

PLANNING COMMISSION MEETING

A G E N D A

TOWN OF CHINCOTEAGUE, VIRGINIA

October 12, 2010 - 7:00 P.M. – Council Chambers - Town Hall

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

AGENDA REVIEW/DISCLOSURES:

1. Approval of September 14, 2010 minutes
2. Old Business
 - Home Occupation Ordinance – review public hearing comments
 - Work Plan – Zoning Ordinance review of permitted uses/discuss issues
 - Sign Regulations – request to review banner and flag standards
3. New Business
 - Zoning provisions for temporary family health care structures
4. Commission Members Announcements or Comments
(Note: Roberts Rules do not allow for discussion under comment period)

ADJOURN

PLANNING COMMISSION MEETING
14 September 2010
MINUTES

Members Present:

Mr. Ray Rosenberger, Chairman
Mrs. Mollie Cherrix, Vice Chairperson
Mr. Tripp Muth
Mr. Gene Wayne Taylor

Members Absent:

*vacant position

Mr. Steve Katsetos

Mr. Jeff Potts

William Neville, Planning Director

CALL TO ORDER – Chairman Rosenberger called the meeting to order at 7:06 pm and established a quorum with one member absent and one vacant position.

INVOCATION AND PLEDGE OF ALLEGIANCE – Commissioner Taylor led the invocation followed by Chairman Rosenberger leading the Pledge of Allegiance.

PUBLIC COMMENT

There was no public comment.

AGENDA REVIEW/DISCLOSURES

Chairman Rosenberger requested if there were any changes to the Agenda or any disclosures. There were none.

Mr. Muth motioned, seconded by Ms. Cherrix to adopt the agenda. The motion was unanimously approved.

1. Approval of August 17, 2010 minutes

The minutes as submitted were reviewed with no corrections. Mr. Potts moved to approve the minutes of the last meeting, seconded by Mr. Muth. The motion was unanimously approved.

2. Old Business

a) **Work Plan – Zoning Ordinance (Public/Semi-Public, Resource Conservation, Agriculture Districts)**

The staff report was presented by Mr. Neville with ‘redline’ revisions for the existing C-1 zoning district to be re-named as the Public/Semi-Public district and the existing A zoning district to be re-named as the Resource

Conservation district. Minimum revisions are proposed and all changes are documented on the cover/tracking sheet. The Agriculture district will remain the same – no changes are proposed. The areas proposed for these districts is identified on maps of existing zoning districts and proposed planning areas. Discussion of the districts followed:

Public/Semi-Public District – (new district)

Mr. Taylor began a discussion about the strategy to remove permitted uses from the C-1 district in order to create the public use district. He expressed his concern that this district should only apply to publicly owned properties so that there was not an issue about losing current property rights.

Several properties were discussed as examples including Accomack County School Board, Town of Chincoteague, US Coast Guard, and Chincoteague Volunteer Fire Department. Mr. Neville agreed to revise the intent section to make it clear this district would only apply to properties that met the definition of public and semi-public ownership.

It was noted that the Civic Center use should be revised to Community Center.

Resource Conservation District – (new district)

The approach of starting with the Agriculture District and excluding certain uses for Resource Conservation was discussed. Chairman Rosenberger asked about the change of public utility uses from permitted to conditional use.

Several commissioners considered the possibility of constructing a single residential structure in the Resource Conservation area if the required permits are obtained.

Mr. Taylor commented on the January Town Council meeting when the Comprehensive Plan was adopted and the assurance given to the public, and the Leonard family in particular, that there were no changes in permitted uses proposed on their property. Why take out uses rather than allow Federal/State regulations to limit permitted development in environmental protection areas? Mr. Neville suggested that the district would be a benefit to the Town even if all recommended properties were not mapped at this time.

A larger discussion identified individual properties that had been recommended for the RC district.

Agriculture District – (existing district)

Mrs. Cherrix identified the two properties on the map that are recommended to remain in the agriculture district. Mr. Taylor commented that Agriculture

was more inclusive of different uses and may be preferred by private property owners over Resource Conservation. A general discussion addressed the idea that there could be tax implications and/or land value differences based on the new zoning district categories, as well as for those properties where new district is different from the existing.

Zoning Map Review -

Mr. Neville presented a draft letter to selected property owners and a map illustrating 15 different areas within the Town where there is a recommended change from one zoning district to another. It was proposed that a workshop discussion could be held with these property owners prior to a general public hearing in order to confirm or work out any concerns there may be.

Mr. Muth observed that this letter could end up being sent to as many as 150 different properties and may generate an overwhelming response for a workshop discussion. At that point, how would the effort be different from having a public hearing?

The question was raised about the Planning Commission's ability to recommend a zoning district that is different from the Comprehensive Plan recommendation without formally amending the Plan first. This may limit the type of discussion that could be held with property owners about the proposed changes.

Marsh Island was highlighted as an example of a proposed change from C-1 to Mixed Use Residential (R-3). Staff was requested to confirm whether a marina would be allowed in the MUR district.

Chairman Rosenberger asked if it would be possible to compare the permitted uses between the existing zoning districts and the proposed districts in order to understand where there may be a change. Mr. Neville offered to highlight a spreadsheet previously prepared by Jared Anderson for review at the next meeting.

In addition to the public outreach already discussed, the Commission was reminded of the idea to make a presentation to the Downtown Main Street Merchants at one of their regular meetings. Mr. Potts also described a particular area along South Main Street that may benefit from a more detailed review and recommendation by the Planning Commission.

Planning Commissioners reached consensus that the property owner letter should not be sent out until several issues are resolved at the next meeting.

b) Sign Regulations/Illustrated Ordinance –

Staff provided an update on the preparation of illustrated zoning codes and citizen's guide brochures that were discussed at the last meeting. The existing zoning ordinance has proved to be a challenge with 65 sign types described that are regulated in 4 basic categories with 3 sub-types plus 6 other sign types to potentially illustrate. Although this idea has not come together yet, Mr. Neville will continue to work on the concept and report to the Commission on any progress made.

It is important to solve the fairness situation with regard to property size and amount of signage per building or acre. Ordinance section that allows signs 'per business' should be modified.

3. New Business

None

4. Commission Member Announcements or Comments

Commissioner Muth asked about the Southern Rivers grant and the schedule for considering a proposed wastewater collection, treatment and disposal system for the Island.

Mr. Taylor commented on the need to continue planning for bike trails and safety improvements. Crosswalks on Main Street and the proposed trail along Ocean Boulevard extended were discussed.

Mrs. Cherrix added that lighting along bike lanes was also important and should be considered as the Broadband network is installed on poles in Town.

Town Planner Neville provided an update on the current planning activities this month.

ADJOURN

Commissioner Taylor moved to adjourn the meeting, seconded by Commissioner Cherrix. The motion was unanimously approved.

