



## **PLANNING COMMISSION REGULAR MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**May 11, 2026**

**2:00 PM**

#### **I. WELCOME AND CALL TO ORDER**

#### **II. ROLL CALL**

#### **III. NOT FOR PUBLIC HEARING**

1. Approval of Major Subdivision at Parcel 78585 (Vandola Drive).

#### **IV. OLD BUSINESS**

1. Special Use Permit PZ26-00194 filed by Da Ville Management LLC to allow indoor commercial recreation at Parcel 22399 (401 South Ridge Street).

#### **V. NEW BUSINESS**

1. Code amendment request PZ26-00221 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 5 "Signs".
2. Code Amendment Request PZ26-00290 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 9 "Glossary" to address forthcoming state code changes.
3. Code Amendment Request PZ26-00291 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 3 Section B Item 24 to amend "Dwelling, manufactured home" and Article 3.A Table 3.A-2 "Comprehensive Use Permissions Table" to amend "Dwelling, manufactured home" and "Dwelling, single-unit detached".
4. Code Amendment Request PZ26-00292 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend residential parking requirements in

Article 4. B Table 4.B-1.

5. Code Amendment Request PZ26-00301 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 3 Section B Item 5, "Agricultural use".

**VI. APPROVAL OF MINUTES**

1. Minutes from April 13, 2026 Meeting

**VII. PLANNING DIRECTOR'S REPORT**

**VIII. ADJOURNMENT**



# STAFF REPORT

DATE: May 11, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Approval of Major Subdivision at Parcel 78585 (Vandola Drive).

## SUMMARY

A request has been filed to review a Final Major Subdivision plat and dedication of right-of-way. The submitted plat titled "Vandola Crescent Phase 1" and dated January 14, 2026, identifies the subdivision of Parcel 78585 and a 0.013 acre portion of 77925 into 33 parcels and a dedicated right of way for Vandola Crescent Lane.

## BACKGROUND

At their April 7, 2026, meeting, City Council approved a Special Use Permit for a waiver of lot size at Parcels 78585, 77925, 71138, 77918, 77919, 77920, 77921, and 77922 to construct a housing development. Phase 1 of this development is set to begin on Parcel 78585. The submitted plat subdivides Parcel 78585 into 31 lots for construction, a lot for access to 77925, a common area and a proposed 50' right of way labeled Vandola Crescent Lane. Subdivision of a parcel into more than 3 lots must be reviewed and approved by the City Planning Commission. The acceptance of right of way must also be reviewed and approved by the City Planning Commission.

While acceptance of the right of way may be approved by the City Planning Commission, the plat identifying the area of right of way may not be authorized and approved without the submission of a Subdivision Improvement Bond. A Subdivision Improvement Bond must be submitted in accordance with Article 7 of the Unified Development Code (UDC) titled "Subdivisions". Once the Subdivision Improvement Bond has been posted, the plat may be authorized for recording by the City Engineer and Zoning Administrator. A Subdivision Improvement Bond is required to ensure that the construction of the right of way will be completed in a manner that meets all Codes and Regulations. In the event that the applicant does not complete construction that is in compliance all Codes and Regulations, the Subdivision Improvement Bond may be used to complete the construction in compliance.

Review and acceptance of the major subdivision plat does not guarantee acceptance of any incentive or reimbursement application. Approval of this major subdivision plat is a prerequisite to acceptance into an incentive or reimbursement program.

## RECOMMENDATION

The Planning Division recommends the Planning Commission grant approval of the Final Major Subdivision plat and acceptance of the right-of-way for Vandola Crescent Lane as submitted with the condition that a Subdivision Improvement Bond be posted prior to recording the Final Subdivision

Plat.

**ATTACHMENTS**

1. Vandola Crescent Phase 1 Plat

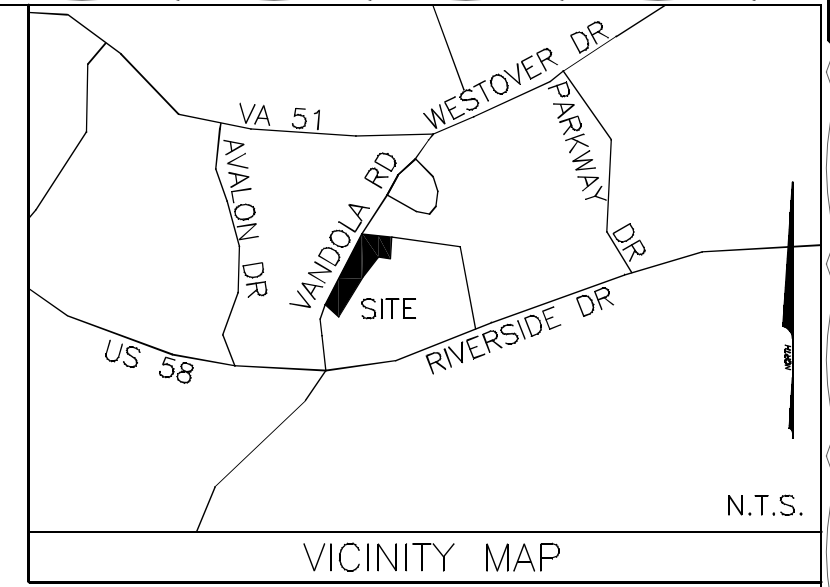
**NOTES:**

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51143C0626E EFFECTIVE SEPTEMBER 29, 2010.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.
5. NOT ALL PHYSICAL IMPROVEMENTS ARE NECESSARILY SHOWN AS PART OF THIS SUBDIVISION PLAT. ONLY IMPROVEMENTS WHICH ENCRACH ON THE LINE OR ARE IN CLOSE PROXIMITY TO THE LINE ARE SHOWN.
6. CURRENT ROAD DESIGN INCLUDES A PORTION OF PID 77925 SHOWN IN HATCHING AND CONTAINING 553 SQ. FT. OR 0.013 ACRES.

THE DEDICATION OF RIGHT OF WAY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ALL RIGHT OF WAY AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE CITY OF DANVILLE, FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF RIGHT OF WAY TO THE CITY OF DANVILLE INCLUDES GRANTING THE MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE RIGHT OF WAY SHOWN HEREIN. ALL RIGHT OF WAY IS FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, EXCEPT AS RESTRICTED IN THE USE AS SHOWN ON THIS PLAT.

THE SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

THE SUBDIVISION OF LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LOT AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.



**CITY APPROVAL CERTIFICATION:**  
I CERTIFY THAT THIS PLATTING IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND HEREBY APPROVED IN ACCORDANCE WITH CODE OF THE CITY OF DANVILLE 2004, AS AMENDED.

BLACKSTONE BUILDING GROUP, LLC

MLCHVANDOLA LLC

NAME TITLE

NAME TITLE

COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA  
COUNTY/ CITY OF \_\_\_\_\_  
I, \_\_\_\_\_, A  
NOTARY PUBLIC IN AND FOR THE STATE  
AFORESAID, DO HEREBY CERTIFY THAT THE  
OWNER: \_\_\_\_\_

COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA  
COUNTY/ CITY OF \_\_\_\_\_  
I, \_\_\_\_\_, A  
NOTARY PUBLIC IN AND FOR THE STATE  
AFORESAID, DO HEREBY CERTIFY THAT THE  
OWNER: \_\_\_\_\_

WHOSE NAME (NAME) (TITLE)  
IS SIGNED HEREON HAS ACKNOWLEDGED THE  
SAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_.

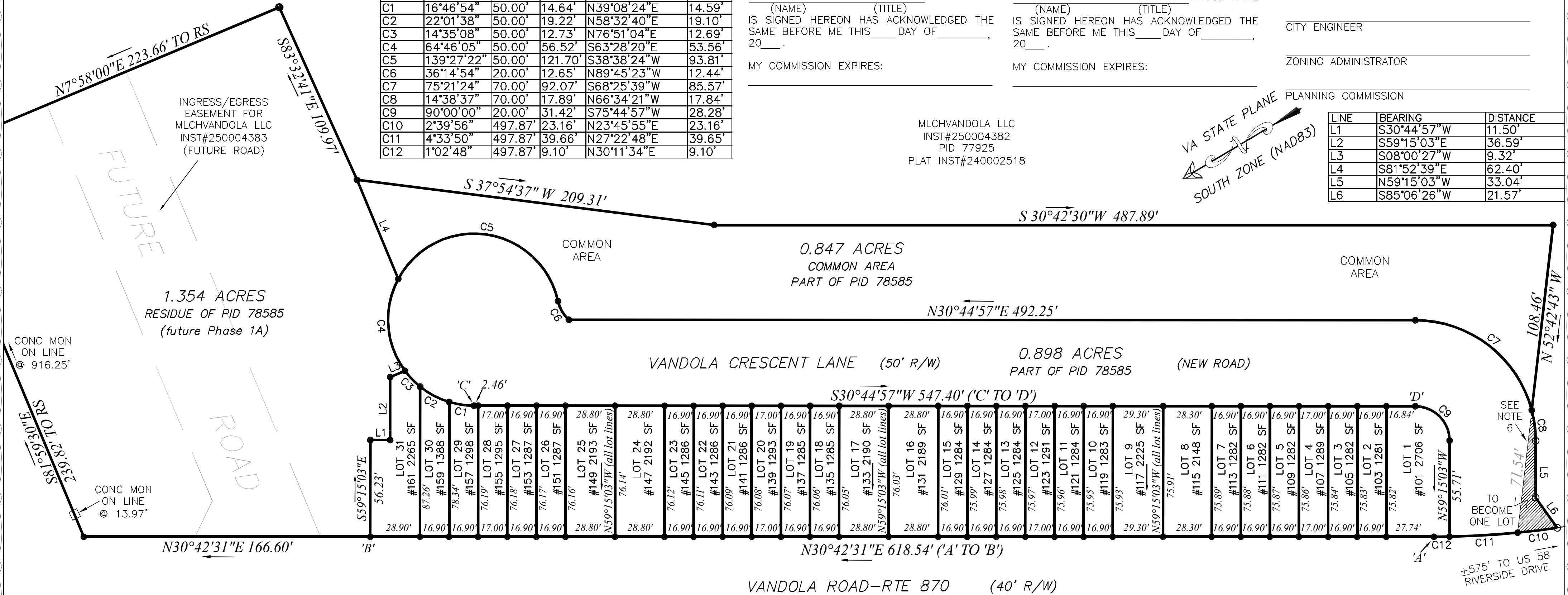
WHOSE NAME (NAME) (TITLE)  
IS SIGNED HEREON HAS ACKNOWLEDGED THE  
SAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

