

COMMUNITY DEVELOPMENT

Technology Overlay District (TOD) Technology Zone (TZ)



FAQs

DEVELOPMENT STANDARDS

20%
OPEN SPACE
REQUIRED

BUFFERS & LANDSCAPING ^[1]

200'
ADJACENT TO
PROPERTY ZONED
RESIDENTIAL &
AGRICULTURAL ^[2]

150'
ADJACENT TO
ARTERIAL ROADS

100'
ADJACENT TO
COLLECTOR OR
LOCAL ROADS

35'
ADJACENT TO
PROPERTY ZONED
COMMERCIAL

[1] Standards may not apply to West Creek.

[2] A public utility and all accompanying appurtenances and structures require a buffer width of only 100 feet.

? **What is a Technology Overlay District?**

Answer: A Technology Overlay District is a special district designated by the County that allows specific uses along with development standards. It “overlays” the existing zoning district so that the existing zoning remains.

? **What is a Technology Zone?**

Answer: Technology Zone is an economic development tool under state law that allows the Board of Supervisors and Economic Development Authority to attract high-technology businesses to the Prime Economic Development area in Eastern Goochland.

? **What is the difference between a Technology Overlay District and Technology Zone?**

Answer: The Technology Overlay District is part of the zoning ordinance and regulates uses and development standards. The Technology Zone is a separate tool from zoning that allows the County to provide incentives to businesses to locate in Goochland.

? **Why does Goochland want to attract Technology Businesses?**

Answer: The Goochland County Board of Supervisors has made attracting high-technology businesses, such as advanced manufacturing and data centers, a priority for the county because the tax revenue generated from such businesses is a significant benefit to the county’s tax base. Having more businesses located in the County helps to alleviate the tax burden on citizens.

? **What are the benefits of the Technology Overlay District?**

Answer: The Technology Overlay District is designed to ensure that the desired high-technology businesses are located in the county’s Prime Economic Development areas, where their need for roads and utilities can be met, while also providing significant buffering between the businesses and county residential areas. It helps the County protect rural areas by channeling growth to areas where the infrastructure can support it. The Technology Overlay District facilitates the attraction of technology businesses to diversify the County’s tax base and provide revenue to support services for existing and future residents. The Technology Overlay District also strategically permits additional uses and limits them to high revenue generating facilities to ensure highest & best use of Prime Economic Development land. Lastly, it provides additional restrictions like noise, setbacks, and screening for adjacent property zoned residential or agricultural.

? **Where is the Technology Overlay District being proposed?**

Answer: [Please see the map.](#) County Staff conducted a thorough analysis of the County’s designated growth areas by analyzing existing zoning, availability of large tracts of developable land, water & sewer capacity, and road, electrical, and natural gas infrastructure to determine areas that would be appropriate. A map is available on the County website at www.goochlandva.us/TOD.

? **What additional uses will be allowed in the TOD?**

Answer: The Technology Overlay District will allow high-technology uses such as advanced manufacturing and data centers. It will also allow limited complementary uses that support high-technology uses. For a full listing, please visit www.goochlandva.us/TOD.

COMMUNITY DEVELOPMENT

Technology Overlay District (TOD)
Technology Zone (TZ)



FAQs

DEVELOPMENT STANDARDS

ROBUST BUILDING DESIGN & MATERIALS

CONCEPTUAL MASTER PLAN REQUIRED

SETBACKS ^[1]

200'
PROPERTY ZONED
RESIDENTIAL &
AGRICULTURAL ^[2]

100'
ARTERIAL,
COLLECTOR, AND
LOCAL ROADS

50'
INTERSTATE AND
LIMITED ACCESS
ROADS

35'
PROPERTY ZONED
COMMERCIAL OR
INDUSTRIAL

[1] Standards may not apply to West Creek.

[2] For a public utility and accompanying appurtenances and structures, the minimum setback is 100 feet, and 50 feet for electric substations.

? Why is West Creek exempt from some development standards?

Answer: West Creek was rezoned in the 1980s and has robust standards specified in proffers and restrictive covenants that encompass architectural standards and landscaping that are not proposed to change under the TOD regulations. Since advanced manufacturing and data centers are allowed “by-right” in West Creek, those uses can locate without any required public hearings, no noise restrictions and very limited buffers and setbacks. With the proposed TOD ordinance, the uses would be subject to noise restrictions and if these uses wanted to go higher than 60’, and are adjacent to residential zoned property, they would now be subject to a 500’ mandated setback.

? Would the TOD require the use of eminent domain by the county?

Answer: No, the County would not use eminent domain for the implementation or development of the Technology Overlay District.

? Would residents be required to sell to accommodate the TOD or the TZ?

Answer: No, the County will not require any landowner to sell their property.

? Does the TOD limit my existing zoning?

Answer: No, the TOD supplements the existing zoning.

? Can I still operate my business within the TOD boundaries?

Answer: Yes, you can continue to operate your business per the existing zoning regulations.

? If my property is within the TOD, will my taxes increase?

Answer: The tax rate is not changing. It will remain at \$0.53 per \$100 of assessed value. The assessed value of real estate is determined based on the highest and best use of the property; accordingly, it is a possibility that some property in the district will be assessed at a higher value. If your property assessment increases, you will see an increase in the amount of taxes you owe.

? Will I be required to remove my property in the district out of the landuse taxation program?

Answer: No, your property in the TOD can remain in the landuse taxation program as long as it remains undeveloped.

DATA CENTERS

HEIGHT AND SETBACK REQUIREMENTS

For properties adjacent to residentially zoned property or agriculturally zoned property, not subject to TOD regulations, the following setbacks must be provided:

BUILDING HEIGHT	SETBACK
60'	300'
60'-80'	500'
+80'	600'