Ray Rosenberger, Chairman



STAFF REPORT

To: Planning Commission

Through: Robert Ritter, Town Manager

From: Bill Neville, Director of Planning

Date: September 22, 2010 (Updated October 12, 2010)

Subject: Home Occupation Ordinance – Public Hearing Comments

Draft revisions to the Town Code regarding Home Occupation uses have been prepared in response to questions regarding appropriate standards for home occupation and limited home occupation uses as permitted by the Zoning Ordinance,. The Planning Commission recommends that adoption of these standards would improve the administration of permit approvals and reduce conflicts between home occupation uses and adjacent residential properties.

The proposed ordinance moves existing standards from Section 2/Definitions to Section 6/General Provisions and adds criteria that are common to other communities. The R-2 district is revised to only permit limited home occupations. Signage is restricted by size and number.

The staff report includes the following documents:

- **Home Occupation Ordinance** - The following draft Home Occupation Ordinance was reviewed and revised over several months, and forwarded by the Planning Commission to the Town Council on June 15, 2010. Final corrections as directed by the Town Council were added following an August 19, 2010 work session.
- **Existing Code Sections** – Provided for reference.

- **Basic Elements of Home Occupation Regulation** – Provided for reference. Summary of research from other similar and nearby communities. Review of these criteria was completed during an advertised Planning Commission workshop on March 23, 2010.
- **Proposed Zoning Permit** – Provided for reference. In addition to the current practice of requiring an annual business permit, Staff proposes the use of a one-time zoning permit as well. This may require an application fee for certification of new home occupations and the submission of a plan to document the approved site conditions at the time of the permit. Staff time would be required to prepare documents for existing ‘grandfathered’ home occupations that currently have a business permit. Future changes of use would require a new zoning permit.

Based on the extensive review and consideration of draft ordinance changes since January 2010, a joint public hearing will be held with both the Planning Commission and the Town Council to hear public comment.

A joint public hearing was held on October 4, 2010. There were no comments from the public at the hearing. Town Council members offered the following concerns and agreed to send the ordinance to the Planning Commission for action.

- ✓ Parking requirements for limited home occupations should be more restrictive – additional parking should be provided in residential areas when needed
- ✓ Calculation of ‘total gross floor area’ should be better defined
- ✓ Confirm R-3 district allows both limited and regular home occupations
- ✓ Add condominiums to section 6.10.1(d)
- ✓ Concern for large signs in R-3 district residential neighborhoods – multiple signs in a row

Home Occupation Ordinance

Public Hearing Draft

Zoning Ordinance

Article II

Definitions

(Revised through August 19, 2010)

Sec. 2.79. Home occupation.

An occupation, profession, enterprise, or business activity conducted within a dwelling, or accessory structure, by a member of the household who occupies the dwelling. Such occupation must be clearly incidental and subordinate to the use of the dwelling as a residence, and must meet all of the minimum land use criteria for **home occupations**. (See Article VI, section C for parking regulations, section G for land use criteria, and Article VII Section 7 Signs)

Sec. 2.88. Limited home occupation.

An occupation, profession, enterprise, or business activity conducted within a dwelling, or accessory structure, by a member of the household who occupies the dwelling. Such occupation must be clearly incidental and subordinate to the use of the dwelling as a residence, and must meet all of the minimum land use criteria for **limited home occupations**. (See Article VI, section C for parking regulations, section G for land use criteria, and Article VII Section 7 Signs)

Article III

Residential Districts

Sec. 3.4. Uses permitted by right.

The following uses shall be permitted in residential district R-2 subject to all other provisions of this ordinance:

- 3.4.1. Single-family dwelling.
- 3.4.2. Two-family dwelling.
- 3.4.3. Limited Home occupation.**
- 3.4.4. Tourist rental homes.
- 3.4.5. Tourist homes.
- 3.4.6. Accessory building/structure.

Article VI

Home Occupation Use

Section G. Home Occupations and Limited Home Occupations

Sec. 6.10 Statement of Intent

In order to preserve and protect the primarily residential character of Chincoteague Island neighborhoods, and to accommodate the economic self-sufficiency of all citizens, limited commercial uses will be allowed within residential dwellings as permitted in this section.

The purpose of the provisions of this ordinance is to allow for home occupations that are compatible with the neighborhood in which they are located, and to implement standards for limited commercial uses that are located within specific zoning districts.

Sec. 6.10.1 Permit procedures for all Home Occupations.

- a) Home Occupations complying with all of the minimum land use criteria, and approved by the Zoning Administrator, shall be permitted by right. A zoning permit, in conformance with Section 6.1, is required for such uses upon application and with evidence of payment of the appropriate business license.
- b) Home Occupations that do not meet all of the land use criteria shall be permitted only after approval of a conditional use by the Mayor and Town Council.
- c) Existing Home Occupations are granted a zoning permit under the conditions of their use at the time this ordinance is adopted or their business license is obtained. Change of use will require application for a new zoning permit concurrently with a new business license.
- d) Permits for home occupation use shall only be issued for one-family dwellings only. Permits for limited home occupation use may be issued for one-family, mobile home, two-family, townhouse, and multifamily dwellings.
- e) Applicant shall certify that the proposed use is not in violation of restrictive covenants or private road agreements. Land owner permission is required if the property is rented or leased.

Sec. 6.10.2 Land Use Criteria

- (a) **Limited home occupations** must be a permitted use as defined by this section and the zoning district standards, and must meet all of the following criteria:
 1. The limited home occupation shall be clearly incidental and subordinate to the primary use of the dwelling as a residence; not more than 25 percent of

the total gross floor area of the dwelling, or the equivalent area within an accessory structure, shall be used in conjunction with the limited home occupation or combination of limited home occupations.

2. Not more than one person, other than members of the family residing in the dwelling, shall be employed in the conduct of the home occupation.
3. There shall be no exterior evidence of the limited home occupation visible from the street or adjoining property, excluding one permitted sign in accordance with Section 7.3.
4. There shall be no outside display, or storage of equipment or materials associated with the limited home occupation. No more than one vehicle with the business name on it may be parked so as to be visible from the street or from adjoining properties.
5. Traffic, deliveries, or business vehicle parking generated by a limited home occupation shall be no greater in volume than would normally be expected in the immediately adjacent neighborhood.
6. No limited home occupation use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than would normally be expected in the immediately adjacent neighborhood if no limited home occupation use existed.
7. Retail Sales shall be limited to items handcrafted or improved on the premises.

(b) **Home occupations** must be a permitted use as defined by this section and the zoning district standards, and must meet all of the following criteria:

1. The home occupation shall be clearly incidental and subordinate to the primary use of the dwelling as a residence; not more than 30 percent of the total gross floor area of the dwelling, or the equivalent area within an accessory structure, shall be used in conjunction with the home occupation or combination of home occupations.
2. Not more than two persons, other than members of the family residing in the dwelling, shall be employed in the conduct of the home occupation.
3. There shall be no exterior evidence of the home occupation visible from the street or adjoining property, excluding no more than one permitted sign in accordance with Section 7.3, and no display of goods or business-related items of any kind greater than 16 square feet in area visible from the street or from adjoining property.

