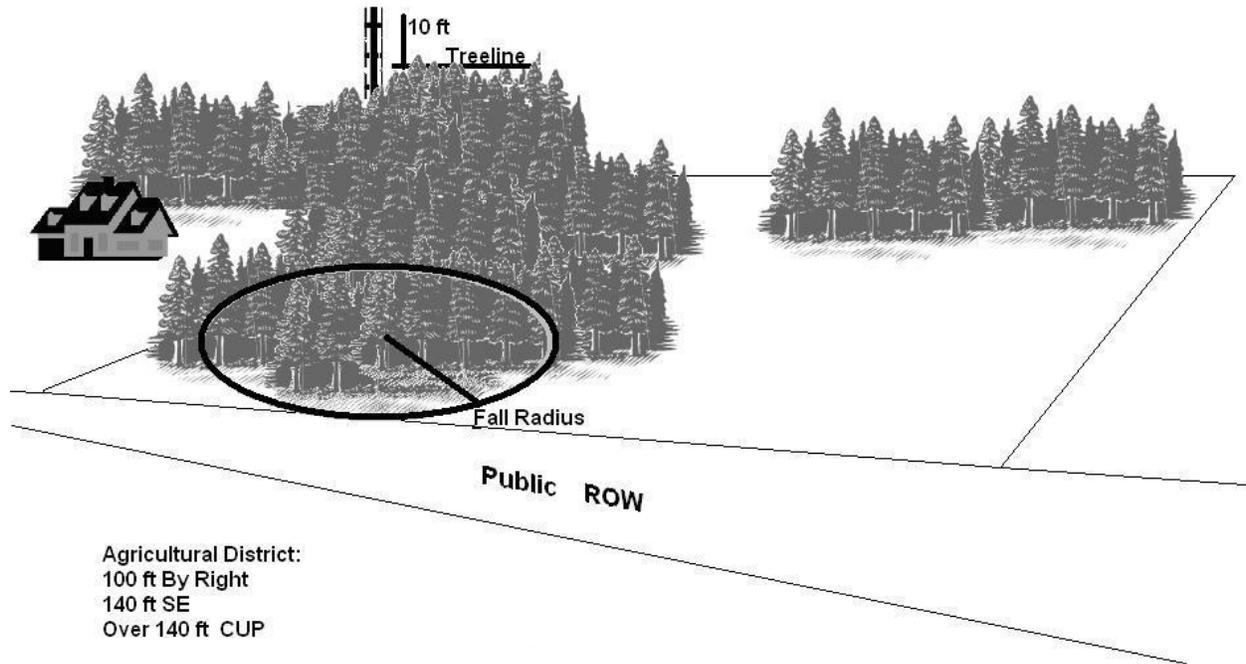
Art. 5, Div. 8 - Sec. 26-284

The following illustrations are examples of how the setback requirements applicable to telecommunications facilities might be found on proposed site.

Standard Setback



Reduced Setback by Vegetation



Reduced Setback by Camouflage

