



Technology Overlay District Technology Zone Frequently Asked Questions

Question: What is a Technology Zone (TZ)?

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 locate in the Prime Economic Development area in Eastern Goochland. Technology businesses have the highest revenue producing impacts in terms of taxes and high quality jobs. High-tech businesses pay significant real estate, business personal property, and machinery & tools taxes. Taxes from businesses locating in the county allows Goochland to provide necessary services without increasing the number of residents or the residential tax rate.

Question: Why does the Goochland Board of Supervisors want to attract Technology Businesses to Goochland?

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. The County's core government functions are largely supported by both residential and commercial taxes. Having more businesses located in the County helps to alleviate the tax burden on citizens. The Technology Overlay District will give the County the ability to better attract large revenue-producing technology companies. Technology businesses have the highest revenue impacts in terms of taxes and high-quality jobs. High-tech businesses pay significant real estate, business personal property, and machinery & tools taxes. Taxes from businesses locating in the county allow Goochland to provide necessary services without increasing the number of residents or the residential tax rate.

Question: What is a Technology Overlay District (TOD)?

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. The areas within the Technology Overlay District are permitted to have additional uses and taller buildings but are also subject to greater restrictions with respect to standards designed to protect the impact on property outside the Technology Overlay District, such as buffers, setbacks, noise limits, and architectural standards.



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Question: 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 economic development tool under Virginia law that allows the County to provide incentives to attract businesses. Together, these two ordinances are designed to bring high-revenue, high-quality technology businesses to Goochland while ensuring long-term economic vitality for the entire County.

Question: 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 designated growth areas, where roads, utilities, and other infrastructure can support them, while also providing significant buffering between the businesses and county residential areas. The TOD helps diversify the County's tax base and generate revenue to support services for residents. It strategically permits only certain high-revenue uses to ensure the best use of prime economic development land. In addition, it protects rural areas by channeling growth to places with existing infrastructure, and it requires added safeguards such as noise limits, setbacks, and screening to protect nearby homes.

Question: Where is the Technology Overlay District being proposed?:

Answer: Please see the map. In determining the best areas for the Technology Overlay District, County Staff conducted a thorough analysis of the County's designated growth areas. County staff analyzed 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.

Question: What additional uses will be allowed in the Technology Overlay District?

Answer: The Technology Overlay District allows two types of additional uses within it:

- 1) By-Right – this means that the uses below can locate without any additional public hearings. They will have to obtain site plan approval, building permits, and conform to all applicable local, state, and federal laws.
 - Advanced manufacturing facility creating products through innovative technologies and characterized by production activities that depend on information, automation, computation, software, sensing, and networking



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- Data center
 - Public Utility: transmission substation, transmission line, other than normal distribution
 - Technology college, university, or technical school
 - Technology research and development facility
 - Technology training center
 - Utility generating station (Small modular nuclear reactor facility, Peaking plant, natural gas) **Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.**
 - Energy storage facility
- 2) Accessory to a by-right use – this means that the uses below can locate as a supporting use to the above listed by-right uses. They will have to obtain site plan approval, building permits, and conform to all applicable local, state, and federal laws.
- Water treatment plant
 - Sewage treatment plant
 - Elevated water storage tank or tower
 - Central heating or cooling facility
 - Food service facility
 - Security building
 - General storage and maintenance facility
 - Structured parking
 - General office
 - Solar Energy Facility, supplementary
 - Energy generation **Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.**
 - Energy storage
 - Other accessory uses approved by the zoning administrator at the time of conceptual master plan review

Question: What type of development standards are required?