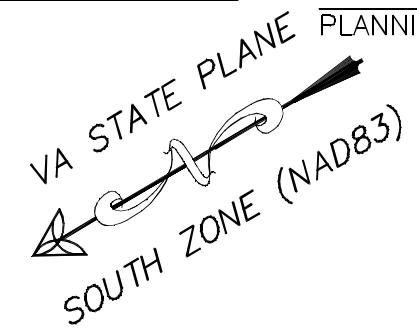
MY COMMISSION EXPIRES: \_\_\_\_\_

MLCHVANDOLA LLC  
INST#250004382  
PID 77925  
PLAT INST#240002518

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	16°46'54"	50.00'	14.64'	N39°08'24"E	14.59'
C2	22°01'38"	50.00'	19.22'	N58°32'40"E	19.10'
C3	14°35'08"	50.00'	12.73'	N76°51'04"E	12.69'
C4	64°46'05"	50.00'	56.52'	S63°28'20"E	53.56'
C5	139°27'22"	50.00'	121.70'	S38°38'24"W	93.81'
C6	36°14'54"	20.00'	12.65'	N89°45'23"W	12.44'
C7	75°21'24"	70.00'	92.07'	S68°25'39"W	85.57'
C8	14°38'37"	70.00'	17.89'	N66°34'21"W	17.84'
C9	90°00'00"	20.00'	31.42'	S75°44'57"W	28.28'
C10	2°39'56"	497.87'	23.16'	N23°45'55"E	23.16'
C11	4°33'50"	497.87'	39.66'	N27°22'48"E	39.65'
C12	1°02'48"	497.87'	9.10'	N30°11'34"E	9.10'



LINE	BEARING	DISTANCE
L1	S30°44'57"W	11.50'
L2	S59°15'03"E	36.59'
L3	S08°00'27"W	9.32'
L4	S81°52'39"E	62.40'
L5	N59°15'03"W	33.04'
L6	S85°06'26"W	21.57'



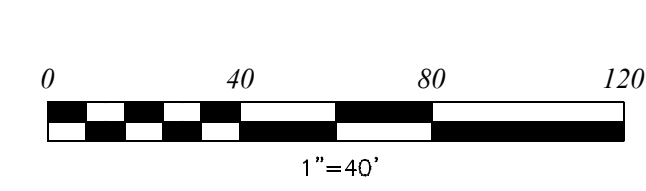
1.354 ACRES  
RESIDUE OF PID 78585  
(future Phase 1A)

0.847 ACRES  
COMMON AREA  
PART OF PID 78585

0.898 ACRES  
PART OF PID 78585  
(NEW ROAD)

PID 78585  
0.847 ACRES COMMON AREA  
+0.898 ACRES VANDOLA CRESCENT LANE  
+1.097 ACRES LOTS 1-31  
+1.354 ACRES RESIDUE  
4.196 ACRES TOTAL

4.196 ACRES PID 78585  
+0.013 ACRES PART OF PID 77925  
4.209 ACRES TOTAL SUBDIVIDED AREA



**LEGEND**  
○ COMPUTED POINT  
RS ● REBAR SET  
SF SQUARE FEET

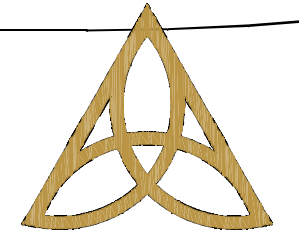
**SOURCE OF TITLE:**  
BLACKSTONE BUILDING GROUP, LLC  
INST# 240002555  
PID 78585

MLCHVANDOLA LLC  
INST# 250004382  
PID 77925

**PLAT OF REFERENCE:**  
INST# 240002518

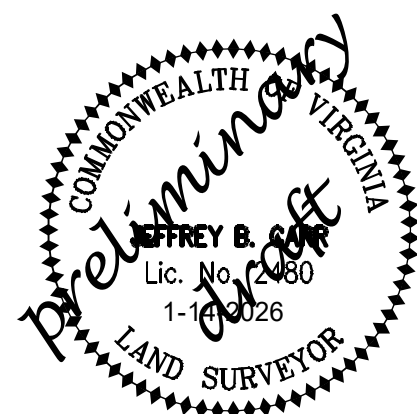
DRAWN BY: JBC | DATE: JANUARY 14, 2026 | PROJECT #240384-2

SUBDIVISION PLAT SHOWING  
**VANDOLA CRESCENT  
PHASE 1**  
CITY OF DANVILLE, VIRGINIA

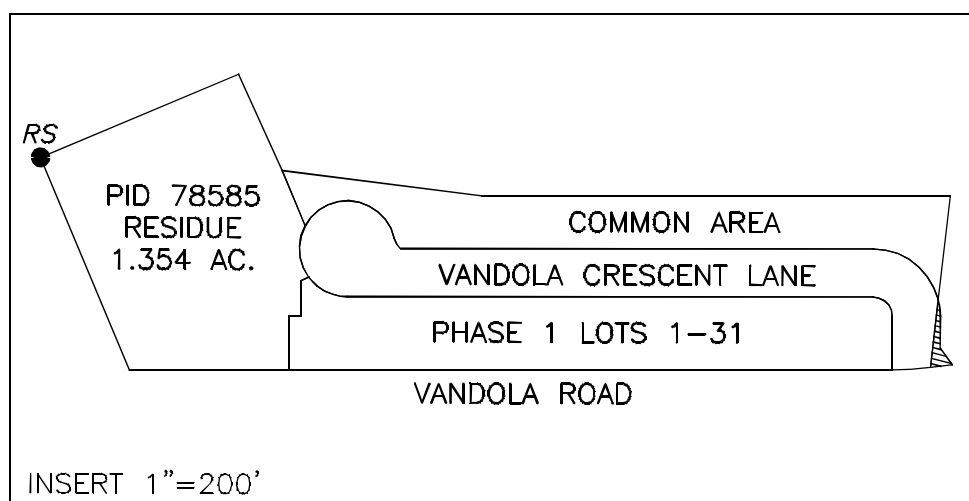


**ARMSTRONG  
CIVIL**  
105 NORTH MAIN ST. GRETNA, VA 24557. 434-656-1051  
ARMSTRONGCIVIL.COM

**CITY OF DANVILLE SURVEYORS CERTIFICATE (SUBDIVISIONS):**  
SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY OF DANVILLE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, DIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH GIVEN UNDER MY HAND THIS 9th DAY OF JULY, 2025.



JEFFREY B. CARR, LS #0403002480



# STAFF REPORT

DATE: May 11, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Special Use Permit PZ26-00194 filed by Da Ville Management LLC to allow indoor commercial recreation at Parcel 22399 (401 South Ridge Street).

## SUMMARY

The applicant, Kafe Da Ville, is requesting a Special Use Permit to allow indoor commercial recreation at 401 South Ridge Street. The property is zoned RD, River District and is currently in operation as a restaurant. The applicant has requested a Special Use Permit to allow them to expand the restaurant operations to include entertainment, music events, and private parties. Operation of a facility that requires payment to attend events or meetings is defined as indoor commercial recreation by the Unified Development Code (UDC) and a Special Use Permit is required.

The property is surrounded by a mix of commercial and light industrial uses, with a multi-unit residential building located to the north, and is designated Downtown Mixed Use on the Future Land Use Map, which supports commercial and entertainment activities.

The application states that the entertainment use would be limited to funeral repasts, community meetings, and private family events, with hours of 6:00 A.M. to 10:00 P.M. The property holds a Certificate of Occupancy for 156 persons and has adequate parking for both restaurant and commercial recreation uses.

The subject property, 401 South Ridge Street, has an extensive history of violation activities over the past ten (10) months. Multiple events were held without the required Special Use Permit. Repeated zoning violation notices were sent during 2025 and early 2026. A final notice was issued on February 2, 2026, after which the applicant contacted the Planning Office to apply for the Special Use Permit. The following list represents a timeline of zoning violation notices issued to the applicant and the subsequent events that continued to occur despite the notices. This sequence shows that, even after being formally notified on multiple occasions that a Special Use Permit was required, the applicant proceeded to hold additional events without approval.

- Zoning Violation Letter – June 2, 2025
- Zoning Violation Letter – October 24, 2025
- **Halloween Event held October 31, 2025**
- **Private Event – December 15, 2025**
- **Christmas Bash – December 26, 2025**

- Zoning Violation Letter – December 30, 2025
- **First Fridays Event – January 2, 2026**
- Final Notice – February 2, 2026

Staff found these events publicly advertised on social media platforms, further confirming they were promoted and conducted without the required Special Use Permit. Because staff's verification relied on publicly advertised material, it is possible that additional unauthorized events occurred that were not promoted on social media.

The chain of events displays a clear and ongoing pattern of violation. Whether due to inexperience or disregard, the applicant and the property owner have allowed the business to continue operating in violation of City code despite receiving multiple violation notices over an extended period. This pattern of noncompliance not only raises substantial concerns regarding future adherence to any conditions that may be imposed through a Special Use Permit but also reflects an unwillingness to operate within the standards expected of businesses within the City.

Thirty-five (35) notices were sent out to property owners within three hundred (300) feet. Nine (9) responses were received. Five (5) were unopposed, four (4) were opposed.

On March 9, 2026, the City Planning Commission voted 4-1 to approve Special Use Permit PZ26-00194 filed by Da Ville Management LLC to allow indoor commercial recreation at Parcel 22399 (401 South Ridge Street) with the following conditions:

1. The hours of operation be set to 6:00 a.m. to 10:00 p.m.
2. The applicant must have security on site for all events.

At their April 7, 2026, meeting, City Council voted to remand the item to the Planning Commission for further review.

In response to City Council's remand for further review, staff has reevaluated the application, enforcement history, and the prior recommendation for conditional approval. The applicant has a documented history of repeatedly operating in a manner inconsistent with the UDC while publicly advertising entertainment events, even after receiving multiple violation notices and a final enforcement action. The application was submitted only after enforcement escalated, undermining confidence in future compliance. During the March 9, 2026, Planning Commission meeting, the applicant made multiple statements that did not align with the City's documented records. These inconsistencies are summarized below to preserve an accurate and complete record:

1. The applicant stated that the restaurant did not open until December 4, 2025. However, staff has verified multiple social media posts advertising food specials and restaurant operations in November 2025, indicating that the establishment was active prior to the date stated.
2. The applicant stated that zoning violation notices were issued due to the advertising of events. This assertion is inconsistent with the explicit language in the violation letters: "This property is located within the CBC Central Business District. Event operations within the CBC district require a Special Use Permit. Please contact our office immediately to rectify these violations."

These inconsistencies add to staff's concerns about the applicant's understanding of and

compliance with zoning requirements. Therefore, the Planning Staff continues to recommend denial of Special Use Permit application PZ26-00194.

## **RECOMMENDATION**

Planning staff recommends denial of Special Use Permit application PZ26-00194 to allow indoor commercial recreation at Parcel 22399 (401 South Ridge Street). Operations that are inconsistent with the UDC and that have continued at 401 South Ridge Street raise concern for staff.

## **ATTACHMENTS**

1. Application
2. 401 S Ridge\_Aerials Map
3. 401 S Ridge\_Owners Zoning Map (1)
4. Christmas Event Ad
5. DJ Battle 10.26.25
6. New Years Ad
7. New Years Event Ad 2
8. Kafe Da Ville Halloween
9. Kafe Da Ville Party



*[Handwritten Signature]*

Owner's Signature  
(# not applicant)

DANVILLE, VA

2-29-26

Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2026

by Lisa Kingery Jones

Lisa Kingery Jones  
Notary Public

Registration No.: 7753419

Expires: 05/31/2029

Lisa Kingery Jones  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. # 7753419  
My Commission Expires 05/31/2029



**Jones, Lisa K.**

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**From:** Da Ville Management LLC <kafedaville@gmail.com>  
**Sent:** Monday, February 9, 2026 1:45 PM  
**To:** Jones, Lisa K.  
**Subject:** Description section of Special Use Permit App

**CAUTION:** This is an external email. Do not click links or open attachments unless you're sure it's safe. When in doubt, click the Phish Alert Button.

