

Sec. 83-XX0. - EcoVillage Planned Development (EV-PD) District.

<b>A. Purpose.</b>	
<p>The purpose of the EcoVillage Planned Development (EV-PD) District is to provide the planning and design flexibility needed to accommodate and encourage the unified development of a small-scale, mixed-use, mixed income, multigenerational ecologically and economically sustainable development. Sustainability is in terms of energy efficiency and conservation, food security, materials recycling, water conservation, and similar sustainability county goals. These developments will also offer economic development and 21st century amenities for the EcoVillage(EV) and the county, while maintaining Powhatan’s rural character. Specifically, the district is intended to encourage the use of innovative, creative and reconfigurable designs that will achieve a moderate concentration and mix of agricultural, commercial, office, service, public, and residential uses. These different areas will be connected with pedestrian networks that tie the center to the adjacent residential cluster and agricultural areas. The entire development will utilize high quality eco friendly designs with buildings that are scaled to maintain a "community" feel. The district should have a central focal point, square, or "Common/Club House" as its mixed-use core. The district will have low to moderate residential densities (averaging one to four dwelling units per acre for the district as a whole, or up to 10 dwelling units on a single acre). The residences will be a cluster of mixed sized houses including entry level owner occupied Tiny Houses. The District may include sustainable infrastructure such as renewable energy, rainwater catchment and composting.</p>	
<b>B. Use Standards.</b>	
<p>Principal uses allowed in a EV-PD district shall be established in the PD plan.</p> <p>Uses shall be consistent with the comprehensive plan, other county-adopted plans, and the purpose of the EV-PD district, and shall comply with the use and use-specific standards in Article VII: Use Standards. Tiny Houses will meet or exceed the International Residential Code(IRC) Appendix Q.</p>	
<b>C. Intensity and Dimensional Standards.</b> <sup>1</sup>	
Density, minimum	1 du/ac
Density, maximum	4 du/ac
Floor area ratio (FAR), maximum	To be established in the PD plan—see Section 83-282, PD plan
Lot area, minimum (s.f.)	
Lot width, minimum (s.f.)	
Impervious surfaces, maximum (% of district area)	
Individual building size, maximum (s.f.)	

Building height, maximum (ft.)	
Yard depths or setbacks, minimum (ft.)	
Setback from abutting single-family residential zoning district or existing single-family dwelling use, minimum (ft.)	
Notes: [ac = acres; s.f. = square feet; ft. = feet; du/ac = dwelling units/acre]	
<b>D. Development Standards.</b>	
The development standards in Article VIII shall apply to all development in EV-PD districts, but some development standards may be modified as part of the PD plan if consistent with the general purposes of the EV-PD district and the comprehensive plan, and in accordance with the means of modification noted below.	
<b>Development Standard</b>	<b>Means of Modifying</b>
Access and circulation	Specify in the PD plan
Off-street parking and loading	Specify in a master parking plan
Landscaping, buffers, screening, and tree protection <sup>1</sup>	Specify in a master landscaping plan
Environmental protection	Modifications prohibited
Open space set-aside <sup>2</sup>	Modifications prohibited
Fences and walls	Specify in a master fencing plan
Exterior lighting	Specify in a master lighting plan
Multifamily residential design	Modifications prohibited
Commercial design	
Industrial design	
Residential compatibility	
Sustainable design	Specify in the PD plan
Signage	Specify in a master sign plan
Notes:	
1. Internal uses shall not be required to provide perimeter buffers.	
2. Where the PD district includes nonresidential or mixed-use development, the required percentage of open space set-aside shall be calculated based on the total amount of land used for residential, nonresidential, or mixed-use purposes, respectively (see open-space set-asides in Article VIII).	

Sec. 83-XX1. - Permitted uses.

The following uses are allowable as principal uses in the EV-PD district, only if the planned development (PD) plan approved for the district expressly identifies the use type as allowed; and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Adult day care center;
- (2) Agricultural support direct;
- (3) Agricultural support indirect;
- (4) Animal production other than an animal confinement facility;
- (5) Business service establishment;
- (6) Cafe;
- (7) Child day care center;
- (8) Commercial Kitchen;
- (9) Community Center/Clubhouse;
- (10) Community garden;
- (11) Conference or training center;
- (12) Coworking ;
- (13) Permaculture farm, organic;
- (14) Dairy other than an animal confinement facility;
- (15) Dwelling, manufactured home;
- (16) Dwelling, single-family detached;
- (17) Event Venue;
- (18) Farm winery;
- (19) Farmers' market;
- (20) Fire or EMS station;
- (21) Forestry and logging;
- (22) Greenhouse, nursery, and floriculture production;
- (23) Country Inn;
- (24) Kennel, private, two acres or more;
- (25) Library;
- (26) Makerspace;
- (27) Marina, noncommercial;
- (28) Other office facility;
- (29) Park or greenway;
- (30) Place of worship;
- (31) Recreation facility, nonprofit;

- (32) Recreation facility, public;
- (33) Telecommunications facility, collocated;
- (34) Utility use, minor;
- (35) Commercial landscaping operation.

Sec. 83-XX2. - Accessory uses.

The following uses are allowable as accessory uses that are incidental and customarily subordinate to principal uses in the EV-PD district, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Accessory apartment;
- (2) Amateur radio antenna;
- (3) Automatic teller machine (ATM);
- (4) Bed and breakfast inn;
- (5) Canopy, nonresidential drive-through;
- (6) Clubhouse;
- (7) Crematories (as accessory to P funeral home);
- (8) Electric vehicle (EV) level 1 or 2 charging station;
- (9) Electric vehicle (EV) level 3 charging station;
- (10) Family day care home;
- (11) Fuel oil or bottled gas distribution or storage, limited;
- (12) Home garden;
- (13) Home occupation;
- (14) Office (as accessory to P multifamily dwelling or commercial use);
- (15) Open space, park, playground, or recreational facility;
- (16) Outdoor display and sale of merchandise;
- (17) Outdoor storage (as an accessory use);
- (18) Rainwater cistern;
- (19) Residential care facility;
- (20) Private recycling bins;
- (21) Satellite dish;
- (22) Small wind energy system;
- (23) Solar energy collection system;
- (24) Swimming pool, spa, or hot tub;
- (25) Television or radio antenna;
- (26) Laundromat;
- (27) Carshare.

Sec. 83-XX3. - Temporary uses.

(a) *Permitted temporary uses.* The following uses are allowable as temporary uses of limited duration, in the EV-PD District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Garage or yard sale;
- (2) Model sales home/unit;
- (3) Post-disaster temporary dwelling;
- (4) Temporary construction-related structure or facility;
- (5) Temporary family health care structure;
- (6) Temporary Sawmill.

(b) *Permitted with temporary business permit.* The following uses are allowable as temporary uses of limited duration in the EV-PD District, only on approval of a temporary business permit, and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Estate sale/auction;
- (2) Outdoor seasonal sales.

Secs. 83-XX4—83-XX9. - Reserved.