Answer:



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- Noise - Adjacent to residentially and mixed-use zoned property
 - Limited to 65db (6:00am-8:00pm) and 60db (8:00pm to 6:00am) **Note: the Planning Commission has recommended that the Board of Supervisors consider lowering the decibel limit.**
 - Measured at any location within an adjacent residentially-zoned property or mixed-use development with residential uses.
 - Noise restriction does not apply to sounds generated by construction or generators operating during an emergency or during generating testing
 - Testing is limited to two hours per day between 10:00am-5:00pm, Monday-Friday
 - Noise impact assessment submitted with initial Plan of Development detailing that noise limit will be met or ways to mitigate sounds to meet limits
 - A second sound study verifying compliance with noise limits under operating conditions must be provided within three months of operations
 - Additional studies (up to four annually) must be provided upon the request of Zoning Administrator, upon alterations or modifications to the facility or equipment, or to investigate a noise complaint

- Conceptual Master Plan has to be approved to ensure design standards can be met
- Building Design & Materials - robust architectural standards to include:
 - Variation of building height or varied rooflines
 - Building step backs or recesses
 - Fenestrations of at least 20% of façade
 - Quality building materials, with variations of materials required

- Open space requirement of 20%

- Height, setbacks, and buffers
 - Adjacent to residentially zoned property:
 - Data Center Use – 250’ vegetative buffer with 300’ setback – **Note: the Planning Commission has recommended that the Board of Supervisors consider imposing a 500’ setback from residential property for a data center permitted by right and require conditional use permit approval for locating closer in those areas with current base zoning of A2.**



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- Other TOD Use – dependent on height – see below
 - Structures up to 60 feet in height require a 200-foot setback (except data centers which require a 300 foot setback adjacent to residentially zoned property or mixed use development with residential uses)
 - Structures between 60 feet in height and 80 feet in height require a 500-foot setback
 - Structures greater than 80 feet in height require a 600-foot setback **Note: the Planning Commission has recommended that the Board of Supervisors consider limiting by-right maximum building height to 80' for structures located adjacent to residentially zoned property.**
 - Buildings that exceed 60 feet in height that are located adjacent to residentially-zoned property, must, at the height of 60 feet, set back the building façade from the ground floor exterior footprint by a minimum of 15 feet
- Adjacent to agriculturally-zoned property not part of a TOD use:
 - Setbacks dependent on height – see below
 - Structures up to 60 feet in height require a 200-foot setback
 - Structures between 60 feet in height and 80 feet in height require a 500-foot setback
 - Structures greater than 80 feet in height require a 600-foot setback
 - Buildings that exceed 60 feet in height that are located adjacent to residentially-zoned property, must, at the height of 60 feet, set back the building façade from the ground floor exterior footprint by a minimum of 15 feet
 - Public utility and all accompanying appurtenances and structures require a buffer width of 100 feet and 50' setback for electric substations.
 - Adjacent to commercially-zoned property - 35 feet buffer and setback
 - Adjacent to arterial roads - 150 feet buffer and setback



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- Adjacent to collector or local roads – 100 feet buffer and setback
- Interstate and limited access road - 50 feet buffer and setback
- Along roads providing general circulation within the conceptual master plan, - 35 feet buffer and setback

Note: West Creek may still develop utilizing the by-right zoning that has been in place since 1987. The landowners have the option to develop under the TOD regulations or develop under their current by-right regulations.

Question: What happens if a business in the Technology Overlay District doesn't follow the noise limits or other zoning requirements?

Answer: All facilities in the Technology Overlay District must meet the County's zoning requirements, including the 65/60 dB noise standards and other safeguards. If a business is out of compliance, the County follows a step-by-step enforcement process:

- First, the County works with the business to fix the issue quickly.
- If the problem continues, the County can issue formal violations and require corrective action.
- As a last resort, the County can take the business to Circuit Court, which has the power to stop work until the violation is corrected.

This process is already used for other zoning violations in Goochland, and it will apply equally to TOD uses.

Question: Why are data centers allowed by right in West Creek, and can that be changed?

Answer: The current zoning for West Creek, adopted in 1987, already allows data centers and advanced manufacturing facilities by right, without additional zoning approvals. The ordinance could be amended by the Board of Supervisors to remove data centers from the Industrial zoning district. However, Goochland must consider all property owner rights, including the existing rights of West Creek. **The Technology Overlay District adds new standards, such as buffers, setbacks, and noise limits, that are not part of the 1987 zoning, giving the County stronger tools to protect nearby residents if landowners choose to develop under the TOD regulations.**



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Question: Why is West Creek exempt from some of the 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 so those are not proposed to change under the Technology Overlay District regulations. However, there are some development standards that will apply. 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 Technology Overlay District ordinance, **IF a user in West Creek wanted to take advantage of the financial incentives available in the Technology Zone or have a building higher than 60’ adjacent to residential, without going through the conditional use permit process, they would be subject to the proposed general Technology Overlay District regulations such as noise restrictions and mandated buffers and setbacks for a data center use.**

Question: Why is West Creek treated differently from other areas in the TOD?