4. No more than two vehicles with the business name on it may be parked so as to be visible from the street or from adjoining properties.
5. Traffic, deliveries, or business vehicle parking generated by a home occupation shall be no greater in volume than would normally be expected in the immediately adjacent neighborhood, and the need for additional parking spaces generated by the conduct of such home occupation shall be off the street and in designated driveway areas.
6. No home occupation use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than would normally be expected in the immediately adjacent neighborhood if no home occupation use existed.
7. Retail Sales shall be limited to services or products handcrafted on the premises, but may include similar products produced offsite, or sale of other products supportive of and secondary to the principal product or service of the home occupation use.

(c) Permitted home occupations and limited home occupations are restricted to the following general uses defined by Chapter 18 of the Town Code:

1. Business Service
2. Contractors and contracting
3. Personal Service
4. Professional
5. Repair Service
6. Retail Sales
7. Any other limited business clearly meeting the criteria listed in subsection (a) or (b) may be approved by the Zoning Administrator.

(d) The following specific uses are excluded:

1. Group health care, group assisted living or group instruction
2. Vehicle repair shops, small engine repair, outboard motor repair
3. Kennels
4. Activity including use of weapons, hazardous materials, illegal drugs or associated equipment
5. Sexually oriented business or business activities
6. Any other use that would significantly change the traditional residential character of the property and surrounding neighborhood as determined by the Zoning Administrator

Any use not listed in subsection (c), excluded in (d) and/or not clearly meeting the criteria listed in subsection (a) or (b) shall not be considered a home occupation and shall not be

permitted without a conditional use permit granted under procedures set forth in Article IX.

ARTICLE VI. GENERAL PROVISIONS

SECTION C. PARKING

6.6.4 If a dwelling includes a home occupation which has direct sales to the public, two off-street parking spaces must be provided for the dwelling unit, and an additional two off-street parking spaces must be provided for the home occupation. Parking shall be identified by either signs or bumpers. If more than one home occupation is located within a dwelling unit then two additional off-street parking spaces shall be provided for each home occupation. Limited home occupation use is not required to provide additional parking spaces.

ARTICLE VII. SIGNS

SECTION A. PURPOSE AND INTENT

7.2.25 Home occupation sign. A sign directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.

7.3.6.1 Limited home occupation signs. Such sign shall not exceed four (4) square feet in area and shall only identify business information and/or the business owner. There shall not be more than one sign permitted per dwelling. The sign shall be non-illuminated.

7.3.6.2 Home occupation signs. Such sign shall not exceed a total of sixteen (16) square feet in area and shall only identify business information and/or the business owner. There shall not be more than one sign permitted per dwelling.

(End of Ordinance)

(For Reference Only)

Existing Code Sections-Home Occupation

APPENDIX A - ZONING ARTICLE II - DEFINITIONS

Sec. 2.79. Home occupation.

An occupation carried on by the occupants of a dwelling as a secondary use in connection with which there are no more than 16 square feet of display of products or inventory for sale visible from the road or adjacent dwellings. Such occupation must be a use permitted by right as defined in this ordinance. A current town business license is required. (See article VI, section C for parking regulations.) See "Limited home occupation."

(Ord. of 4-7-1997)

Cross reference—Businesses, ch. 18.

Sec. 2.88. Limited home occupation.

An occupation carried on by the occupants of a dwelling as a secondary use in connection with which there is no exterior { visible from the road or adjacent dwellings) display of products or inventory for sale, on-site customer visitation is severely limited to the point where neighbors are not disturbed, and no one is employed other than members of the family residing on the premises. A current town business license is required. (See article VI, section C for parking regulations.) See "Home occupation."

Cross reference—Businesses, ch. 18.

ARTICLE III - RESIDENTIAL DISTRICT R-1

Statement of intent. This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children and to prohibit most activities of a commercial nature. To these ends, development is limited to relatively low concentration of single-unit dwellings providing homes for the residents, as well as commercial activities conducted in such a manner as to not disturb the peace and harmony of the district. This district requires that public streets, utilities and drainage be installed prior to approval.

Sec. 3.1. Uses permitted by right.

The following uses shall be permitted in residential district R-1 subject to all other provisions of this ordinance:

- 3.1.1. Single-family dwelling.
- 3.1.2. Limited home occupation.

ARTICLE III - RESIDENTIAL DISTRICT R-2

Statement of intent. This district is composed of the basic components of the residential district R-1, maintaining the same essential characteristics of that district but with a mix of community facilities and home occupations.

Sec. 3.4. Uses permitted by right.

The following uses shall be permitted in residential district R-2 subject to all other provisions of this ordinance:

3.4.1. Single-family dwelling.

3.4.2. Two-family dwelling.

3.4.3. Home occupation.

ARTICLE VI – GENERAL PROVISIONS Parking

6.6.4. If a dwelling unit includes a home occupation which has direct sales, two off-street parking spaces must be provided for the dwelling unit, and an additional two off-street parking spaces must be provided for the home occupation. Parking shall be identified by either signs or bumpers. If more than one home occupation is located within a dwelling unit then two additional off-street parking spaces shall be provided for each home occupation.

ARTICLE VII – SIGNS

Sec. 7.2 Definitions

7.2.25. Home occupation sign. A sign directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling

Sec. 7.3 Signs as a matter of right

7.3.6. Home occupation signs. Such signs shall not exceed four square feet in area and shall contain only the name of the business and/or business owner.

7.3.11 Menu and sandwich board signs. Sign of not more than eight square feet shall be displayed on private property. Per this ordinance this sign type shall not constitute a 'portable sign'. Only one sandwich board allowed per business or home occupation.

(For Reference Only)

Basic Elements of Home Occupation Use Regulation (based on sample ordinances)

Statement of Intent

- Simple - “In order to accommodate limited business activities which are customarily incidental to the principal use of the premises for residential purposes, while preserving and protecting the primary residential character of the district in which such activities are conducted, the Town Council finds the enactment of this home occupation ordinance proper and necessary. (based on Poquoson, VA)
- Moderate - “In order to further the Comprehensive Plan goals of economic self-sufficiency for all citizens and preservation of small town character, certain home occupation business uses will not require commercial zoning if they meet the following conditions and may be handled as a **by-right use (A)** or as a **home occupation use (B)** in certain zoning districts as set forth in this ordinance. The integrity of the principal zoning district must be maintained and the surrounding neighbors have the opportunity to comment through the home occupation use permit process. The following such home occupation uses are recognized.” (based on Northampton County, VA)
- Complex – Regulation of home occupation uses by individual conditional use permit with lists of allowed uses, excluded uses in addition to different options depending on zoning district or road corridor is not generally recommended.

