

Ordinance No. 25-1

ORDINANCE

**AMENDING THE TEXT OF THE LAND DEVELOPMENT REGULATIONS
FOR THE TOWN OF BEDFORD BY
AMENDING EXISTING USES AND DEFINITIONS, ADDING A NEW USE,
ERROR CORRECTIONS AND AMENDING STANDARDS FOR HOMESTAY AND
DIGITAL SIGNS**

WHEREAS, the Planning Commission of the Town of Bedford held a public hearing on December 5, 2024; and

WHEREAS, the Town Council held a public hearing after notice was given in the *Bedford Bulletin* once a week for two successive weeks as required by Virginia Code 15.2-2204; and

WHEREAS, it is found that the public necessity, convenience, general welfare, and good zoning practice are best served by changing the text of zoning regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BEDFORD, VIRGINIA THAT:

The Land Development Regulations / Zoning Ordinance of the Town of Bedford is amended by amending text for permitted and conditional uses as follows:

- Section 1. Amend use “Homestays” to increase the age of the renter and to prohibit multiple-party renting –
Section 808.06.
- c. The principal guest of a homestay unit shall be at least 21 years of age.
 - h. Such secondary use does not include simultaneous occupancy by more than one party under separate contracts.
- Section 2. Amend Section 816.06.h. for Digital Signs to permit changeable advertisements on parcels zoned B-2 with additional regulation –
- h. Digital signs.
 - (1) Digital signs shall be permitted only on parcels zoned B-2 and adjacent to a public street or highway that has a minimum posted speed limit of 30 miles per hour.
 - (2) The maximum sign area of any digital sign shall be 20 sq. ft.
 - (3) The change rate between static messages shall be 15 seconds or greater.
 - (4) Digital signs shall be of a monument type design. Pole and post-mounted digital signs shall not be permitted regardless of the speed limit on an adjacent road or street.

- (5) Digital signs shall only be permitted on the premises of the business being advertised.
- (6) Digital signs shall be equipped with a functioning automatic dimming feature to adjust the brightness to low-level light conditions at night, during rain or other weather or darkening events, and during the day to prevent glare.
- (7) In the event that a sign malfunctions, it shall be turned off until the malfunction is corrected to avoid distraction.

- Section 3. Add former use “Car Wash” to the B-2, CLI, and WCD zoning districts as a use permitted by right, and to the CNW and M-1 districts as a conditional use, and add a definition –
- Amend Section 302 Definitions to add Car wash: Washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.
- Amend Sections 606.03, 607.03, 608.05, 609.02 and 610.03 to add “Car washes, provided that a paved area sufficient to contain a number of vehicles equal to those required in Section 806 shall be on the same lot for the storage of vehicles awaiting entrance to the washing process and that the curb breaks be limited to two in accordance with VDOT minimum standards of entrance.”
- Section 4. Amend Section 611.20 Variances to add the name of the official to sign – The board of zoning appeals shall notify the applicant for a variance, in writing and signed by the zoning administrator,...
- Section 5. Amend Section 302 Definitions to correct references to *Building Height*, to update *Dwelling* types, and to add a sign type definition –
- “Building, height of. The vertical distance from the grade to the top of the roof surface of a flat roof...”
- Dwelling, single-family.* A building designed for or occupied exclusively by one family and designed in accordance with the Virginia Uniform Statewide Building Code.
- Dwelling, two-family (duplex).* A building designed for or occupied exclusively by two families living independently of each other and designed in accordance with the Virginia Uniform Statewide Building Code.
- Sign, Pole* – A sign mounted on a single pole or more than one visible support post with an open area visible between the lowest part of the sign face and the adjoining ground on which the pole or posts are affixed. Also refers to Pole-mounted or pylon sign.
- Section 6. Amend Section 302 Definitions to add language to clarify what may not be used as a “Dwelling” –
- Dwelling.* Any building or portion thereof which is designed for or used legally for residential purposes. Any type of lodging that does not meet the definition of “dwelling” or “residence” shall not be used for habitation, dwelling, residing, sleeping, or otherwise occupying property with the intent to live there. Recreational

vehicles (including structures on towable metal frames), tents, and structures not approved as a “dwelling” by building code shall not be used for residential or living purposes.

- Section 7. Amend Section 601 in the Single-Family Residential (R-1) District to state that only one dwelling is allowed per parcel –
- 601.02.g. Single-family dwellings. Only one dwelling or dwelling unit is allowed per parcel in R-1 unless another section of the ordinance permits additional units through zoning approval, such as Accessory Dwelling Units or temporary family health care structures.
- Section 8. Amend Section 1002.01 to clearly state that a zoning permit is required to establish a use on land, regardless of whether structures are being added –
- 1002.01. *Issuance and display.* The zoning administrator shall issue a zoning permit for any permitted use, with or without structures, or for any structural alteration, provided such proposed use of land or structure, or structural alteration, is in conformance with the provisions set forth herein.... The zoning permit may be incorporated into the building permit issued under the building code.
- Section 9. Correct a typographical error –
- 816.09.b. Non-residential uses located in residential zones R-1, R-2, R-3 shall be permitted to display **one** wall or freestanding monument sign of up to 16 square feet.
- Section 10. Correct a section referenced in the subdivision regulations that was changed by zoning recodification –
- 1302.03. *Streets, sidewalks and drainage.* Streets, sidewalks and drainage facilities shall be constructed by the developer or subdivider in accordance with the following requirements:
- f. Street trees shall be installed as provided in section 809 of this ordinance.
- Section 11. Add use “Automotive repair services, major” to the CLI and M-1 zoning districts as a use permitted by right, and to the WCD and CNW districts as a conditional use, and add a definition –
- Amend Section 302 Definitions to add Automotive repair services, major: Repair of construction equipment, commercial trucks, agricultural implements and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, autobody painting, equipment service centers, machine shops and other similar uses where major repair activities are conducted.
- Amend Sections 607.03 CLI and 608.03 M-1 to add Automotive repair services, major as a use permitted by right, and add the use to Sections 609.03 WCD and 610.03 CNW as a conditional use.
- Section 12. This ordinance is effective upon enactment.

CERTIFICATE OF VOTES

The record of the roll-call vote by the members of the Town Council of the Town of Bedford, Virginia, on the foregoing Ordinance, duly adopted by the Council upon a roll-call vote at its regular public meeting held on January 14, 2025- - - - - , as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Dwight Evans				
Todd Foreman				
David Foster				
Stacey L. Hailey				
Jaithan Ippolito				
C. G. Stanley				
Darryl A. Updike				

Dated: January 14, 2025

By: _____
Debra B. Anderson, Clerk of Council
Town of Bedford, Virginia