Answer: West Creek was rezoned in 1987, long before the Technology Overlay District was proposed. That rezoning included its own proffers and restrictive covenants, which already set standards for design, landscaping, and buffers. Because of that, some of the TOD’s requirements overlap with what West Creek already has in place.

The TOD does not take away West Creek’s existing rights—it adds extra protections if landowners develop under the TOD regulations. For example, without the TOD, West Creek properties could still develop under the 1987 zoning with fewer restrictions. By developing under the TOD regulations, they would have to follow new rules like noise limits, larger buffers, and setbacks, while also being eligible for Technology Zone incentives.

Question: Will there be further changes to the Technology Overlay District proposal before the scheduled Board action on November 6th?

Answer: The Technology Overlay District proposals are still in draft form. Nothing has been finalized. No final vote will occur until after the Board of Supervisors holds their public hearings where residents will have the opportunity to share their input directly.



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Community feedback has already shaped the proposals. Between the first and second drafts, the County added increased setbacks and buffers for data center use adjacent to residential zoned property, increased setback based on height, further restricted generator testing hours, required noise study more frequently, and held an additional community meeting in response to what residents raised. In addition, the Planning Commission made recommendations to the Board based on feedback they heard at their public hearings. The Planning Commission recommended:

- Changing energy generating facility from by-right to a conditional use permit, both for primary and accessory uses.
- Increasing the setback to 500-feet for data centers in the areas of the Technology Overlay District with current base zoning of A2, and require conditional use permit approval for locating closer in those areas.
- Limiting the by-right maximum building height to 80' for structures located adjacent to residentially zoned property.
- Reducing the decibel limits lower than currently proposed 65 dB in the day and 60 at night.

Any further proposed revisions will be posted on the County's website in advance of the November 6th Board public hearing.

Question: Why are some uses, like data centers or small modular reactors, allowed "by-right" instead of requiring a Conditional Use Permit (CUP)?

Answer: Some uses are proposed as "by-right" to make Goochland more competitive in attracting high-revenue businesses. A by-right use can proceed if it meets all zoning and development standards, without needing a separate local zoning approval process. This gives businesses predictability and helps the County attract investment. All uses will still have to meet applicable local, state, and federal regulations.

At the same time, the proposed Technology Overlay District sets strict conditions on by-right uses, such as noise limits, buffers, setbacks, and design standards, that do not exist today in some areas like West Creek. In other words, while the use may be by-right, it comes with more restrictions than current zoning allows. Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.



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Question: Why are utility generating station and energy storage uses now considered by-right?

Answer: Goochland considers these uses to be important to the stability of the overall electrical grid and provides an opportunity for the future diversification of economic development within the county. Allowing these uses positions Goochland well for future, potential energy needs across the Commonwealth. Locations for energy generation would only be allowed in specific areas of the proposed TOD. **Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.**

Question: What are the limitations and protections for utility generating station?

Answer: Goochland evaluated areas that could be appropriate for utility generating station and determined that the use should only be placed in areas that are separated from residential and should be located in areas that have existing heavy industrial uses.

Therefore, the following standards are required:

- Only located where the comprehensive plan designates property as Flexible or Industrial
- No station can be located within 1,500 feet of any residentially-zoned property, a mixed-use development with residential uses, or the county boundary line.
- The station and related improvements must be set back from adjacent property and public roads a minimum of 300 feet
- There must be a 300-foot buffer landscaped in compliance with Sec. 15-449.B.4 and no parking, drives, use, structure, or building may be located within 10 feet of the buffer landscaping.

Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.

Question: What are the limitations and protections for energy storage?