City of Danville  
Community Development Department  
Division of Planning and Zoning  
427 Patton Street  
Danville, VA 24541

Re: Special Use Permit Application  
Property: 401 South Ridge Street, Danville, VA 24541

Dear Planning and Zoning Staff and Members of the Planning Commission,

I am writing on behalf of Kafe Da Ville Bar and Grill Inc., a locally owned, full-service restaurant operating at 401 South Ridge Street in the City of Danville. We respectfully submit this application for a Special Use Permit to allow limited commercial recreation (indoor) in conjunction with our existing restaurant operations.

Kafe Da Ville is a full-service dining establishment focused on quality cuisine, hospitality, and community service. Since opening, we have experienced consistent demand for private gatherings and structured events that are directly connected to surrounding community and hospitality partners.

A primary purpose of this request is to allow us to accommodate funeral repasts and private family gatherings for Fisher & Watkins Funeral Home, which is located immediately adjacent to our property. Families regularly seek a nearby, respectful, and comfortable setting for meals and gatherings following funeral services. Without an approved Special Use Permit, we are currently unable to fully meet this community need, resulting in lost business and limited service availability.

In addition, Kafe Da Ville regularly serves dinner guests and visitors from nearby hospitality destinations, including Caesars Palace Hotel & Casino, located approximately 2.5 to 3 miles from the restaurant. Many visitors seek a full-service dining experience in the surrounding area, and this permit would allow us to better serve those guests in a structured, supervised manner consistent with restaurant operations.

The requested Special Use Permit would allow:

- Funeral repasts and private family gatherings
- Community and organizational meetings
- Evening cultural dining experiences such as jazz sets, acoustic performances, and similar low-impact

events

Kafe Da Ville plans to open to the general public at 3:30 PM daily, while accommodating scheduled repasts and private gatherings earlier in the day. The business does not currently offer alcoholic privileges, and all activities are conducted indoors, pre-scheduled, supervised, and family-oriented. No nightclub-style operations, late-night disturbances, or disruptive activities are proposed.

We believe this request aligns with the intent of the RD River zoning district, supports neighborhood compatibility, enhances economic activity, and provides an important community service. We respectfully request favorable consideration of this application.

Thank you for your time and consideration.

Sincerely,

Tiffany Cooper  
Secretary  
Kafe Da Ville Bar and Grill Inc.  
401 South Ridge Street  
Danville, VA 24541  
(434) 228-7505

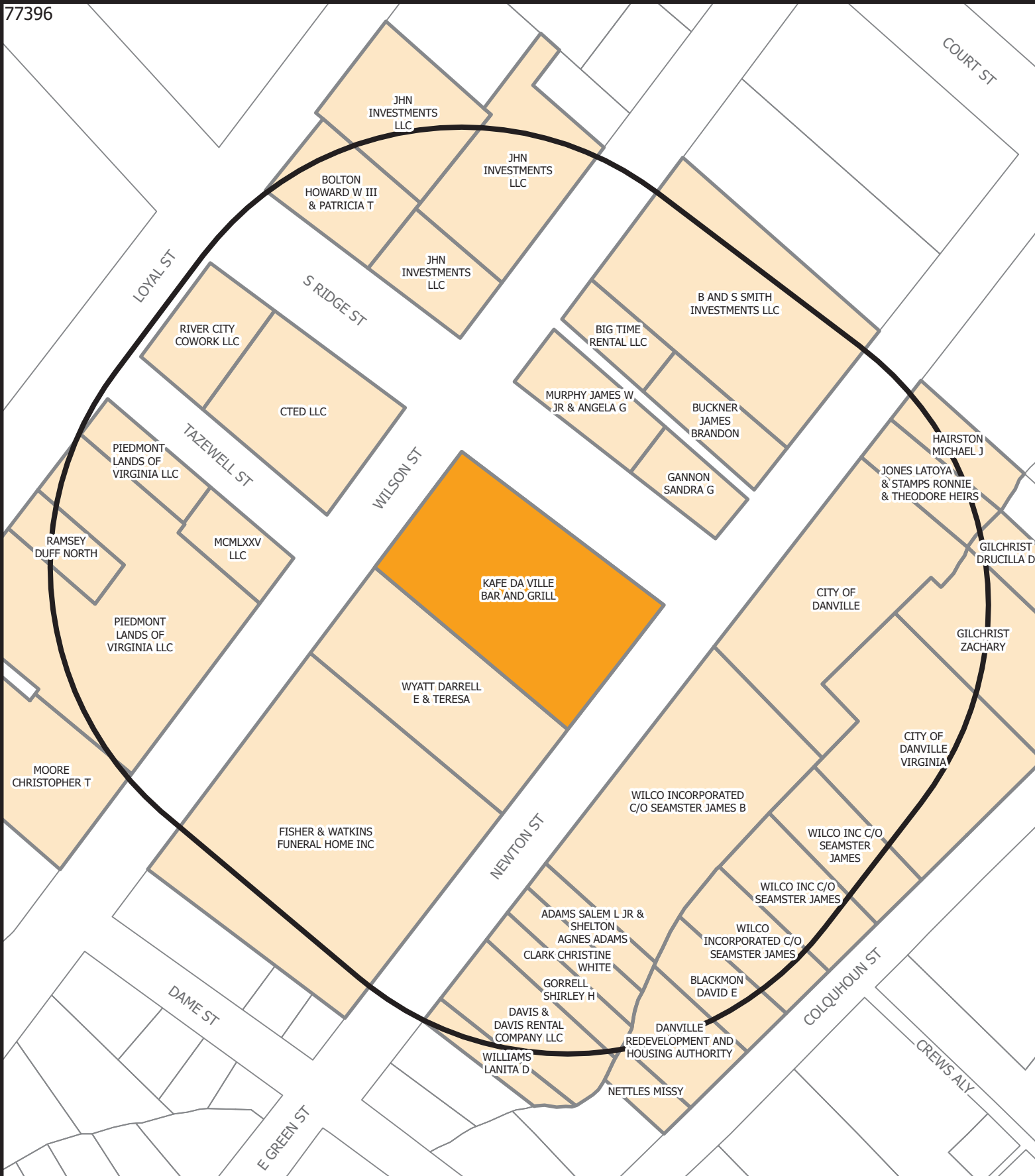


## 2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/20/2026



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



### SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:  
Planning Division  
2/20/2026



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



**Kafe Da'Ville**

5d · 🌐



DM me for your invites. Dinner with LIVE ENTERTAINMENT by DJ B-STUPID AND JADAH PEARL !!



👍 26

💬 16

➦ 6





**Wallace Saunders** is with **LW Hughes** and **4 others**.



Oct 26, 2025 ·

**Dj battle at Kafe Da  
Ville... Dj Juice  
versus Dj Splack!!  
Come on down to  
401 South Ridge  
Street! We here!**





# Kafé Da Ville

BAR AND GRILL

FIRST FRIDAYS  
NEW YEAR  
Dinner & Vibes

FEATURING

DjB-Stupid



FRIDAY, JANUARY 2

DOORS OPEN 7PM

ADVANCE TICKETS \$20 • \$25 AT THE DOOR

401 S. RIDGE ST., DANVILLE, VA 24541

(434) 207-8383

Kafe Da'Ville

7 MINUTES AGO



2



2



152



# Kafé Da Ville

BAR AND GRILL

FIRST FRIDAYS  
NEW YEAR  
*Dinner & Vibes*

FEATURING

*DjB-Stupid*



**FRIDAY, JANUARY 2**

DOORS OPEN 7PM

ADVANCE TICKETS \$20 • \$25 AT THE DOOR

401 S. RIDGE ST., DANVILLE, VA 24541

(434) 207-8383

**Kafe Da'Ville**

TUE AT 12:10 PM

👍 45

💬 2

👉 24



ADVANCE TICKETS \$25  
COSTUMES ARE A MUST!

BOOTHS & TABLES AVAILABLE  
FOOD, DRINKS & MUSIC

**\$100**  
**BEST COSTUME**



32



3



**Kafe Da'Ville** 🌐

🎵 - Original audio Kafe

Following ▾



11



**Kafe Da Ville**  
BAR AND GRILL

DOORS OPEN AT 7PM ☎️ 434.207.8383

**\$20 DINNER ENTRY! ALL LADIES FREE**

401 S RIDGE ST DANVILLE VA 24541



1



Kafe Da'Ville

🎵 original audio Kafe Da

Following ▾



# STAFF REPORT

DATE: May 11, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Code amendment request PZ26-00221 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 5 "Signs".

## **SUMMARY**

Article 5 "Signs" was reserved when CODE Danville was adopted on December 2, 2025, and enacted on January 1, 2026. Completion required additional coordination with VDOT for further refinement of the Billboard regulations. Article 5 is now finalized and ready for incorporation into the Unified Development Code.

Article 5 establishes comprehensive sign regulations to ensure consistency, safety, and clarity for residents, businesses, and developers. The Article includes updated standards for sign types, placement, illumination, and maintenance. It also incorporates the necessary VDOT-related requirements for Billboard regulation and enforcement.

Upon adoption, Article 5 will replace the existing sign regulations currently found in Article 10 of Chapter 41 of the Zoning Code.

## **RECOMMENDATION**

Planning Staff recommends that the City Planning Commission recommend that City Council repeal Chapter 41, Article 10 of the City Code entitled "Sign Regulations", and adopt the proposed Article 5 of Chapter 41 entitled "CODE Danville The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended.

## **ATTACHMENTS**

1. Sign Code Draft

## ARTICLE 5. - SIGN REGULATIONS

### A. Purpose and Intent.

This Article regulates all publicly viewed signs to:

1. Protect the First Amendment right of free speech;
2. Improve, promote, and protect the public health, safety, convenience, and general welfare;
3. Reduce distractions and hazards to pedestrian and vehicle traffic;
4. Protect property values;
5. Keep signs in good repair;
6. Identify locations and facilitate travel;
7. Protect and enhance the aesthetic character of the City's corridors, residential neighborhoods, and business areas; and
8. Further the stated purpose and intent of this Ordinance

### B. Sign Permits.

1. **Permits Required.** Signs must not be erected, installed, used, altered, painted, relocated, replaced, or reconstructed until a Sign Permit has been issued by the Zoning Administrator and approved by any applicable public commission or review board, except as allowed in this Article.
2. **Filing of Application and Fees.** Sign Permit applications must be filed with the Zoning Administrator and accompanied by City Council.
3. **Private signs on public land.** Any private sign located on or over City right-of-way, excluding permitted wall signs that project up to 18 inches into the public right-of-way, are prohibited unless:
4. The Zoning Administrator and any applicable public commission or review board approves the sign permit; and
5. The sign meets the public right-of-way regulations specified in Chapter 35 Article I entitled "Streets and Sidewalks."
6. **Permit Duration.** If a sign is not installed within six (6) months of the date the permit is issued, the permit expires.
7. Additional permits for foundation and electrical may be required.