Definition

- Simple - “The conduct of a business in a residence or on its premises is permitted providing the following characteristics (conditions) are followed:” (Cape Charles, VA)
- Moderate - “An occupation, profession, enterprise, or business activity conducted within a dwelling which is the residence of the principle practitioner, or conducted within an accessory building located on the same lot and clearly accessory to the dwelling. In order to qualify as a home occupation, an activity must be clearly incidental and subordinate to the use of the dwelling unit as a residence, and must meet all of the following criteria: “ (Accomack County VA)
- Complex – The current Town of Chincoteague definitions are complex because they describe two levels of use (Home Occupation and Limited Home

Occupation), they include all of the specific conditions that must be met and identify that home occupations must be a permitted use as listed.

Standard Conditions

- Incidental Use – Use of the dwelling unit or premises for a home based business is clearly incidental and subordinate to the use of the dwelling unit for residential purposes by the legal occupants
- Percent Use – No more than 25% of the total living space, or ___ square feet whichever is smaller shall be used in conducting the home based business
- Exterior Appearance – There shall be no change in the exterior appearance of the residential dwelling unit or premises, except for one sign as permitted by the sign ordinance that is non-illuminated
- Residency – The person engaged in the home occupation business must reside in the dwelling in which it is conducted
- Employees – Not more than one person, other than the permanent residents of the dwelling, shall be engaged, on the premises, as an employee or unpaid volunteer in the conduct of the home occupation business
- Parking and Traffic – No Traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the front yard.
- Accessory Buildings – Accessory use of other structures on the premises is acceptable provided regulations for that property zone are followed
- No Outside Storage – No storage of goods, products, equipment, solid waste or other similar items shall be stored outside of the home to an extent greater than that associated with normal neighborhood characteristics (also may control display of products where visible from the street)
- Neighborhood Impact – No home based business shall create noise, dust, vibration, smoke, smell, glare, electrical interference, fire hazard, or other hazard or nuisance to any greater or more frequent extent that would normally be expected in the immediately adjacent neighborhood if no home based business existed. (also may control mechanical equipment)
- Deliveries – Pedestrian and commercial delivery traffic generated by the home based business should not be greater than normal traffic in the neighborhood. No deliveries should occur between the hours of _____ and _____.
- Sales – There shall be no sales to the general public other than items handcrafted or improved on the premises. Items purchased for resale on the premises are considered retail business and not allowed as a home occupation

- Other Regulations – Nothing herein precludes compliance with any Federal, State, or Local regulatory agency requirements
- Limit Business Use – Not more than ___ home occupancy business shall be permitted for any dwelling. Hours of business use when open to the public shall be limited to _____to _____.
- Limit Business Use – No home occupation shall operate as a sexually oriented business or conduct sexually oriented business activities
- Permit Required – Prior to the regular conduct of any business and/or income producing activities in a residential dwelling, a business permit shall be obtained
- Certification Required – The applicant shall certify that the proposed activity will not violate any restrictive covenant applicable to the premises
- Permission Required – If the home occupation activity is to be conducted at a rented or leased residence, the written permission of the owner shall be presented with the business permit application

<h3>Sign Control</h3>

- Home occupation sign with a total surface area not exceeding eight (8) square feet (Accomack)
- Signs shall not exceed four (4) square feet in area and contain only the name of the business/owner (Chincoteague)
- One sign, not exceeding four (4) square feet in area, non-illuminated (Onancock)
- One sign, not exceeding four (4) square feet, non-illuminated (Northampton)
- One home occupation, nameplate, or identification sign no more than four (4) square feet in area per residential dwelling (Cape Charles)
- No (0) signs permitted (Bethany Beach)
- One freestanding identification sign not exceeding three (3) square feet in area, four feet in height from grade level (Lewes)
- One sign, non-illuminated, not to exceed one (1) square foot in area, mounted flat against the wall of the residence (Virginia Beach)
- Home occupation signs not to exceed two (2) square feet in area (Poquoson)
- One home occupation sign, not exceeding two (2) square feet in area (only R2 district) (Kilmarnock)

Definition (Cape Charles)

SIGN means any display of letters, figures, designs, devices, pictures, logos, emblems, insignia, numbers, lines, or colors or any combination thereof visible to the public for the purpose of making anything known or attracting attention. The flag, emblem, insignia, poster, or other display of a nation, political unit, educational, charitable, religious, or similar group, campaign, non-charitable or religious or similar group, campaign,

nonprofit drive or event or the architectural features or characteristics of a building which do not have an advertising message on or as an integral part thereof, shall not be included within the meaning of this definition.

Statement of Intent (Cape Charles)

1. The purpose of this section is to regulate all exterior signs, thus ensuring the protection of property values, character of the various neighborhoods, safety and welfare of pedestrians and traffic, and to encourage sound development of land throughout the town. This section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size, and purpose of all signs. The standards of this section are to discourage offensive and unnecessary uses of signage.
2. A sign placed on a building or on a parcel of land for the purpose of identification, protection, or advertising a use conducted therein shall be deemed to be an integral part of the land or building. Therefore, the intent of this section is to establish limitations on signs in order to ensure the appropriateness to the land or building with which they are appurtenant and are adequate, but not excessive, for their intended purposes. Business sign regulations have been devised after considering, among other matters, shopping habits, extent of trade area, means of access, and the avoidance of competition among sign displays in their demand for public attention.
3. Any permanent widespread display of outdoor advertising is considered inappropriate to the character and sound development of the town, and it is intended by this section that the streets and highways in the town shall not be made available for such displays.

Permit Control

- Simple – “In order to qualify as a home occupation, an activity must be clearly incidental and subordinate to the use of the dwelling unit as a residence and must meet all the required criteria.” (Accomack County) **accessory use, no permit**
- Moderate – “Prior to the regular conduct of any business and/or income producing activities in a dwelling within a residential structure or district, a home **business permit** shall be obtained.” (Poquoson VA)
- Complex – “Home occupations shall be divided into two categories: Home Office and Home Business. Home office shall be a very low impact use offered through **zoning clearance** and shall meet the following criteria: no employees, no sales to the public. Home Business shall be a low impact use offered through the **special use permit** process and shall meet the following criteria: one employee, limited sales.” (Northampton County)

Other

Permitted Uses - a home occupation includes, but is not limited to the following:

(Big Stone Gap VA)

- (a) Art and photographic studio
- (b) Crafts shop;
- (c) Dressmaking, sewing and drapery work;
- (d) Professional office of a physician, dentist, minister, lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent, or similar occupation;
- (e) Teaching, with musical instruction limited to one (1) or two (2) pupils at a time;
- (f) Home day care for five (5) or fewer children;

However, a home occupation shall not be interpreted to include the conduct of beauty parlors, barber shops, nursing homes, convalescent homes, rest homes, restaurants, retail stores, tea rooms, tourist homes, massage parlors or similar establishments offering services to the general public.

Prohibited Uses – (Cape Charles VA)

1. Family care homes, group homes, nursing homes, convalescent homes, elderly care facilities.
2. Auto repair shops.
3. Kennels.
4. Any activity that includes the use of weapons, ammunition, explosives, chemicals, fireworks, or other hazardous materials.
5. Butchers.
6. Sexually oriented business including adult media, products, or activity.
7. Illegal drugs and equipment used for these drugs.
8. Funeral parlors.

