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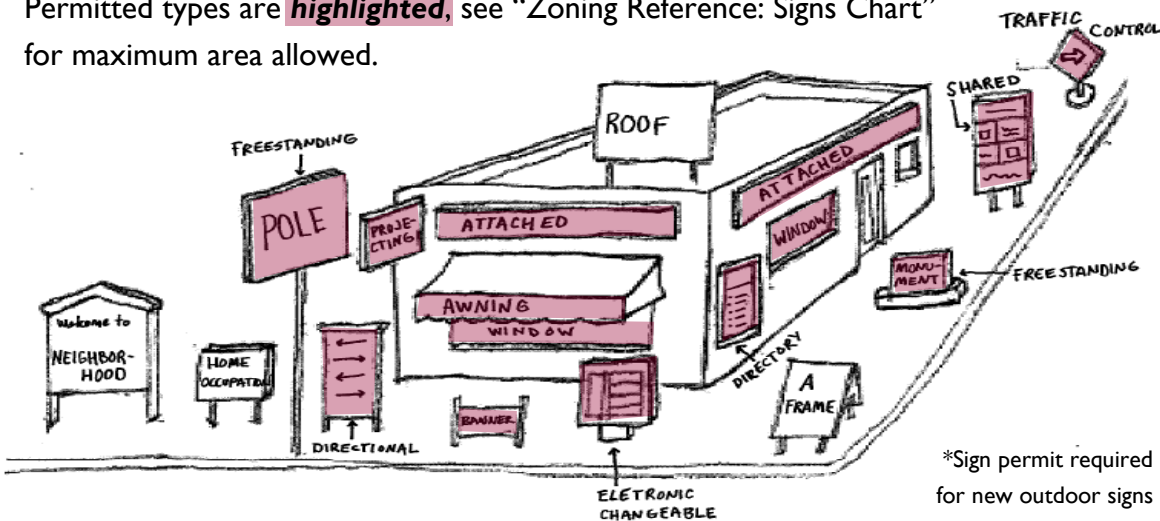
Limited Industrial

Purpose: Intended for a variety of commercial businesses serving local and regional customers. Located particularly along major thoroughfares where a mixture of commercial activity now exists, but not characterized by extensive warehousing, frequent heavy trucking, or open storage. The area is an important gateway, thus improving its function through elements such as lighting, landscaping, signage, building design and layout, is an important economic goal for Ashland.

Building Setbacks		Height
Front: 35' min.		If over 45', then a conditional use permit is required
Side: 20' min. (50' to residential)		Outdoor Display
Rear: 20' min. (100' to residential)		Yes, but not located within the 20' front landscape setback; no chain link fencing or attention getting devices such as flag banners or wind socks
Landscaping		Outdoor Storage
1 street tree per 50'		Yes, if screened from view from public right-of-way or residential properties (see screening materials on back of sheet)
20' front setback		
5' parking buffer		
5% internal parking		
10% tree canopy		
Lot Size		
Minimum 1 acre		

Signs

Permitted types are **highlighted**, see "Zoning Reference: Signs Chart" for maximum area allowed.



*Sign permit required for new outdoor signs



Parking

Parking minimum for common businesses:

- Manufacturing = 1 per employee on maximum shift + space for trucking
- Machinery sales (outdoor) = 1 per 5,000 SF of sales area
- Wholesale = 1 per employee on maximum shift + space for trucking
- Office = 1 per 300 SF

Parking lot connection to adjacent lot required, administrative exception available

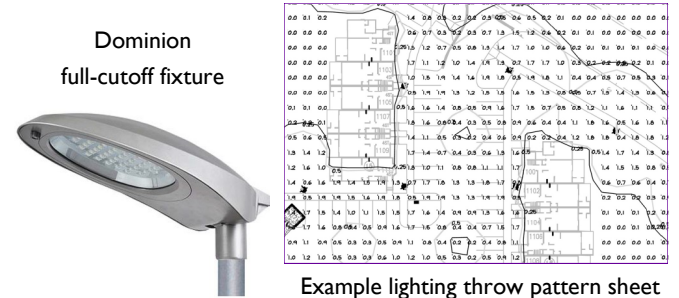
Shared parking encouraged, when available

Outdoor Lighting

Full cutoff design fixtures, dark sky compliant

Maximum 0.5 foot-candle at boundary

Maximum 20' height from ground to highest point



Architecture

Roof-top mechanical units screened from view of public roads or residential property using building parapet, wall of similar materials, or landscaping

Preferred materials: brick, stone, glass, glass block, architectural precast, split face block, architectural and prefabricated metals, or synthetic stucco



Utilities

Backflow preventer may be required if warranted by Virginia Department of Health regulations

Potential strong waste surcharge for restaurants, schools, or facilities with commercial kitchens

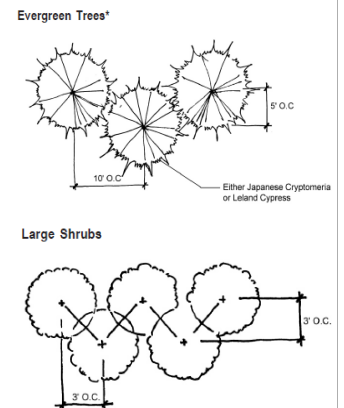
Contact Hanover DPU for commercial water/sewer rates at (804)365-6019 or visit their website: hanovercounty.gov/Public-Utilities

Screening

Screen commercial dumpsters and mechanical units from public view with a minimum 6' high screen

Materials:

- Wall
- Fencing (no chain link)
- Evergreen or large shrubs
- Main building materials



Questions or Comments

Contact the Town of Ashland Department of Planning and Community Development at (804) 798-1073.