### C. Sign Definitions.

Some sign terms and concepts are defined specifically for the Zoning Ordinance. The general rules of interpretation contained in this Chapter apply to these definitions:

1. **Abandoned Sign.** A sign that identifies or directs attention to a use that has not been active on the associated parcel for more than 30 continuous days.
2. **Advertising Area:** The area determined from its outside measurements, excluding as a part thereof the height and overall width of supports and supporting structure and any other portion or portions thereof beneath the normal area, upon which an advertisement is posted or intended to be posted.
3. **Advertisement:** Any writing, printing, picture, painting, display, emblem, drawing, sign, or similar device that is posted or displayed outdoors on real property and is intended to

invite or to draw the attention of or solicit the patronage or support of the public to any goods, merchandise, real or personal property, business, services, entertainment, or amusement manufactured, produced, bought, sold, conducted, furnished, or dealt in by any person. "Advertisement" includes any part of an advertisement recognizable as such.

4. *Animated Sign*. A sign utilizing any form of movement, including but not limited to, animation, revolution, vertical or horizontal motion, whether electrical, mechanical, or windblown.
5. *Architectural Elements*. The supports, uprights, bracing, framework, and/or decorative features of any sign structure that do not bear a message. Flagpoles are not considered architectural elements.
6. *Arterial-adjacent area*. An area measured from the nearest edge of the designated arterial right-of-way as shown on the City's Official Zoning map and extending 150 feet perpendicularly and along a line parallel to the right-of-way line.
7. *Art*. Any visual work of artistic expression, including but not limited to, sculptures, murals, monuments, fountains, paintings, or stained glass accessible to public view, on public or private parcels and which does not contain characteristics of an advertising sign or to identify or draw attention to a business, profession, or industry, to the type of products sold, manufactured, or assembled, or to the type of services or entertainment offered or available on the parcels or in the City.
8. *Banner*. A piece of cloth, plastic or other flexible material on which words, letter, figures, colors, designs or symbols are inscribed or affixed for the purposes of advertisement, identification, display, or direction and which is suspended for display, typically from buildings or poles on a temporary or short-term basis.
9. *Billboard*. A sign located in a designated arterial-adjacent area with a sign face that is legible from the arterial right-of-way.
10. *Canopy Sign*. A sign attached to or displayed on a canopy. For the purpose of this Article, a canopy is a permanent, roof-like structure of rigid materials either supported by and extending from a building or freestanding, including marquee or porte-cochere.
11. *Changeable Message Sign*. A sign or part of a sign designed so that characters, letters, or illustrations can be changed or rearranged.
12. *Construction Sign*. A temporary sign which identifies the character of facilities being actively constructed or altered, the anticipated sale, lease or rental of those facilities, or the identity of the persons or firms engaged in the promotion, financing, design, construction, or alteration of such facilities.
13. *Directory Sign*. A subsidiary sign listing the names, uses, or location of various businesses conducted within a building or group of buildings.
14. *Double-Faced Sign*. A sign with two parallel, or nearly parallel, faces back-to-back, and located no more than 24 inches from each other.
15. *Festoons*. A string of ribbons, tinsel, flags, pennants, pinwheels, or similar devices.
16. *Flag*. Any generally rectangular or triangular sign made of cloth, fabric, or other pliable material designed to flow with the movement of the air, which is attached to a pole along the length of only one side of such sign.
17. *Freestanding Sign*. A sign, supported by architectural element(s), and not attached to a building, wall, fence, or structure.
18. *Ghost Sign*. A sign, more than 50 years old, painted on an exterior wall or walls of a building or structure that has become faded due to natural weathering.

19. *Informational Sign.* A sign of a public or quasi-public nature which identifies or locates a hospital, public building, college, university, public parking area, historic area, major tourist attraction, public recreation area or similar public or quasi-public activity, which shall be approved on a case-by-case basis by the Director of Planning/Zoning Administrator.
20. *Legal nonconforming sign:* any sign that was lawfully erected, but that does not comply with the provisions of state law, state regulation, or ordinances adopted by local governing bodies passed.
21. *Marquee.* A permanent structure, awning or canopy projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.
22. *Monument Sign.* A ground mounted sign which is mounted on a contiguous base having a minimum width of at least ninety percent (90%) of the sign width and its supporting structure and not attached to any building.
23. *Mural.* A large picture, image, design, or representation of artistic nature painted, adhered, drawn, or sculpted on a vertical exterior building wall which may or may not contain text, logos, or symbols. A mural may not include advertising content.
24. *Nit.* A measurement of how much light a person's eyes receive (luminance) within a given area. A nit is the amount of light output equal to one (1) candela per square meter (cd/m<sup>2</sup> - a standardized measurement of luminous intensity).
25. *Nonconforming Sign.* Any sign which does not follow the guidelines and requirements specified in this article.
26. *Off-Premise Directional Sign.* A sign which is not located on the same premises as the use to which it refers and which is intended to provide information as to the identity and location of use, but which does not otherwise qualify as an advertising sign.
27. *Primary Wall Frontage.* The facade of a building that includes the main public entrance. If multiple sides of a building have public entrances or face a public or private right-of-way, the Zoning Administrator shall determine the primary wall frontage.
28. *Projecting Sign.* A sign or permanent banner which is attached and perpendicular to the face of a wall of a building and which extends 12 inches or more from the building wall or face, but not more than four (4) feet from said wall.
29. *Roof Sign.* A sign that is attached to, painted on, supported by, or projects above a building roof line or parapet wall.
30. *Seasonal Displays.* Any temporary noncommercial display erected seasonally and not intended to be permanent.
31. *Sign* Any outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, or other thing that is designed, intended, or used to advertise or inform, any part of the advertising or informative contents of which are visible from any traveled way.
32. *Temporary Sign.* Any sign constructed of or affixed to cloth, plastic, sheet, cardboard, wallboard, balloon, or other floating material (permissible at the discretion of the Zoning Administrator), or other materials, intended to be displayed for a limited period, and not permanently attached to a building or the ground. For the purpose of this definition, a "limited period" is defined as not more than 30 days during a period of 365 consecutive days.
33. *Trade Name.* A brand name, trademark, distinctive symbol, or other similar device or thing used to identify particular products or services.
34. *Traveled Way.* The portion of a roadway for the movement of vehicles, exclusive of shoulders.

35. *Visible*. Capable of being seen (whether legible or not) without visual aid by a person of normal visual acuity.
  36. *Wall Sign*. A building mounted sign that is attached to, painted on, inscribed upon, or deriving its major support from a building wall. Wall signs include canopy signs, window signs, and projecting signs.
  37. *Window Sign*. A sign painted on, physically affixed to, or occupying the view of a building window including upper floor windows and doors, legible from the right or way and limited to 20 percent of the total glass area of the window in which they are placed.
- D. General Sign Requirements. The following regulations apply generally to all signs:
1. Accessory Uses. All signs are considered accessory uses and must be located on a parcel with a Permitted Use, or a use allowed by Special Use Permit
  2. Number of Signs. Unless noted otherwise:
    - a. Wall Signage. These regulations permit a total area for signs and other features aggregated by each parcel.
    - b. Freestanding signs shall be limited to one (1) per parcel.
  3. Responsibility. The owner and/or tenant of the premises and the owner and/or installer of the sign are responsible for any violation of these regulations. Where a sign is installed in accordance with these regulations, any contractor is relieved of further responsibility under these regulations after final approval of the sign by the Zoning Administrator.
  4. Maintenance. All signs must be maintained in good condition and appearance. Lights must be in good working order. The Zoning Administrator may remove or cause to be removed any sign which shows gross neglect or becomes damaged or illegible at the owner's expense if the owner or lessee of either the site or the sign fails to correct the violation within 30 days after receiving written notice of violation.
  5. Removal. The Zoning Administrator may remove or cause to be removed any sign erected or maintained in conflict with these regulations if the owner or lessee of either the site or the sign fails to correct the violation within 30 days after receiving written notice of violation. Removal of a sign by the Zoning Administrator does not affect any proceedings instituted prior to removal of such sign.
  6. Landscaping. A landscaped planting area equal in size to the advertising area is required at the base of all freestanding signs. The planting area must be at least four (4) feet wide and include a combination of low-growing shrubs and ground cover. The landscape treatment shall be designed and maintained to not exceed a height of three (3) feet above the grade.
  7. Changeable Message Signs. Changeable message signs, including those with electronic changeable copy panels or zip tracks, are allowed. The changeable message area of the sign may cover the entire maximum allowable sign area. Electronic changeable message panels are allowed with a minimum image duration of eight (8) seconds and without scrolling, flashing, or other animated images.
  8. Structural and Safety Characteristics. Structural and safety features and electrical systems must comply with the Virginia Uniform Statewide Building Code. All signs which are illuminated require a separate electrical permit.
  9. Illumination Standards. Illuminated signs must be lit with a steady, stationary, and shielded light source directed only at the sign without causing glare for motorists and pedestrians or illumination spill over on neighboring properties.
  10. Clear Sight Triangle. At every corner of every intersection of two (2) streets, a clear sight triangle shall be established. A sight triangle is the area contained by the right-of-way lines

of the two (2) streets and a third line that connects two (2) points, where each point is distanced from the intersection of the two (2) right-of-way lines by a distance set forth in Table 4.A-1: Clear Sight Triangle Line Length Calculations.

- a. Within a clear sight triangle, no sign or landscape material shall be erected, altered, planted, or maintained more than three and one-half (3.5) feet above the average center line grade of the intersection.
11. Overlay District. Whenever a sign is proposed for placement in a zoning overlay district and subject to design review by a public commission or other applicable body, the design guidelines for that district apply to the sign and associated architectural elements. If there is a conflict between this Article and the corresponding design guidelines, the design guidelines take precedent.
  12. IM, Innovation and Manufacturing Zone. Any property located within the IM-A, IM-C or IM-R shall comply with the regulations of the IM zoning classification and the covenant for each industrial park. Approval from the regulatory agency for each industrial park must be received.

#### E. Sign Standard Calculations.

1. Sign Area. The surface area of a sign is measured and defined by the area of a rectangular or circular figure that encloses the extreme limits of individual letters, words, symbols, or message of the sign together with any frame. When a sign consists of an irregular shape, exclusive from a rectangle or circle, it is evaluated with a rectangular or circular frame surrounding the outside extents of the sign. The areas for signs consisting of lettering, symbols or figures without a distinguishing frame or border are evaluated as a single sign in the same manner with a calculated frame surrounding the outside extents of all lettering, symbols, or figures. Blank areas within signs of an irregular shape do not include spaces between lettering, symbols, or figures.
2. Frame and bracing elements. Any supporting frame and bracing members of a sign is not included in the sign area or architectural elements calculations if:
  - a. There are two (2) or less such supports per sign;
  - b. Supporting frame and bracing members do not include advertising content;
  - c. No part of the support exceeds six (6) inches in diameter or square; and
  - d. The Zoning Administrator determines the support(s) is not part of the sign's communication.
3. Sign face calculations. The sign area is based upon the most faces viewable from any spot any, as follows:
  - a. Single faced sign: One (1) face counted.
  - b. Double faced sign: One (1) face counted unless any part of the faces is more than two (2) feet apart, then two (2) faces are counted.
  - c. "V" sign width and angle of 45 degree or greater: Two (2) faces counted.
  - d. 3-D sign: Projected to single flat planes, all visible sign faces counted.
  - e. Cylindrical sign: The sign area on each side of the cylinder is calculated by multiplying the height of the cylinder by the diameter of the cylinder.
4. Sign Height. The vertical distance from the average level of the ground or pavement directly below the sign to the highest point of the sign structure, including any support or architectural elements.