Answer: Goochland evaluated areas that could be appropriate for energy storage and determined that the use should only be placed in areas that are separated from residential and should be located in areas to lessen the visual impact. Energy storage would only be allowed in selected areas of the proposed TOD. Therefore, the following standards are required:

- facility is a minimum of 1,500 feet from residentially-zoned property or the county boundary line;



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- facility is within a quarter (1/4) mile of I-64 or Rte. 288;
- a siting agreement with the county is provided;
- facility utilizes solid state battery systems, or facility utilizes a lithium ion battery system not exceeding 20 megawatts in storage capacity; and
- no more than 2 percent of total TOD area is occupied by energy storage facilities.
- Facilities not compliant with above may be approved through a conditional use permit

Question: Are Small Modular Reactors (SMRs) safe, and could one be built in Goochland?

Answer: The draft Technology Overlay District does not authorize or approve the construction or installation of a small modular reactor (SMR). If a company ever proposed an SMR, it would go through extensive federal and state review and public process by the Nuclear Regulatory Commission (NRC), the Virginia Department of Environmental Quality (DEQ), and other agencies. These reviews cover safety, water supply, seismic activity, and emergency planning. Goochland has no authority over those processes. Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.

Question: What about the safety, waste, and water impacts of Small Modular Reactors (SMRs)?

Answer: Safety, waste management, and water supply for any nuclear facility are regulated by federal and state agencies, not Goochland County. If an SMR were ever proposed, the Nuclear Regulatory Commission (NRC) would oversee design, operation, and safety requirements, including any potential evacuation planning. Fuel for SMRs is transported off-site for disposal, so waste would not remain in the community. Water use would also be reviewed by the NRC and Virginia DEQ to ensure adequate supply and safety. Note: the Planning Commission has recommended that energy generation facilities require a conditional use permit instead of being allowed by-right.

Question: Who pays for the water, sewer, and electricity needed by data centers or other technology facilities?

Answer: Utility connections and upgrades needed for a specific project are the responsibility of the private developer, not Goochland County residents. For example, if a data center requires additional water or sewer capacity, those costs are covered by the



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business that builds the facility. Electricity costs and rates are set by Dominion Energy and regulated by the Virginia State Corporation Commission (SCC), not by the County.

Question: What about air pollution from diesel backup generators?

Air quality from generators is regulated by the Virginia Department of Environmental Quality (DEQ) and the U.S. Environmental Protection Agency (EPA). These agencies set limits on emissions like particulate matter, carbon monoxide, and nitrogen oxides. Any facility in Goochland would be required to meet those state and federal standards.

Question: Would the Technology Overlay District 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.

Question: Would we require residents to sell to accommodate the Technology Overlay District or the Technology Zone?

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

Question: Does the Technology Overlay District limit my existing zoning?

Answer: No, the Technology Overlay District supplements the existing zoning.

Question: Can I still operate my business within the Technology Overlay District boundaries?

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

Question: If my property is within the Technology Overlay District, 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 the highest and best use of the parcel has changed based on the availability of the high-technology uses. If your property assessment increases, you will see an increase in the amount of taxes you owe.



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Question: Will I be required to remove my property in the district out of the land use taxation program?

Answer: No, your property in the Technology Overlay District can remain in the land use taxation program as long as it remains undeveloped.

Question: I live in Reader's Branch subdivision, adjacent to West Creek Business Park. What protections are there to ensure that my residential property is not impacted by businesses that might locate within the Technology Overlay District?

Answer: The standards that are **already in existence** for West Creek Business Park currently apply. Those requirements include:

- **100- foot buffer along Hockett Road and a 50-foot buffer along the northern boundary of the business park.**
- Dark sky compliant lighting.
- Architectural design standards.
- Landscaping requirements and a minimum of 30% of any developed parcel must be in open space.
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, and screening of outside storage of company owned and operated vehicles is required from roads and adjacent properties.
- **Building height of 60' adjacent to residential.**

Please note: The West Creek Business Park can be developed currently with these standards, even if there is NO Technology Overlay District.