Notice – “Notice to neighbors. Prior to the issuance of a home business permit (for a business that will generate traffic, receive deliveries or use a sign to advertise the business), the city manager shall ensure that all property owners adjacent to, or across a street from, the location of the proposed activity have been notified of the application by the applicant. The city manager shall consider any comments expressed by the interested neighbors, but shall make an independent determination of the appropriateness of the proposed activity at the proposed location. (Poquoson VA)

Appeal – “Any property owner or resident located within 500 feet of any home occupation/home business may file any complaint, challenge or other dispute concerning that home occupation/home business with the Town Building Inspector who shall schedule a meeting with the interested parties on not less than 15 days' prior written notice, to hear, arbitrate and decide the matter. The Building Inspector shall prepare a brief written decision and order which may, among other outcomes, dismiss the complaint, impose conditions upon the home occupation/home business reasonably calculated to resolve the problem complained of or order the cessation of the home occupation/home business where it is determined that it is not within the definition and conditions set forth above or that the operator of the home occupation/home business has knowingly failed to comply with any prior corrective order.” (Bethany Beach DE)



**TOWN OF CHINCOTEAGUE
ZONING PERMIT APPLICATION
HOME OCCUPATION USE**

PERMIT NUMBER _____ PERMIT FEE \$ _____

PROPERTY OWNER: _____ PHONE # _____

ADDRESS: _____

BUSINESS OWNER/TENANT: _____ PHONE # _____

ADDRESS: _____

SIZE OF STRUCTURE(S): _____ SQUARE FEET _____ 25% PERMITTED

PROPOSED OR EXISTING HOME OCCUPATION USE: _____ # EMPLOYEES _____

BUSINESS VEHICLES OR EQUIPMENT _____ PUBLIC SALES OR SERVICE _____

HOME OCCUPATION USE MUST COMPLY WITH THE FOLLOWING:

(Criteria as adopted)

I HEREBY ACKNOWLEDGE THE ABOVE INFORMATION:

APPLICANT: (PRINT) _____

SIGNATURE: _____

BUILDING DEPARTMENT USE ONLY:

____ **APPROVED**

____ **DENIED**

_____ **BUILDING OFFICIAL** _____ **DATE**

SHOW LOCATION AND AREA OF PROPOSED HOME OCCUPATION USE, WITH LOT LINES, EXISTING/PROPOSED STRUCTURES, PARKING AND OUTDOOR STORAGE/DISPLAY IF APPLICABLE.

Site Plan



STAFF REPORT

To: Chincoteague Planning Commission

From: Bill Neville, Director of Planning

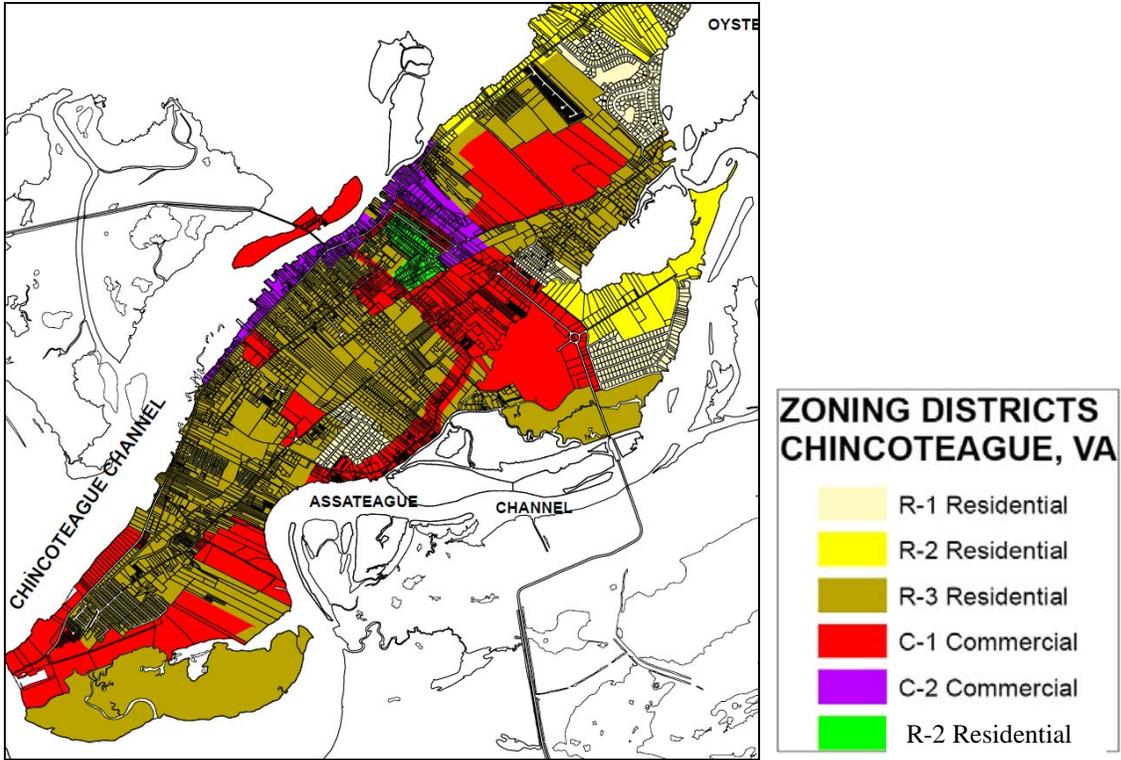
Date: October 12, 2010

Subject: Work Plan – Zoning Ordinance (Permitted Uses)