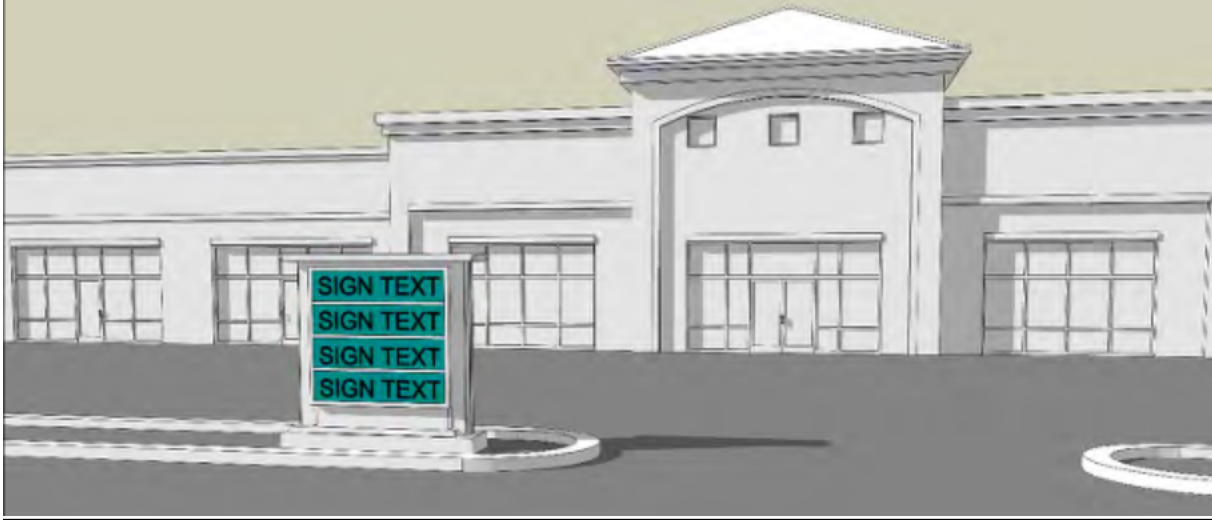
5. Sign Setback. Sign setbacks are measured between the closest part of the subject sign to the closest right-of-way line.
- F. Prohibited Signs. Unless otherwise specified elsewhere in this article, certain signs are not permissible based on inappropriate location, materials, or other manner of display. These prohibited signs are:
1. Flashing signs if they resemble emergency vehicles or traffic signal lights.
    - a. Signs causing visual confusion.
    - b. Permanent pennants, festoons, or banners.
    - c. Permanent commercial signs on fences.
    - d. Roof signs and roof projecting signs.
- G. Exempt Signs The following signs are exempt from the provisions of this article and may be installed without a permit if in accordance with the structural and safety requirements of the Virginia Uniform Statewide Building Code.
1. Traffic Signs and Signals. Signs erected and maintained pursuant to and in discharge of any federal, state, or county government function, or as may be required by law, ordinance, or governmental regulation including official traffic signs and signals, warning devices, and other similar signs as provided in the Manual of Uniform Traffic Control Devices.
  2. Address signs. Signs 30 square inches or less that display names and/or address numbers.
  3. Essential Services Signs. Signs installed by the Federal, State, or City governments when providing public and essential services.
  4. Flags and flagpoles at single family dwellings
- H. Temporary Signs. Signs displayed for a period not to exceed thirty (30) consecutive days.
1. Unless otherwise stated, all temporary signs may be erected only after obtaining a Temporary Sign Permit from the Zoning Administrator.
  2. Temporary sign permits for commercial banners may be issued no more than two (2) times a year per address.
  3. Temporary signs within a residential zoning classification. Each parcel may have up to three (3), six (6) square foot temporary signs, that do not meet the definition of advertisement, at any given time on its associated lot.
  4. Temporary Signs for all other uses. Other uses such as on-site real estate advertisements, political and on-site construction signs may be displayed during the time of associated activity.
    - a. No sign shall be greater than 32 square feet and it shall be removed within 15 days of the date the associated activity ceases.
    - b. The temporary sign permit shall cite the applicant's stated purpose for the sign, the size, type and configuration of the sign, and the time the sign is intended to be displayed as well as any other necessary information necessary to allow the Zoning Administrator to issue the permit.
    - c. The Zoning Administrator determines the use of such signs and displays would be in the public interest and would not result in damage to private property.

- d. The Zoning Administrator may issue a Temporary Sign Permit for a period not to exceed 30 days. This period may be extended by 30 days at the sole discretion of the Zoning Administrator.
- e. If a temporary sign is not removed by the expiration of the time limitation, the Zoning Administrator may remove the sign or display in accordance with § 41.5.D.6. Types of temporary signs.
- f. Commercial promotional signs. Special sales promotion displays in a district when such sales are permitted, including displays incidental to the opening of a new business and special one-time auctions of real or personal property in estate or bankruptcy sales.
- g. Commercial banners. Banners when used in conjunction with a commercial use provided that no more than one banner is provided per use and the banner is removed after 28 days.
- h. Residential banners. Banners when used in conjunction with a residential development providing at least 10 parcels or units, provided that no more than one (1) banner is provided, the-cumulative area of the banners does not exceed 32 square feet, and the banner is not illuminated.
- i. Moored balloon and floating signs. Moored balloon and floating signs tethered to the ground or a structure, provided that the size, type, location, and duration of such sign shall be approved at the sole discretion of the Zoning Administrator.
- j. Temporary portable signs. Temporary portable signs less than 10 square feet in size may be placed without the approval of a Temporary Sign Permit provided that no more than two such signs are provided per use, no such sign is placed within a public right-of-way, and the sign is removed when the use displaying the sign is not in operation.
- k. Temporary portable signs, larger than 10 square feet but not exceeding 32 square feet in area, and which are intended to identify or display information pertaining to an establishment awaiting the delivery of permanent free-standing signage shall be permitted through the approval of a Temporary Sign Permit.

## I. Sign Standards by Sign Type

### 1. Freestanding Signs.

- a. Freestanding signs are allowed in each zoning classification according to Table XX:
- b. Additional freestanding sign standards:
  - i. No more than one (1) freestanding sign is permitted per parcel, except as provided in Table XX.
  - ii. Freestanding signs cannot be within a clear sight triangle.
  - iii. Freestanding signs adjacent to parking areas must be protected in a landscaped island with barrier curbing and/or by bollards.
  - iv. All freestanding signs for non-residential uses must have the parcel's numeric address on the supporting or architectural features. This requirement does not count towards maximum sign area.



## 2. Wall Signs

- a. Wall signs are allowed in each zoning classification according to Table XX:
- b. Additional wall sign standards:
  - i. Projecting signs may be permitted at 50% of the maximum allowable wall sign area in any zoning district provided the vertical clearance below the sign is at least 10 feet in the NMBD, North Main Business District and RD, River District.
  - ii. In the NMBD, North Main Business District and RD, River District, each building may have up to four (4) additional permanent projecting banners that cannot exceed 50 square feet apiece provided the vertical clearance below each sign is at least 10 feet.
- c. Additional regulations for establishments with gasoline sales permitted by right or special use permit.
  - i. Types of signs permitted shall be flat, canopy, detached, and pump island. See regulations for this zoning district for size requirements.
  - ii. Gasoline Pump Island signs are subject to the following additional conditions:
    - a. Two (2) non-illuminated "self-serve" or "full-serve" signs per pump island not to exceed two (2) square feet each; and
    - b. One (1) fuel price or promotional information sign per fuel pump not to exceed two (2) square feet.

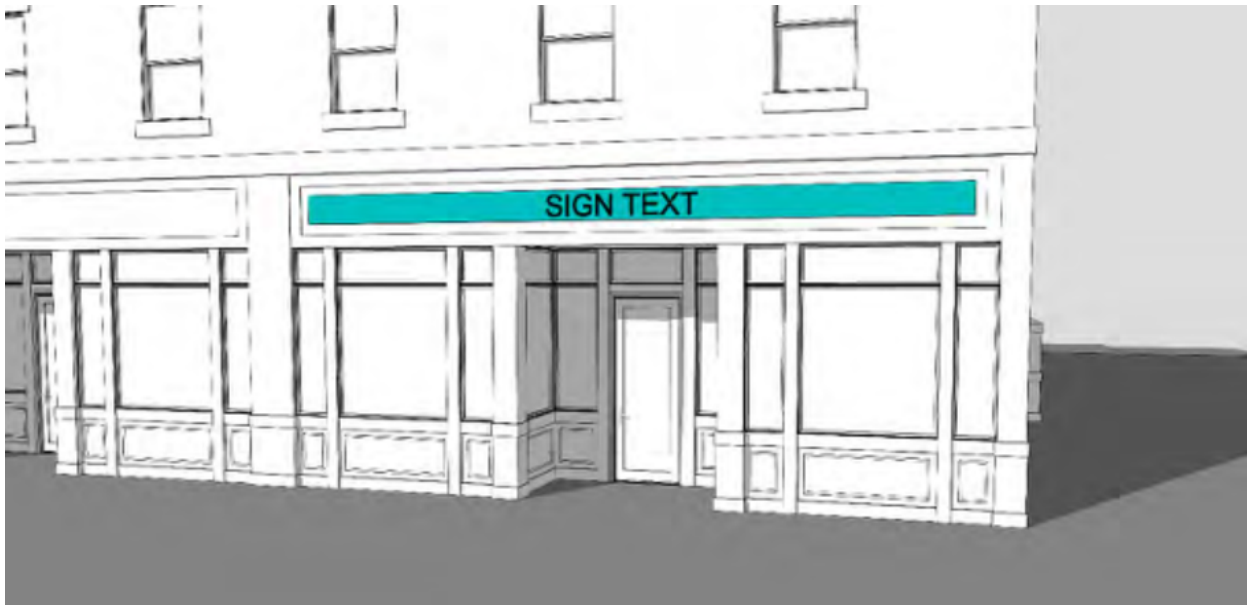




Table XX

Zoning Classification:		Freestanding:	Setback:	Wall:
<b>Residential Zones</b> (UA, TR, UR, MR, MHPR)	Church-	32 sq ft, 8 ft height	5 ft from property line, 10 ft from driveway/alley	10 sq ft
	Multi-unit Development-	32 sq ft, 8 ft height		10 sq ft
	Single-unit Development-	24 sq ft, 8 ft height		
	Nursing Home-	32 sq ft, 8 ft height		
	B&B-	12 sq ft, 8 ft height		
	Single-unit-Non-Residential	no freestanding allowed 24 sq ft, 10 ft height		
<b>CB</b>	Single Business-	24 sq ft, 10 ft height	10 ft setback	1 sq ft per primary wall ft, max 32 sq ft
	Two or more-	32 sq ft, 10 ft height		
<b>HB</b>	Single Business-	75 sq ft, 30 ft height	10 ft setback	2 sq ft per primary wall ft
	Two or more (under 60,000)-	125 sq ft, 30 ft height		
	Two or more (over 60,000)-	175 sq ft, 30 ft height		
<b>IM</b>	Under 60,000 sq ft-	75 sq ft, 24 ft height	20 ft setback	2 sq ft per primary wall ft
	Over 60,000 sq ft-	100 sq ft, 24 ft height		