IF a user in West Creek wanted to take advantage of the financial incentives available in the Technology Zone or have a building higher than 60' adjacent to residential, without going through the conditional use permit process, they would be subject to the proposed general Technology Overlay District regulations such as:

- Data center setback of 300 feet.
- Data Center vegetative buffer of 250-foot
- Where a building exceeds 60 feet in height the minimum setback would increase to 500 feet from the property line of Reader's Branch subdivision
- Where a building exceeds 80 feet in height the minimum setback would increase to 600 feet from the property line of Reader's Branch subdivision
- Noise Restrictions - Where adjacent to residentially zoned property, noise cannot exceed 65 dB between 6:00 a.m. and 8:00 p.m., and 60 dB between 8:00 p.m. and 6:00 a.m. (construction noise and generator testing are excluded)



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Question: I live in Mosaic subdivision. What protections are there to ensure that my residential property is not impacted by businesses that might locate within the Technology Overlay District?

Answer: For those properties abutting agriculture zoned property in the proposed Technology Overlay District, the following proposed standards would apply:

- Data center setback of 300 feet adjacent to residential zoned property
- Data Center vegetative buffer of 250-foot adjacent to residential zoned property
- Where a building exceeds 60 feet in height the minimum setback would increase to 500 feet from the property line of Mosaic subdivision
- Where a building exceeds 80 feet in height the minimum setback would increase to 600 feet from the property line of Mosaic subdivision
- A conceptual master plan must be provided
- A minimum of 20% of the master plan must be in open space
- Architectural and signage requirements
- Dark sky compliant lighting
- Fencing of improvements on a property must be internal to the required buffers
- Adjacent to residentially zoned property such as Mosaic noise cannot exceed 65 dB between 6:00 a.m. and 8:00 p.m., and 60 dB between 8:00 p.m. and 6:00 a.m. (construction noise and generator testing are excluded)
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, outdoor storage, public utility facilities, and truck and trailer parking required from roads and adjacent properties.

For those properties abutting West Creek property in the proposed Technology Overlay District, the standards that are already in existence for West Creek Business Park would apply. Those requirements include:

- 100- foot buffer along Hockett Road and a 50-foot buffer along the northern boundary of the business park.
- Dark sky compliant lighting
- Architectural design standards
- Landscaping requirements and a minimum of 30% of any developed parcel must be in open space.
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, and screening of outside storage of company owned and operated vehicles is required from roads and adjacent properties.



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IF a user in West Creek wanted to take advantage of the financial incentives available in the Technology Zone or have a building higher than 60' adjacent to residential, without going through the conditional use permit process, they would be subject to the proposed general Technology Overlay District regulations such as:

- Data center setback of 300 feet.
- Data Center vegetative buffer of 250-foot
- Where a building exceeds 60 feet in height the minimum setback would increase to 500 feet from the property line of Mosaic subdivision
- Where a building exceeds 80 feet in height the minimum setback would increase to 600 feet from the property line of Mosaic subdivision
- Noise Restrictions - Where adjacent to residentially zoned property, noise cannot exceed 65 dB between 6:00 a.m. and 8:00 p.m., and 60 dB between 8:00 p.m. and 6:00 a.m. (construction noise and generator testing are excluded)

Question: I live in Songbird subdivision, across Hockett Rd from West Creek Business Park. What protections are there to ensure that my residential property is not impacted by businesses that might locate within the Technology Overlay District?

Answer: The properties south of Oriole Landing Lane are across from West Creek Business Park therefore the standards that are already in existence for West Creek Business Park would apply. Those requirements include:

- A 100- foot buffer along Hockett Road.
- Dark sky compliant lighting
- Architectural design standards
- Landscaping requirements and a minimum of 30% of any developed parcel must be in open space.
- Screening of mechanical and electrical equipment, refuse areas. loading/unloading areas, and screening of outside storage of company owned and operated vehicles is required from roads and adjacent properties.

For properties north of Oriole Landing Lane, across from the Technology Overlay District but not West Creek Business Park, requirements for a Technology Overlay District development include:

- A 100-foot buffer along Hockett Road
- A conceptual master plan must be provided.
- A minimum of 20% of the master plan must be in open space
- Dark sky compliant lighting



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- Architectural and signage requirements.
- Fencing of improvements on a property must be internal to the required buffers
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, outdoor storage, public utility facilities, and truck and trailer parking required from roads and adjacent properties.

