



Montgomery County, Virginia Planned Industrial (PIN)

PIN District: Established to provide for economic development and job opportunities by accommodating certain light industrial and business uses and related uses with limited environmental and visual impact that wish to locate in an area of like uses, all to be developed and operated according to standards that will ensure maintenance of a park-like atmosphere. Activities in PIN districts shall have limited traffic and other impacts on uses in other districts through proper location on major streets, adherence to ordinance performance standards and provision of open space and physical buffers as prescribed.

Lands qualifying for inclusion in the PIN district shall be mapped as urban expansion, urban development area, or village expansion in the Comprehensive Plan which are served by or planned for connections to public water and sewer. The minimum area required to create a district shall be five (5) acres of total contiguous land.

What can I do by right in a PIN district?

There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Amateur radio tower
- Animal hospital
- Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts
- Business or trade school
- Cabinets, furniture and upholstery shop
- Cemetery, mausoleum or memorial park
- Civic club
- Conference or training center
- Crematorium
- Day care center
- Equipment sales and service
- Financial services
- Fire, police, rescue facility
- Flex-industrial uses
- Homeless shelter
- Hotel, motel
- Laboratory
- Laundry, dry cleaning plant
- Manufacture of musical instruments, toys, novelties, rubber and metal stamps
- Manufacture of pottery, figurines or other ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas
- Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products
- Mini warehouse
- Monument stone works
- Office, administrative, business, or professional
- Park and ride lot, of 50 or fewer spaces
- Pet, household
- Post office
- Printing services
- Public use/public facility
- Public utility lines, water, sewer, or other
- Public utility substation
- Research, experimental, testing or development activity
- Retail sales and service incidental to any other permitted use
- Storage warehouse
- Telecommunications tower, attached
- Veterinary services
- Wholesale business

Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

What uses require a Special Use Permit?

Some uses are allowed in the PIN district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Dept.). These include:

- Airport
- Amateur radio tower greater than 75 ft.
- Farm machinery sales and service
- Feed and seed store and mill
- Kennel, indoor
- Motor vehicle rentals
- Park and ride lot of more than 50 spaces
- Public utility plant, water, sewer, or other
- Recreation, commercial
- Recycling facility
- Shooting range, indoor
- Telecommunications tower, freestanding
- Use listed in above "by right" list if a manufacturing process is to take place outside
- Uses similar to above.

Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area:

One (1) acre except for public utility or public water or sewer installations which shall be in accordance with the Montgomery County Subdivision Ordinance.

Lot Access:

Lots shall be accessed by a road in the VDOT system or from a hard surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshall. Lot access shall avoid impact on residential subdivisions from primary access and through traffic.

Maximum Building Coverage:

Fifty (50) percent.

Total Impervious Surface:

Seventy-five (75) percent of the gross site area.

Minimum Width:

One hundred (100) feet. Width requirements for public utility or public water or sewer installation shall be in accordance with the Montgomery County Subdivision Ordinance.

Minimum Yards:

- Front: Fifty (50) feet when opposing street frontage is residential district; thirty five (35) feet otherwise.
- Side: Thirty five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.
- Rear: Thirty five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.

Maximum Building Height:

Fifty (50) feet.

Use Limitations

Screening & buffering: Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash must be screened from adjacent streets or from adjacent land not zoned for industrial use. The purpose of such screening shall be to substantially reduce, but not necessarily eliminate, public views of outside storage areas. Acceptable screening shall be approved by the zoning administrator.

Off-street parking and loading: Off-street parking must be in accordance with section 10-44 of the Montgomery County Code.

Indoor/outdoor operations: All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors in a special use permit.

For additional information contact:

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<http://www.montgomerycountyva.gov/content/1146/98/167/default.aspx>

A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com.