<b>IS</b>	Public Uses- Private Uses-	100 sq ft, 12 ft height 25 sq ft, 10 ft height	10 ft setback	1 sq ft of primary wall ft
<b>RD, NMBD</b>	Single Business-	16 sq ft, 10 ft height	5 ft setback	1 sq ft per primary wall ft, max 32 sq ft
	Two or more-	24 sq ft, 10 ft height		
<b>C</b>	One on each arterial front with primary entrance	Monument 100 sq ft, 10 ft height	10 ft setback	2 sq ft per primary wall ft
<b>EGD</b>		Up to 4, 400 sq ft each, 40 ft height	N/A	50% of façade area
<b>MP</b>	One on each arterial front with primary entrance	Monument 75 sq ft, 20 ft height	10 ft setback	2 sq ft per primary wall ft at each use

3. Directory Signs.

- a. Directory signs are allowed in each zoning district according to Table XX:
- b. Additional directory sign standards:
  - i. One (1) directory sign is allowed per commercial building. Directory signs shall be located at least 20 feet from the right-of-way.
  - ii. Three (3) freestanding directory signs are allowed in MP, Metro Plaza District and C, Campus District. One (1) directory sign is allowed in all other zones and districts.
  - iii. Directory signs have 10-foot maximum height.

Table XX

<b>Uses:</b>	<b>Setbacks:</b>
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Zoning Classification:		Maximum Sign Area:	Maximum Sign Height:	
<b>Residential Zones (UA, TR, UR, MR, MHPR)</b>	Single-Unit Dwellings	N/A	20 ft from property line, 5 ft from driveway/alley	
	All Other Uses	N/A		
<b>CB</b>	Freestanding Directory	8 sq ft with 12 sq ft Architectural Elements		10 ft
	Wall Directory	8 sq ft		
<b>HB</b>	Freestanding Directory	24 sq ft with 36 sq ft Architectural Elements		
	Wall Directory	24 sq ft		
<b>IM</b>	Freestanding Directory	24 sq ft with 36 sq ft Architectural Elements		
	Wall Directory	24 sq ft		
<b>IS</b>	Freestanding Directory	8 sq ft with 12 sq ft Architectural Elements		
	Wall Directory	8 sf		
<b>RD, NMBD</b>	Freestanding Directory	8 sq ft with 12 sq ft Architectural Elements		
	Wall Directory	8 sf		
<b>C</b>	Freestanding Directory	24 sq ft with 36 sq ft Architectural Elements		
	Wall Directory	24 sq ft		
<b>EGD</b>	Freestanding Directory			
	Wall Directory			
<b>MP</b>	Freestanding Directory	24 sq ft with 36 sq ft Architectural Elements		
	Wall Directory	24 q ft		

4. Flags and Flagpoles

- a. A Special Use Permit is required to construct or install a flagpole in any district without the presence of a principal structure.
- b. Flags and flagpoles are limited to a maximum of two (2) per parcel.

- c. Flagpoles may be installed on the earth or attached to the principal structure, provided the point of attachment nor the height of the flagpole exceeds the height of the principal structure.
  - d. The height of a flagpole or point of attachment to the principal structure may not exceed the height of the existing principal structure with a Special Use Permit. Photo simulation of “before and after” or elevation drawings are required with a Special Use Permit request.
  - e. Maximum flag size.
    - i. Within a residential zoning district, the total square footage of flags on display may not exceed 48 square feet.
    - ii. Within a commercial or industrial zoning district, the total square footage of flags on display may not exceed 70 square feet.
  - f. The minimum setback from the base of a flagpole to any property line must equal the height of the pole itself.
5. Abandoned Sign. Any sign face(s), and accompanying supportive or architectural elements no longer in use, must be removed or covered by the owner or lessee of the premises where the sign is located when the business it advertises is no longer on the premises.
- a. Such sign, if not removed within 30 days from the termination of occupancy of such use by such business is in violation, and the Zoning Administrator may cause the abandoned sign face(s) to be removed at the property owner's expense.
  - b. This does not apply to sign listings within a multi-tenant building when tenants change.
  - c. If supportive or architectural elements are not utilized within x days, supports must comply with current regulations; lose non-conformance status.
6. Industrial Park Development Sign.
- a. Located within the IM, Innovation and Manufacturing Zone.
  - b. Located on private property or receives City approval to be in the right-of-way.
  - c. Is erected permanently at the development entrance.
  - d. Permitted sign area may be combined into a single freestanding or monument sign advertising all businesses/industries on the premises. The combined sign area must not exceed 175 square feet. An additional area not exceeding 200 square feet may be architectural elements that support the sign.
7. Murals.
- a. Murals may be permitted on facades of buildings or structures located in the RD, River District and NMBD, North Main Business District.

- b. May not contain advertisement or identify the occupant of a premises or relate solely to the use, business, establishment, or profession conducted, or to a principal product or service sold, offered provided or produced.
  - c. Murals may be of any size.
  - d. Murals may be illuminated.
  - e. Murals larger than 225 square feet require a sign permit.
8. Ghost Signs. Ghost signs are painted on exterior walls and naturally faded over time, are at least 50 years old, and are not covered by any subsequent sign painted over or covering the original. A ghost sign shall be deemed a lawful sign, and may remain, subject to the following:
- a. A Ghost Sign must be visible from a public right-of-way, place, or facility.
  - b. A Ghost Sign may not be enlarged, extended, or modified.
  - c. A Ghost Sign cannot be repainted or refaced to alter or change the wording, composition, or color of the sign.
  - d. No Ghost Sign may be relocated.
  - e. A Ghost Sign may not be repainted and must be removed if the structure or building or use to which it is accessory is destroyed or demolished to an extent exceeding 50% of the appraised value of the principal structure, building or use.
  - f. Application for a Ghost Sign permit must be made by the owner of the building, lot, or parcel on which the sign is to be repainted.
  - g. Applications for a Ghost Sign permit shall be made to the Director of Planning/Zoning Administrator. An additional review by the ARB is required if located in the ARO.
9. Billboards. No permit will be issued for a new billboard in addition to those lawfully in existence on November 30, 1993, except as follows:
- a. Billboards may be allowed in the following zoning classifications: RD, HB, MP, and IM
  - b. Permits.
    - i. No permit may be issued for a new billboard or outdoor advertising sign. The billboard must be in compliance with Section 33.2-1200
    - ii. Permits may not be issued to increase the sign area.
    - iii. A permit is required to alter an existing billboard to an electronic billboard.
  - c. When a billboard is lit, lights shall be static. Lights shall also be shaded or indirect so that they will in no way interfere with vehicular traffic or residential areas.
  - d. Replacement. A lawful billboard or outdoor advertising sign for which a permit has been issued may be replaced with a new billboard or outdoor advertising sign at the same location provided the new sign must not:
    - i. Exceed 300 square feet or the sign area of the existing sign, whichever is less.
    - ii. Be closer than 500 feet to any residential zoning district
    - iii. Be closer than 500 feet to another billboard

- iv. Exceed height of 30 feet
    - v. Project over any property line or any right-of-way line (public or private)
  - e. Landscaping. A well-maintained landscaped planting area equal to at least 75% of the billboard width and four feet in depth at the base of all billboards. The planting area must include a combination of low-growing shrubs and ground cover. The landscape treatment shall be designed and maintained to not exceed a height of three (3) feet above the grade.
  - f. Billboards must be of a single- or two-pole construction. When two (2) poles are used, they will be located at opposite ends of the sign face.
  - g. Maximum billboard height is 30 feet.
  - h. No billboard face may exceed 400 square feet. Billboards may have back-to-back sign faces.
  - i. V-shaped billboards must not exceed an angle of 30°.
  - j. When electronic message signs are provided as part of a billboard face.
    - i. They must not emit more than 3,000 nits in full daylight and 150 nits at nighttime.
    - ii. All electronic billboard signs must have ambient light monitors and automatic dimming equipment that always automatically reduce the brightness level of the sign proportionally to ambient light reduction. To verify compliance with the Zoning Ordinance or other applicable law, the interface that programs an electronic message sign must be made available to City staff for inspection during the permit process (prior to first operation) and upon request.
    - iii. If the interface is not or cannot be made available upon the City's request, the sign must cease operation until the City has been provided proof of compliance with the City Zoning Ordinance.
    - iv. Electronic billboard signs must not change messaging more often than once per 8 seconds and must not appear to, flash, scroll, travel, undulate, pulse, blink, expand, contract, bounce, rotate, spin, twist, or otherwise move.
    - v. All electronic billboard signs must default to an unlit black screen when more than 50% of the light source fails or if the light source is not displaying properly.
- J. Nonconforming Signs. Any sign installed in accordance with all applicable regulations in effect at the time, was lawfully in existence at the time of the effective date of this ordinance, and that does not conform to the provisions of this article is a legally nonconforming sign and may remain, subject to the following:
  1. A nonconforming sign must be maintained in good repair and condition.
  2. Nonconforming signs may not be enlarged, extended, modified, reconstructed, or structurally altered except in accordance with this Article.
  3. A sign support, bracket or pole that is non-conforming due to location may be reused to erect a sign of conforming size.
  4. A non-conforming sign may be removed from its on-site location to allow for routine maintenance or repair off-site for 45 days from the date of permit issuance. Such sign must be repaired and reinstalled within the 45-day period. Failure to apply for a permit prior to removal of said sign, or removal of sign for a period longer than 45 days will result in the loss of the legal non-conforming status of the sign.