Question: I do not live in an established neighborhood but live along Hockett Road, adjacent to West Creek Business Park. What protections are there to ensure that my property is not impacted by businesses that might locate within the Technology Overlay District?

Answer: The standards that are already in existence for West Creek Business Park would apply. Those requirements include:

- A 100- foot buffer along Hockett Road
- Dark sky compliant lighting
- Architectural design standards
- Landscaping requirements and a minimum of 30% of any developed parcel must be in open space.
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, and screening of outside storage of company owned and operated vehicles is required from roads and adjacent properties

If a user in West Creek wanted to take advantage of the financial incentives available in the Technology Zone or have a building higher than 60' adjacent to residential, without going through the conditional use permit process, they would be subject to the proposed general Technology Overlay District regulations such as:

- A 200-foot buffer when a Technology Overlay District use is adjacent to an agriculturally zoned property that is not part of a Technology Overlay District conceptual master plan, except that a public utility facility would have a 100-foot buffer
- Data center setback of 300 feet.
- Data Center vegetative buffer of 250-foot
- Where a building exceeds 60 feet in height the minimum setback would increase to 500 feet from the property line of Reader's Branch subdivision
- Where a building exceeds 80 feet in height the minimum setback would increase to 600 feet from the property line of Reader's Branch subdivision
- Noise Restrictions - Where adjacent to residentially zoned property, noise cannot exceed 65 dB between 6:00 a.m. and 8:00 p.m., and 60 dB between 8:00 p.m. and 6:00 a.m. (construction noise and generator testing are excluded)



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Question: I live in Bellview Gardens subdivision. What protections are there to ensure that my residential property is not impacted by businesses that might locate within the Technology Overlay District?

Answer: Proposed standards for the Technology Overlay District:

- A 100-foot buffer along Three Chopt Road and a 200-foot buffer adjacent to Bellview Gardens
- Data center setback of 300 feet.
- Data Center vegetative buffer of 250-foot
- Where a building exceeds 60 feet in height the minimum setback would increase to 500 feet from the property line of Bellview Gardens subdivision
- Where a building exceeds 80 feet in height the minimum setback would increase to 600 feet from the property line of Bellview Gardens subdivision
- A conceptual master plan must be provided
- A minimum of 20% of the master plan must be in open space
- Architectural and signage requirements
- Dark sky compliant lighting
- Fencing of improvements on a property must be internal to the required buffers
- Adjacent to residentially zoned property such as Bellview Gardens, noise cannot exceed 65 dB between 6:00 a.m. and 8:00 p.m., and 60 dB between 8:00 p.m. and 6:00 a.m. (construction noise and generator testing are excluded)
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, outdoor storage, public utility facilities, and truck and trailer parking required from roads and adjacent properties.

Question: I do not live in an established neighborhood but live along Three Chopt Road, inside the proposed Technology Overlay District boundary. What protections are there to ensure that my property is not impacted by businesses that might locate within the Technology Overlay District?

Answer: Proposed standards for the Technology Overlay District:

- A 200-foot buffer when a Technology Overlay District use is adjacent to an agriculturally zoned property that is not part of a Technology Overlay District conceptual master plan, except that a public utility facility would have a 100-foot buffer
- Where a building exceeds 60 feet in height the minimum setback would increase to 500 feet from the property line
- Where a building exceeds 80 feet in height the minimum setback would increase to 600 feet from the property line
- A conceptual master plan must be provided



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- A minimum of 20% of the conceptual master plan must be in open space
- Architectural and signage requirements
- Dark sky compliant lighting
- Fencing of improvements on a property must be internal to the required buffers
- Adjacent to a residentially or mixed-use zoned property, noise cannot exceed 65 dB between 6:00 a.m. and 8:00 p.m., and 60 dB between 8:00 p.m. and 6:00 a.m. (construction noise and generator testing are excluded)
- Screening of mechanical and electrical equipment, refuse areas, loading/unloading areas, outdoor storage, public utility facilities, and truck and trailer parking required from roads and adjacent properties.