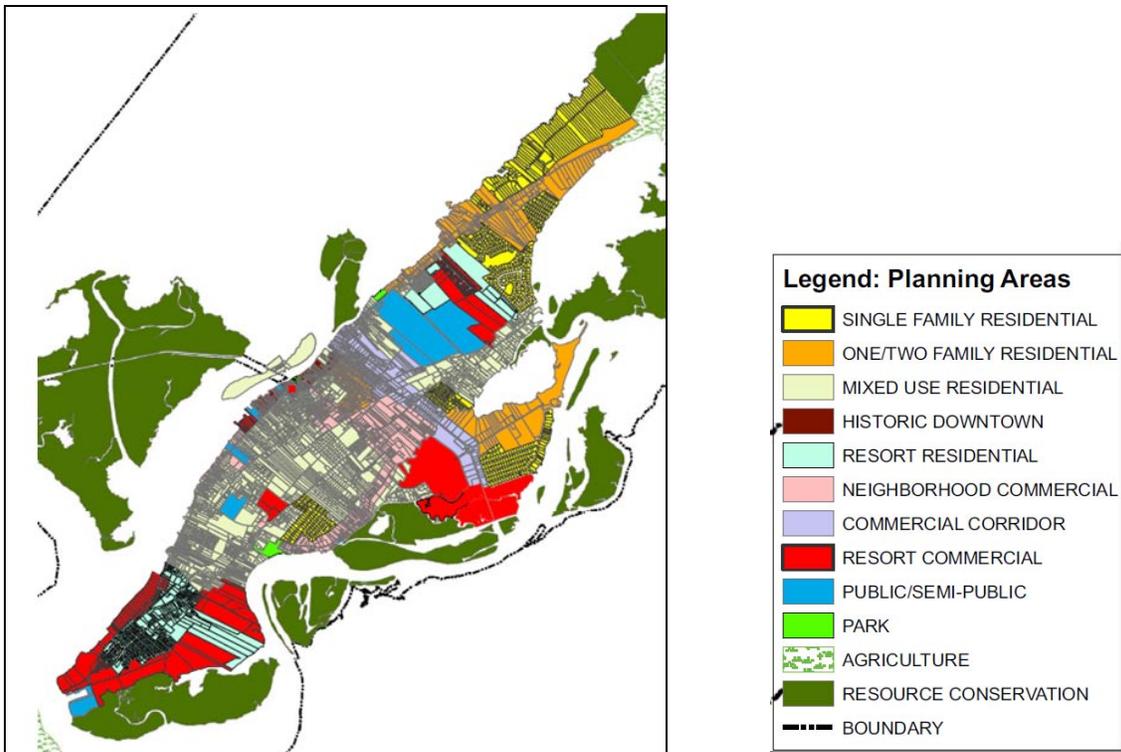
The Planning Commission's Work Plan has completed a preliminary review of those zoning districts, recommended by the Comprehensive Plan 2010, which must be created or modified to align with the recommended land use planning areas. The strategy to prepare zoning revisions over the next several months and to update the Official Town Zoning Map was discussed at the September 2010 meeting with several issues raised for further consideration before public workshops may be scheduled:

- 1. Change of Use or Zoning District – compare permitted uses**
- 2. Name of Zoning District same or different from Planning Area**
- 3. Commercial Corridor may require Design Guidelines**
- 4. Peer/Legal review prior to Public Workshop including notification requirements**

Staff recommends that these issues should be discussed and resolved before the Commission begins its public outreach efforts.



Existing zoning districts



Proposed re-mapping

Land Use Planning Areas	Possible Shorthand Abbreviations	Goal	Possible Characteristics of Land Use Planning Area
Single- Family Residential	R-SF	Preserve existing low-density residential neighborhoods and ensure that infill and redevelopment are consistent with the existing character of the Planning Area	Similar to current R-1, Primarily Single-Family Residential, Subdivisions, Limited Home Occupations, and lower density in nature. Mobile Homes not considered appropriate for this area. Infill encouraged.
One & Two Family Residential	R-1 & 2	Protect existing low- to medium-density residential character and ensure infill and redevelopment are consistent with the existing character of the Planning Area.	Similar to current R-2. Could allow more density with smaller minimum lot sizes and smaller setbacks than R-SF. Allow one or two family structures. Could allow home occupations. There would be probably be little to no change over what is currently zoned R-2
Mixed Use Residential	R-Mix	Protect the existing mixed residential character of the Planning Area and ensure new infill and redevelopment that does not adversely impact surrounding areas.	Similar in nature to current R-3. Multi-family development allows duplex, triplex, and quadraplex. Allows for more residential density than both R-SF and R-1&2
Historic Downtown Commercial	C-HDC	Protect and ensure the continued viability of the Historic Downtown as pedestrian-oriented commercial center.	Historic Downtown is of vital importance to the entire community as a center of trade and commerce. Similar in nature to current C-2. Residential above business considered appropriate for this land use area. Work with property owners to keep businesses in area.
Resort Residential	C-RR	Maintain and create desirable residential environments	Encourage the development of master planned mixed-use residential communities. Redevelopment of existing resort uses encouraged. Should permit a mix of uses including residential, commercial, employment office, civic, and open space in master planned developments.
Neighborhood Commercial	C-NC	Maintain and enhance the commercial character of the Planning Area.	provide appropriate areas for retail commercial and service uses catering to year-around residents, and residential development could be permitted. Screened contractor yards could be allowed through a special use process.
Commercial Corridor	C-CC	Enhance the Commercial Corridor Maddox Boulevard	similar in nature to current C-2. will be gateway to island. Encourage landscaping, and architecture that is congruent with what has already been developed.
Resort Commercial	C-RC	Maintain and create desirable commercial environments	Encourage the establishment of Planned Unit Developments (PUD). Continue to encourage seasonally occupied homes, campground facilities, and resort commercial uses. May be possible for an off-corridor business park on larger parcels of land.
Public/ Semi-Public	P-SP	Provide for an appropriate array of public facilities and services	lands that are owned and controlled by a public body or which serve the public. Facilities that meet the needs of the communities. Minimize impacts to adjacent properties.
Parks	P	Provide parks, recreation facilities, and open space for Town residents	A new land use concept, parks are open to public and used for various recreational activities.
Resource Conservation	RC	Conserve important natural and sensitive environmental resource areas.	Lands that are currently unclassified could be incorporated into this land use area. The purpose of this area is to delineate sensitive areas

A Comparison of the Town of Chincoteague Current Zoning and the Proposed Land Use Areas

DRAFT PERMITTED USES TABLE																	
CHINCOTEAGUE ZONING ORDINANCE	ZONING DISTRICTS																
	R-1	R-SF	R-2	R- 1&2	R-3	R-Mix	RR	C-1	C-CC	C-RC	C-NC	C-2	C-HDC	AG	P-SP	Parks	RC
RESIDENTIAL																	
Detached Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Duplex (Two-family Dwelling)			P	P	P	P	P	P	P	P	P	P	P				
Triplex and Quadraplex						P	P						CU				
Townhouse					SE		P	P	CU	P	CU	P	CU				
Multi-Family Dwellings (redo definition)					SE	CU	P	P	CU	P	CU	P	CU				
Condominiums					SE	CU	P	P	CU	P	CU	P	CU				
Mobile Home					P	P	P							P			
Residential over business									P	P	P ²		P				
Mixed Planned Use Development (PUD)*							CU			CU							
LODGING USES																	
Bed and Breakfast				P	P	P	P	P	P	P	P ¹	P	P				
Boarding House					P	P	P	P	P	P	P ¹	P	P				
Hotels/Motels					SE	CU	P	P	P	P	P	P	P				
Lodges for hunting clubs, boating clubs and golf clubs										P				P			
Mobile Home Park					P	P	P	P	P ¹	P	P						
Tourist Home			P	P	P	P	P	P	P	P	P ¹	P	P				
Tourist Rental Homes	P	P	P	P	P	P	P			P			P				
Vacation Rental Cottage					P	P	P	P	P	P	P ¹	P	P				
INSTITUTIONAL USES																	
Churches			P	P	P	P	P	P	P	P	P	P	P	P			
Hospitals									P	P	CU	P	P				
Libraries						P	P		P	P	CU	P	P				
Schools			P	P	P	P	P	P	P	P	P	P	P	P			
COMMERCIAL RETAIL																	
Bakeries									P	P	P	P	P				
Commercial kennels										P				P			
Commercial riding and boarding stables										P				P			
Drugstore									P	P	P	P	P				
Flower Shops									P	P	P	P	P				
Gift Shops								P	P	P	P	P	P				
Lumber and Building Supplies									P	P	P	P	P				
Pony Penning Sales	P	P	P	P	P	P		P	P	P	P	P	P	P			
Restaurants								P	P	P	P	P	P				
Retail stores, any retail business								P	P	P	P	P	P				
Wayside Stands, Tailgate sales								P	P	P	P	P					
Wearing apparel shops								P	P	P	P	P	P				
Yard Sales	P	P	P	P		P								P			