5. A legal non-conforming sign due to size may be replaced with another sign of legal non-conforming size if said new legal non-conforming sign reduces the previous legal non-conforming sign by a minimum of 50%.
  6. Nonconforming signs must not be repainted or refaced when such action alters or changes the wording, composition, color, or material of the sign unless such a change is specifically authorized by the issuance of a sign permit.
  7. No nonconforming sign may be relocated unless the sign is changed to comply with all requirements of this Article.
  8. A nonconforming sign may not be reconstructed and must be removed if the structure, building or use to which it is accessory is destroyed or demolished to an extent exceeding 50% of the appraised value of the principal structure, building or use.
  9. A nonconforming sign which is destroyed or damaged to an extent exceeding 50 percent of its appraised value may not be altered, replaced, or reinstalled unless it is in conformance with this Article. If the damage or destruction is 50 percent or less of the appraised value, the sign may be restored within 60 days of the damage.
  10. A nonconforming sign which has been abandoned for more than 3 months must be removed. Installation of new signage and supports must comply with current regulations.
  11. In the case of a billboard, such maintenance and repair work as required to keep a nonconforming billboard in sound condition shall be permitted. Any maintenance or change in advertising message shall not be deemed an alteration.
- K. Appeal to the Board of Zoning Appeals. Appeal on the grounds of hardship or on the basis of any other decision by the Director Planning/Zoning Administrator shall be made to the Board of Zoning Appeals. Such an appeal can be made by filing with the Director of Planning/Zoning Administrator a written request within 10 days of the decision of the Director of Planning/ Zoning Administrator. The appeal shall proceed under the law, procedure and rules established for the function of the Board of Zoning Appeals.

# STAFF REPORT

DATE: May 11, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Code Amendment Request PZ26-00290 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 9 "Glossary" to address forthcoming state code changes.

## SUMMARY

As a result of legislation adopted during the 2026 Session of the Virginia General Assembly, staff has determined that adding and clarifying certain definitions within the Uniform Development Code (UDC) glossary will keep the UDC consistent with newly enacted and amended state statutes as well as provide clearer guidance for applicants, staff, and decision-makers.

Staff proposes several definition updates so the UDC glossary remains easy to use as well as consistent with 2026 changes in state law. The proposed amendments include creating the definition "Nonprofit residential development" to reflect the new by-right residential and mixed-use provisions for qualifying nonprofit and religious properties in § 15.2-2288.9 of the Code of Virginia. They also include updating the "Dwelling, single-unit detached" definition to include a manufactured home that has been converted to real property, consistent with §§ 15.2-2247 and 15.2-2290. Staff also recommends additions and updates to existing cannabis-related terms, so the UDC is in line with definitions now used in §§ 4.1-1600 and 4.1-1602. Finally, staff recommends adding a "Tiny House" definition to give applicants and reviewers a consistent size and construction standard tied to the Virginia Residential Code.

Staff recommends the following amendments to Article 9, "Glossary", of Chapter 41, entitled "CODE Danville the Unified Development Code of Danville, Virginia" of the City of Danville, 1986 as amended. Language proposed to be stricken is shown in strike through. Language proposed to be added is in italics.

*Nonprofit residential development.*

*A residential or mixed-use development authorized pursuant to § 15.2-2288.9 of the Code of Virginia, as amended.*

Dwelling, single-unit detached.

a.1. A dwelling arranged, intended, or designed to consist of one dwelling unit *constructed or assembled on site* and entirely surrounded by a yard or other separation from other main

buildings on the same parcel or on adjacent parcels. *Common ownership of the land and the dwelling are required.*

*b. A manufactured home that has been converted into real property consistent with § 15.2-2290 of the Code of Virginia, as amended. Common ownership of the land and the dwelling are required.*

*Tiny House.*

*A single-unit detached dwelling, 400 square feet or less in floor area, constructed in accordance with Virginia Residential Code.*

*Cannabis cultivation facility.*

*A facility that is permitted/licensed by the Virginia Cannabis Control Authority for the cultivation, labeling, and packaging of cannabis plants, flowers, and seeds; and only sells or transfers unprocessed cannabis plants, flowers, and seeds to other licensees of the Virginia Cannabis Control Authority and not to end-use consumers.*

*Cannabis dispensing facility.*

- a. A facility that is permitted/licensed by the Virginia Board of Pharmacy or Virginia Cannabis Control Authority for the dispensing of cannabis and cannabis products;*
- b. Is owned, at least in part, by a pharmaceutical processor; and*
- c. Exclusively dispenses cannabis and cannabis products produced by a pharmaceutical processor to a registered patient, his registered agent, or, if such patient is a minor or an incapacitated adult, such patient's parent or legal guardian or their agents or guardians without making any retail sales of cannabis or cannabis products to non-patients.*

*Cannabis processing facility.*

*A facility that is permitted/licensed by the Virginia Cannabis Control Authority for the processing, labeling, and packaging of cannabis and cannabis products; and only sells or transfers cannabis and cannabis products to other licensees of the Virginia Cannabis Control Authority and not to end-use consumers.*

*Cannabis retail store.*

*A facility, where any portion of, is permitted/licensed by the Virginia Cannabis Control Authority for the sale or commercial-related transfer of cannabis and cannabis products to end-use consumers. A Cannabis Retail Store is not a Cannabis Dispensing Facility.*

**RECOMMENDATION**

Planning Staff recommends that the City Planning Commission recommend that City Council amend Chapter 41 entitled "CODE Danville The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 9 "Glossary" to update "Dwelling, single-unit detached" and "Cannabis dispensing facility" and include "Nonprofit residential development", "Tiny House", "Cannabis cultivation facility", "Cannabis processing facility", and "Cannabis retail store".

**ATTACHMENTS**

1. HB 655

# VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

## CHAPTER 19

*An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.*

[H 655]

Approved March 31, 2026

**Be it enacted by the General Assembly of Virginia:**

**1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:**

**§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.**

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

**§ 15.2-2290. Uniform regulations for manufactured housing.**

A. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.*

B. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as~~ but not limited to those described in § 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing is allowed, the placement of manufactured ~~houses~~ homes shall be permitted for manufactured homes that are on a permanent foundation (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.*

~~B.~~ C. *Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural zoning district or other districts identified in subsection A of this section incorporating such standards~~. The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*

~~C.~~ D. *Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.*

# STAFF REPORT

**DATE:** May 11, 2026  
**TO:** Planning Commission  
**FROM:** Renee Burton, Division Director of Planning  
**RE:** Code Amendment Request PZ26-00291 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 3 Section B Item 24 to amend "Dwelling, manufactured home" and Article 3.A Table 3.A-2 "Comprehensive Use Permissions Table" to amend "Dwelling, manufactured home" and "Dwelling, single-unit detached".

## SUMMARY

During the 2026 Session of the Virginia General Assembly, legislation was adopted amending §§ 15.2 2247 and 15.2 2290 of the Code of Virginia, relating to zoning regulations for manufactured housing. The amended state law requires that manufactured homes shall be allowed by right in all agriculturally zoning district(s) and that local zoning ordinances shall not treat manufactured homes differently or more restrictively than site-built single family dwellings in the same zoning district, provided certain criteria are met, including permanent foundation requirements and conversion to real property. The legislation also reaffirms that uniform development standards and historic preservation protection procedures may be applied, so long as those standards apply equally to all residential structures in the applicable zoning district.

The proposed amendments to the City of Danville's Unified Development Code (UDC) include revising references to manufactured dwellings to clarify when such dwellings are not converted to real property, updating the use table to ensure manufactured homes are permitted in zoning districts consistent with state law, adding manufactured homes (not converted to real property) as a permitted use in the Urban Agriculture (UA) zoning district, and removing single-unit detached dwellings as a use subject to Special Use Permit approval in the MR, RD, and NMBD districts. These amendments provide clarity within the UDC, ensure consistency among residential uses, and align the UDC with current state law and the City's established zoning framework. Staff recommends the following amendments to Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended:

Amend Article 3.A, Table 3.A 2 to ensure that manufactured homes are allowed in zoning districts consistent with state law:

1. Add "Dwelling, manufactured home" as a permitted use in UA, Urban Agriculture Zone.
2. Remove "Dwelling, single-unit detached" as permitted by Special Use Permit approval in

the MR, Multi-unit Residential Zone and NMBD, North Main Business District.

Amend Article 3 Section Item 26 as follows. Deletion are stricken through and additions are italicized.

26. Dwelling, single-unit detached

a. Maximum number of dwelling units per parcel.

1. Except where an accessory dwelling unit is permitted, no more than one (1) building containing a dwelling unit shall be allowed on a parcel.

b. Water and sewer services.

1. Public water and sewer service are required.

~~c. Zone-specific use standards.~~

~~1. In the MR Zone and RD, single-unit detached dwellings are subject to UR Zone dimensional standards.~~

~~2. In the MHP-R Zone, single-unit detached dwellings will be limited to one (1) single-unit detached dwelling per manufactured home park.~~

c. *Common ownership*

1. *Common ownership of the land and the dwelling are required.*

## **RECOMMENDATION**

Planning Staff recommends that the City Planning Commission recommend that City Council amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend, Article 3 Section B Item 26 to amend "Dwelling, single-unit detached" and Article 3.A Table 3.A-2 "Comprehensive Use Permissions Table" to amend "Dwelling, manufactured home" and "Dwelling, single-unit detached".

## **ATTACHMENTS**

1. HB 655

# VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

## CHAPTER 19

*An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.*

[H 655]

Approved March 31, 2026

**Be it enacted by the General Assembly of Virginia:**

**1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:**

**§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.**

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

**§ 15.2-2290. Uniform regulations for manufactured housing.**

A. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.*

B. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as~~ but not limited to those described in § 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing is allowed, the placement of manufactured ~~houses~~ homes shall be permitted for manufactured homes that are on a permanent foundation (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.*

~~B.~~ C. *Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural zoning district or other districts identified in subsection A of this section incorporating such standards~~. The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*

~~C.~~ D. *Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.*

# STAFF REPORT

DATE: May 11, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Code Amendment Request PZ26-00292 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend residential parking requirements in Article 4. B.

## SUMMARY

During the 2026 Session of the Virginia General Assembly, legislation was adopted creating § 15.2-2209.4 of the Code of Virginia and amending § 15.2-2279, relating to minimum off-street parking requirements for residential, multifamily, and mixed-use development.

Section 15.2-2209.4 states that localities with populations over 20,000 must provide an administrative review process for developers to submit a request to reduce the off-street parking requirements by no less than 20 percent. This can be accomplished by an amendment to Article 4.B of the City of Danville's Unified Development Code. The changes below are suggested. Deletions are stricken through, and additions are italicized.

Amend Article 4.B. 2

6. The Division Director of Planning/ Zoning Administrator may waive or reduce the number of required parking spaces ~~if the following conditions are met~~ *through administrative review pending a written request that addresses the following conditions:*

- A. An applicant demonstrates fewer spaces are necessary because the current or proposed use does not need the required spaces or the development provides an alternative parking location;
- B. The development meets Virginia Uniform Statewide Building Code accessible space requirements;
- C. The absence or reduction of onsite parking spaces will not negatively impact surrounding properties; and
- D. The development complies with any additional conditions applied when the Division Director of Planning/ Zoning Administrator waives or reduces required off-street parking spaces.

*A developer of a residential, multifamily or mixed-use development may request a reduction of the minimum off-street parking requirement of no less than 20% in compliance with §15.2-2209.4. The request must be submitted in writing to the Director of Planning/Zoning*

*Administrator for administrative review. The written request must address the following conditions: The waiver may not be requested for developments of seven (7) or more residential units.*

*A. Demonstrate fewer spaces are necessary because the current or proposed use does not need the required spaces or the development provides an alternative parking location;*

*B. The development meets Virginia Uniform Statewide Building Code accessible space requirements;*

*C. The absence or reduction of onsite parking spaces will not negatively impact surrounding properties;*

*D. The development contains less than ten (10) residential units: and*

*E. The development complies with any additional conditions applied when the Division Director of Planning/ Zoning Administrator waives or reduces required off-street parking spaces.*

### **RECOMMENDATION**

Planning Staff recommends that the City Planning Commission recommend that City Council amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend the parking requirements in Article 4. B.

### **ATTACHMENTS**

1. HB 888

# VIRGINIA ACTS OF ASSEMBLY - 2026 RECONVENED SESSION

## CHAPTER 1075

An Act to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-street parking requirements in certain areas.

[H 888]

Approved April 22, 2026

**Be it enacted by the General Assembly of Virginia:**

**1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:**

**§ 15.2-2209.4. Minimum off-street parking requirements; designated areas; administrative reductions.**

A. As used in this section:

"Bus rapid transit" means a rubber-tired bus transit system with features such as frequent service, dedicated lanes, traffic signal priority, and enhanced stations.

"Designated area" means any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility. For purposes of this definition, "mass transit or public transportation station or facility" means a building or enhanced structure where members of the general public board or disembark mass transit or public transportation.

"Mass transit or public transportation" means passenger transportation on a fixed route by rubber-tired, rail, or other surface conveyance providing shared-ride service to the general public on a regular and continuing basis, including bus rapid transit or other high-capacity transit service as identified by the Virginia Department of Rail and Public Transportation. "Mass transit or public transportation" does not include school buses, microtransit, charter or sight-seeing services, a vehicular ferry service that serves as a link in the highway network, or a human service agency or other client-restricted transportation.

"Microtransit" means a flexible, on-demand, dynamically routed shared-ride passenger transportation service that operates similarly to traditional public transit but with greater adaptability to individual trip needs.

B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area in amounts exceeding the following:

1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development; and

2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

C. No locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking requirements for residential, multifamily, or mixed-use development located within a designated area in excess of the limitations set forth in subsection B.

D. Any locality with a population greater than 600,000 may by ordinance impose off-street parking requirements exceeding the limits in subsections B and C for residential, multifamily, or mixed-use development within one-half mile of a locality-managed fixed-route bus stop, provided that the ordinance includes an administrative process allowing an applicant, in connection with a pending rezoning, special exception, proffered condition amendment, site plan, or subdivision plat, to obtain a reduction of at least 25 percent in minimum off-street parking requirements for such development within 1,000 feet of such bus stop. An administrative reduction shall be granted upon the applicant's demonstration that (i) all dwelling units serve households at or below 70 percent of area median income, using income averaging; (ii) due to the unique characteristics of the site or uses on the site, the spaces proposed to be eliminated are unnecessary or infeasible; or (iii) a written shared parking agreement ensures availability of equivalent spaces within 1,000 feet of the subject property.

E. Any locality with a population greater than 20,000 shall, by ordinance, establish an administrative review process in which developers may request a reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. The ordinance shall include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the administrative reduction authorized by this subsection.

# STAFF REPORT

DATE: May 11, 2026  
TO: Planning Commission  
FROM: Renee Burton, Division Director of Planning  
RE: Code Amendment Request PZ26-00301 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 3 Section B Item 5, "Agricultural use".

## SUMMARY

During the 2026 Virginia General Assembly Session, the state set forth a regulated framework for adult-use cannabis. While this legislation moves Virginia closer to a future retail market, it also makes a clear distinction between cannabis-related activities and traditional agriculture. Cannabis cultivation, processing, and sales are regulated at the state level and are not treated the same as farming or the sale of typical agricultural products. Therefore, classifying cannabis with agricultural products could introduce incompatible commercial activity into areas intended to preserve rural character and agricultural productivity. The proposed amendment reinforces the distinction between traditional agriculture, including crop production and livestock, and regulated commercial cannabis activities, which are more appropriately considered in industrial, commercial, or specifically designated zoning districts.

The proposed amendment to Article 3, Section B, Item 5 helps maintain the purpose of agricultural and rural zoning districts by limiting commercial activity that is unrelated to traditional farming operations. Cannabis-related activities involve additional regulatory and oversight considerations that differ from normal agricultural uses and may be better addressed through specific zoning categories if considered in the future. By adopting this amendment, the City provides clear guidance, supports consistent application of its zoning regulations, and preserves the intended character of agricultural areas. Staff recommends approval of the proposed amendment as drafted.

Staff recommends the following amendments to Article 3, Section B Item 5 "Agricultural use" of Chapter 41 entitled "CODE Danville the Unified Development Code of Danville, Virginia" of the City of Danville, 1986 as amended. Language proposed to be added is in italics.

### 5. Agricultural use.

#### a. Animals.

1. The raising of animals will be limited to no more than one (1) form of livestock animal or ten (10) poultry animals per every three (3) acres of parcel size.
2. Feed parcels and confinement operations for animals or poultry will be prohibited.

- A. The raising of poultry shall be limited to no more than 10 chickens per acre.
- b. Sawmills.
  - 1. Sawmills are only permitted as seasonal retail during the harvest. Permanent sawmills are prohibited.
- c. Zone-specific use standards.
  - 1. In the UA Zone, agricultural uses may include an indoor or outdoor sales area for the selling of agricultural products produced on the same parcel. In this circumstance, such use shall be considered an accessory use and no off-street parking spaces shall be required. No on-site consumption of agricultural products shall be allowed.
  - 2. *Cannabis, marijuana, and cannabis-derived products, as defined by applicable state law, shall not be classified as agricultural products for the purposes of this section. No on-site retail sales, dispensing, distribution, or other commercial transfer of such products shall be permitted as part of an agricultural use.*
  - 3. No agricultural use may be established in the TR Zone unless the parcel complies with the minimum parcel size requirements for parcels in the UA Zone.

### **RECOMMENDATION**

Planning Staff recommends that the City Planning Commission recommend that City Council amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 2025, as amended. Specifically, amend Article 3 Section B Item 5, "Agricultural use".

### **ATTACHMENTS**

None

**PLANNING COMMISSION MINUTES  
APRIL 13, 2026**

**MEMBERS PRESENT**

**Mr. Petrick  
Mr. Dodson  
Mr. Ranson  
Ms. Evans  
Mr. Khan**

**MEMBERS ABSENT**

**Mr. Townes**

**STAFF**

**Renee Burton  
Cynthia Lester  
Clarke Whitfield  
Shanika Williams**

**ITEMS FOR PUBLIC HEARING:**

**I ITEMS FOR PUBLIC HEARING**

- 1. Code Amendment request PZ26-00229 filed by the City of Danville to amend Chapter 41 entitled "CODE Danville: The Unified Development Code of Danville, Virginia" of the City of Danville, 1986 as amended. Specifically, amend Article 3 "Uses and Use Standards, and Article 9 "Glossary" to add "Data Centers".*

**Mr. Petrick opened the Public Hearing.**

**Mr. Petrick closed the Public Hearing.**

**Mr. Bolton made a motion to approve application PZ26-00229. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.**

- 2. Review and adoption of the City of Danville Flood Resilience Plan.*

**Mr. Petrick opened the Public Hearing.**

**Mr. Petrick closed the Public Hearing.**

Ms. Evans stated. Will this stop the stream that flows underneath my house when water creeps up when it rains into my basement?

Ms. Burton stated. The document will not address that.

Mr. Petrick stated. May not address it but we will know what to call it.

Mr. Bolton stated. We deal with it everyday in real estate, so I think this is wonderful that they're looking into this and recommending we adopt it.

**Mr. Bolton made a motion to approve the adoption of flood preparedness and resilience assessment. Mr. Ranson seconded the motion. The motion was approved by a 6-0 vote.**

- 3. Special Use Permit application PZ26-00223 filed by JLF Innovations, Inc. to allow indoor commercial recreation in accordance with Chapter 41.3.A at Parcel 73158 (145 Holt Garrison Parkway Suite 410).*

**Mr. Petrick opened the Public Hearing**

Ms. Henniger stated. I am the assistant manager; I will be representing Phillip Flipman who is owner of JLF Innovations. Bricks and Minifigs where we sell Lego for adults and children, birthday parties and also do stem classes which stem classes for robotics, helping kids understand engineering and just honestly having a place for kids to go to have fun, and learn different things and get off the electronics and TV.

**Mr. Petrick closed the Public Hearing.**

**Mr. Ranson made a motion to approve application PZ26-00223. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.**

*4. Special Use Permit application PZ26-00244 filed by Jonathan Sharolli to allow adult daycare in accordance with Chapter 41.3.A at Parcel 03430 (405 North Main Street).*

**Mr. Petrick opened the Public Hearing**

Mr. Sharolli stated. The adjoining lot was approved last month, and we will operate out of both locations.

Mr. Petrick stated. You are combining forces; I assume this will still cover necessary parking that is required.

Ms. Williams stated. Yes, that is correct.

**Mr. Petrick closed the Public Hearing.**

Ms. Evans stated. Were there comments on the one person that opposed this application?

Ms. Williams stated. There weren't comments they just expressed, they were in opposition.

**Mr. Jones made a motion to approve application PZ26-00244. Mr. Ranson seconded the motion. The motion was approved by a 6-0 vote.**

*5. Special Use Permit application PZ26-00251 filed by BFBDanville LLC to allow a waiver of side yard setback requirements in accordance with Chapter 41.2.1 at Parcel 72436 (143 & 153 Crown Drive).*

**Mr. Petrick opened the Public Hearing**

Mr. Crew stated. I'm with Westwood Professional Services, here with Ben Blackburn from the ownership group and Matt Sutton from Westwood Professional Services as well as part of our survey team, I think the staff report was very thorough and what it provided as part of our request.

Ms. Evans stated. Have you started on the landscape plan?

Mr. Crew stated. No, have to get through this first.

Ms. Evans stated. It is not going to be a sea of asphalt.

Mr. Crew stated. It is right now we're going to help out with that.

**Mr. Petrick closed the Public Hearing.**

**Mr. Bolton made a motion to approve application PZ265-00251 with the condition that a landscape plan be submitted and approved prior to recording a subdivision plat. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.**

## **V. PLANNING DIRECTOR'S REPORT**

Ms. Burton stated. A quick public announcement if you have submitted an application, if you guys will pass this along for a land use change, please note that you will not receive an invoice after the fact. We have discussed this previously and it still seems to be a nationwide scam where individuals are pulling information from land use planning applications and sending out invoices that look really close to localities. We want to make sure to get the word out as much as possible that please, once you have submitted that there is not an additional fee that we will request and we certainly would not ask you to wire money to any separate organization. Please contact us if you receive this, we are asking everyone to be aware and caution. All application fees are paid up front.

Mr. Petrick stated. Has anything been posted on social media about this.

Ms. Burton stated. There have been articles and we had press releases months back and it may be something we look at to remind individuals about. This has been posted in planning magazines as well as IT related magazines because it has become so intense nationwide. We want to remind everyone not to do that.

## **VI. MINUTES**

**The March 9, 2026, minutes were approved by unanimous vote.**

With no further business, the meeting adjourned at 2:20 p.m.

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APPROVED