	R-1	R-SF	R-2	R-1&2	R-3	R-MIX	RR	C-1	C-CC	RC	C-NC	C-2	C-HDC	AG	P-SP	Parks	RC
OFFICE																	
Office Building							P		P	P	P	P	P				
Professional Office					P	P	P	P	P	P	P	P	P				
RECREATION AND AMUSEMENT																	
Camper/travel trailer parks					SE	CU	P	P		P	CU						
Campgrounds					SE	CU	P	P		P	CU						
Public billard palors and pool rooms, bowling alleys, dance halls and similar forms of public amusement									P	P	P	P	P				
Public parks, recreation areas, golf courses, yacht and country clubs, marina and other public buildings										P			P	P	P		
Theaters, assembly halls									P	P	P	P	P				
Parks	P	P	P	P		P	P		P	P	P		P				
Recreation parks and playgrounds		P		P	P	P	P		P	P	P		P		P	P	
															P	P	
SERVICE USES																	
Auto and home appliance services										P	P	P	P				
Beauty/Barber Shop					P		P	P	P	P	P	P	P				
Caterer							P	P	P	P	P	P	P				
Dry Cleaners									P	P	P	P	P				
Funeral homes							P	P	P	P	P	P	P				
Heath Clubs, spas and gyms							P	P	P	P	P	P	P				
Home Appliance Services									P	P	P	P	P				
Laundries									P	P	P	P	P				
Machinery Sales and Service									P	P	P	P	P				
AGRICULTURE/AQUACULTURE																	
Animal Husbandry/Raising Animals														P			
Aquaculture and maritime culture facilities and activities											P			P			
Drainage and erosion control devices														P			
Fish Hatchery, fish ponds														P			
Game Preserve/Conservation Areas														P			
Horticulture									P	P	P		P	P			
Wells, water reserves and water control structures														P			
AUTOMOBILE AND RELATED SALES AND SERVICE																	
Auto services									P		P	P	P				
Auto, Motorcycle, Trucks, mobile home sales and service									P		P	P	P				
Service Station									P		P	P	P				
MARINE AND MARINA USES																	
Commercial facilities for grading, processing, packing, storage and marketing of agriculture and horticulture products										P	P		P	P			
Commercial seafood and shellfish receiving, processing, packaging and shipping facilities										P	P		P	P			
Facilities for repair and fueling of watercraft										P	P		P	P			
Light Waterfront Seafood Industry			SE	SE	SE	CU	SE	P	P	P	P		P				
Public piers, public boat ramps				SE	P	SE/P				P	P		P		P		
Seafood and shellfish landing, receiving and storage										P	P		P	P			
Waterfront business									P	P	P	P	P				

	R-1	R-SF	R-2	R-1&2	R-3	R-MIX	RR	C-1	C-CC	RC	C-NC	C-2	C-HDC	AG	P-SP	Parks	RC
CARE FACILITIES																	
Day Care Facilities					P	P	P	P	P	P	P ¹		SE				
Nursing Home					P	P	P	P	P	P	P		SE				
Rest Home					P	P	P	P	P	P	P	P	SE				
UTILITIES																	
Airports and aircraft landing strips										CU				SE			
Power Generating Windmills	SE	SE/CU	SE	SE/CU	SE	SE/CU	SE/CU	SE	SE/CU	SE/CU	SE/CU	SE	SE/CU	SE	SE/CU	SE/CU	SE/CU
Public Utilities	P	P	P	P	P	P	P	P	SE	SE	SE	P	P	P	P		
Radiowave and microwave transmission and relay towers, and appurtenant structures and facilities														SE	SE		
INDUSTRIAL/WHOLESALE																	
Light Industry							SE	P	P	P	P	P	P				
Plumbing and Electrical Supplies									P	P	P	P	P				
Wholesale and processing									P	P	P	P	P				
MISC																	
Cemetery					SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			
Clubs and Lodges										P	P	P	P				
Home Occupation				P	P	P	P	P	P	P	P	P	P	P	P		
Limited Home Occupation	P	P	P														
Municipal Facilities		P	P	P	P	P	P	P	P	P	P		P				
Temporary Site Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Use of semi-trailers or trailers as accessory structure for storage							SE	SE	SE	SE	SE	SE	SE	SE			
Accessory building/Structure		P		P		P	P		P	P	P		P	P	P		

¹ ONLY IN AN EXISTING STRUCTURE

² NOT LOCATED ON FIRST FLOOR

CU= Conditional Use
P= Permitted by Right
SE= Special Exception

Single- Family Residential	R-SF
One & Two Family Residential	R-1 & 2
Mixed Use Residential	R-Mix
Resort Residential	RR
Historic Downtown Commercial	C-HDC
Neighborhood Commercial	C-NC
Commercial Corridor	C-CC
Resort Commercial	C-RC
Public/ Semi-Public	P-SP
Parks	Parks
Resource Conservation	RC

Disclaimer: This matrix was completed to help show what could be permitted by right, by special exception, or by conditional use. The land use areas of the proposed comprehensive plan are in the white columns, the current zoning are in the gray columns. I must stress that the comprehensive plan and zoning are NOT the same. They are related in that when Council is updating or reviewing in the future the Town's zoning ordinance they must be consistent with the Town's adopted comp plan. With this being said what is on this matrix for the white columns are recommendations based off of what is in the proposed comp plan.

Virginia State Code

Effective July 1, 2010

Zoning provisions for temporary family healthcare structures. Provides that zoning ordinances for all purposes shall consider temporary family healthcare structures (i) for use by a caregiver in providing care for a mentally or physically impaired person and (ii) on property owned or occupied by the caregiver at his residence as a permitted accessory use in any single-family residential zoning district. Such structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures. A caregiver shall be either related by blood, marriage, or adoption to or the legally appointed guardian of the mentally or physically impaired person for whom he is caring.

§ 15.2-2292.1. Zoning provisions for temporary family health care structures.

A. Zoning ordinances for all purposes shall consider temporary family health care structures (i) for use by a caregiver in providing care for a mentally or physically impaired person and (ii) on property owned or occupied by the caregiver as his residence as a permitted accessory use in any single-family residential zoning district on lots zoned for single-family detached dwellings. Such structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures, except as otherwise provided in this section. Such structures shall comply with all setback requirements that apply to the primary structure and with any maximum floor area ratio limitations that may apply to the primary structure. Only one family health care structure shall be allowed on a lot or parcel of land.

B. For purposes of this section:

"Caregiver" means an adult who provides care for a mentally or physically impaired person within the Commonwealth. A caregiver shall be either related by blood, marriage, or adoption to or the legally appointed guardian of the mentally or physically impaired person for whom he is caring.

"Mentally or physically impaired person" means a person who is a resident of Virginia and who requires assistance with two or more activities of daily living, as defined in § [63.2-2200](#), as certified in a writing provided by a physician licensed by the Commonwealth.

"Temporary family health care structure" means a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§ [36-70](#) et seq.) and the Uniform Statewide Building Code (§ [36-97](#) et seq.). Placing

the temporary family health care structure on a permanent foundation shall not be required or permitted.

C. Any person proposing to install a temporary family health care structure shall first obtain a permit from the local governing body, for which the locality may charge a fee of up to \$100. The locality may not withhold such permit if the applicant provides sufficient proof of compliance with this section. The locality may require that the applicant provide evidence of compliance with this section on an annual basis as long as the temporary family health care structure remains on the property. Such evidence may involve the inspection by the locality of the temporary family health care structure at reasonable times convenient to the caregiver, not limited to any annual compliance confirmation.

D. Any temporary family health care structure installed pursuant to this section may be required to connect to any water, sewer, and electric utilities that are serving the primary residence on the property and shall comply with all applicable requirements of the Virginia Department of Health.

E. No signage advertising or otherwise promoting the existence of the structure shall be permitted either on the exterior of the temporary family health care structure or elsewhere on the property.

F. Any temporary family health care structure installed pursuant to this section shall be removed within 30 days in which the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance provided for in this section.

G. The local governing body, or the zoning administrator on its behalf, may revoke the permit granted pursuant to subsection C if the permit holder violates any provision of this section. Additionally, the local governing body may seek injunctive relief or other appropriate actions or proceedings in the circuit court of that locality to ensure compliance with this section. The zoning administrator is vested with all necessary authority on behalf of the governing body of the locality to ensure compliance with this section.

(2010, c. [296](#).)

Care in a cottage: Salem company reveals backyard medical home prototype

<http://www.medcottage.com/>

A Salem pastor's idea for home care in a portable, modular backyard unit is coming to fruition, with a prototype now on display and investors lining up.

By [Sarah Bruyn Jones](#)

| 981-3264



Photos by Sam Dean | The Roanoke Times

Builder Bret Berneche, CEO of Cardinal Homes, puts some finishing touches on the MedCottage prototype.

The MedCottage has several monitoring systems that track air quality, vital signs, motion and other data, all of which can be viewed via an online account.



The prototype MedCottage, produced by N2Care in Salem, sits on display recently on the campus of Hollins University. The product is intended to accommodate family members in need of care while keeping them close to home.



Scott Muench of the company Tridium demonstrates the remote monitoring features of the MedCottage, produced by N2Care, a company based in Salem.

An idea to build a modular medical home that could be placed in a caregiver's back yard could be on the market by January.

Salem-based N2Care, the company responsible for inventing the MedCottage, revealed its prototype for the specially equipped, portable house Monday at the Roanoke Civic Center.

MedCottage would retail for between \$65,000 and \$75,000 at first, with about 100 being made in 2011. N2Care eventually plans to make the homes available for lease at about \$1,500 to \$2,000 a month. N2Care plans to be profitable within three to six months of hitting the market.

Investors, along with other supporters and media, toured the MedCottage as N2Care touted its invention as the way to meet the health care needs of aging baby boomers without having to rely on nursing homes. But the units could be used by any person wanting

some independence but in need of home medical care. The prototype was dedicated to a 9-year-old boy, Jason Terpenney, who died a decade ago from a virus after getting leukemia.

The 12-by-24-foot home is the brainchild of the Rev. Kenneth Dupin, pastor of Salem Wesleyan Church, who first thought of the idea about four years ago.

"I feel like this is as much a ministry as anything else I do," Dupin said.

N2Care has quickly evolved from a company with an idea and no money into one that has lots of backing. Even before the prototype was revealed Monday, N2Care and the MedCottage had caused a lot of buzz during the past few months. Recent national attention has come from The Washington Post, AARP and CBS. The attention has spread globally, and the business has fielded international inquiries.

Dupin said after the Post published an article in May, "Every little old lady in the world called us asking for one."

Since dreaming up the concept, Dupin has assembled a team that includes an engineer from Virginia Tech, the CEO of a modular home manufacturing company and several others with expertise in the hospice and home health care arenas.

N2Care formed in December 2008, and in August 2009 the privately held limited liability company went public with the MedCottage concept. In April Gov. Bob McDonnell signed a bill into law allowing structures like the MedCottage to be placed in back yards without special-use permits typically required in zoning ordinances. The law took effect July 1.

Bret Berneche is responsible for manufacturing the MedCottage. He is a member of N2Care's leadership team, but he is also the president and CEO of Cardinal Homes Inc., a manufacturer of modular homes in Wylliesburg in Charlotte County. He formed an affiliate of Cardinal Homes, MC Manufacturing Inc., for the sole purpose of manufacturing MedCottages.

It was Berneche's relationships that secured the money needed to build the prototype.

The Charlotte County Industrial Development Authority and the Tobacco Indemnification and Community Revitalization Commission each contributed \$50,000 to the development of the first MedCottage. The prototype is technically being leased by the IDA to N2Care for two years at no cost, said Susan Conn, director of operations for N2Care.

Charlotte County provided the financial backing because it has a strong working relationship with Berneche and believed in the product, said Larry Dunn, a member of the IDA board.

"Economically it just made sense to try and help the company that has helped our county so much," Dunn said.

Investors have started to financially support the effort. Currently N2Care has about 20 investors, said Conn, but she wouldn't say how much money has been raised. However, Conn said the company needs about \$3 million to support the startup.

The MedCottage includes features such as a pressurized ventilation system similar to those found in hospital intensive care units. It also has a video system that monitors the floor at ankle level so a caregiver will know if a patient falls. Another system dispenses medicine at the proper time and dosage; it even alerts a caregiver if the patient doesn't take the medicine out of the system.

The MedCottage is still in its infancy, with many improvements being planned, Dupin said.

Next the prototype will be taken to Virginia Tech, where several projects are being planned to study and possibly improve on the model, said Janis Terpenney, a Tech systems engineering professor and a member of the N2Care team. She is also Jason's mother.

"Frankly I think it could be configured to whatever the needs are of the person," Terpenney said.

Studies are being planned in both the College of Engineering and the Center for Gerontology, Terpenney said.