

**Town of Vienna Zoning Analysis**

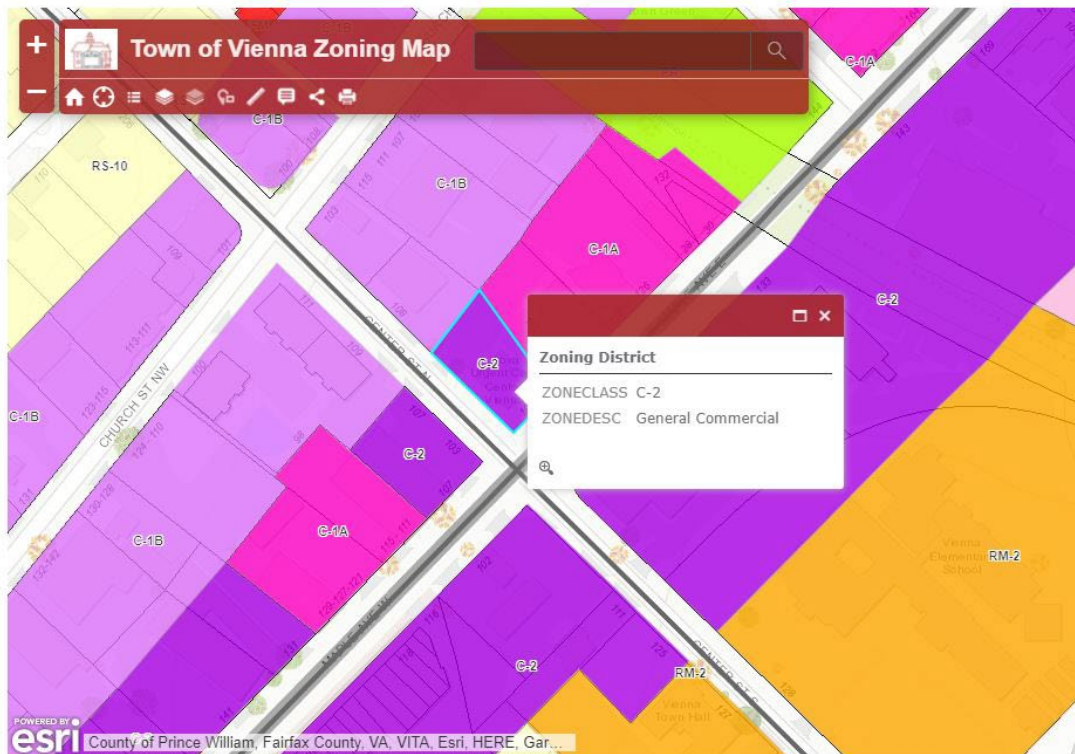
**PROJECT: Somerset Trust Company – Vienna Banking Office**  
**PROJECT ADDRESS: 100 Maple Ave E**  
**ARCHITECT: Landmarks SGA, LLC**  
**CLIENT: Somerset Trust Company**  
**DATE: January 26, 2022**

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The following is a review of the pertinent structure and site requirements for the building located at 100 Maple Avenue E.

**Permitted Uses**

The existing building is located in the C-2 General Commercial Zone at the corner of Maple Ave. E and Center St. N. The adjacent building located on the same parcel is within the C-1A Special Commercial Zone. The closest proposed use for this project is “Loan or Credit Office”, which is included in the list of approved uses for the C-2 Zone.



Sec. 18-88. - Permitted uses.

*All uses permitted in C-1 or C-1A zones are permitted in the C-2 zone, provided that such uses when located in a C-2 zone conform to all provisions of the C-2 zone and provided that such uses are not designated as conditional uses in the C-2 zone as well as all specific requirements and limitations provided for such particular use in the C-1 and C-2 zones.*

Sec. 18-80. - Permitted uses.

*The following uses shall be permitted in the C-1A zone:*

*B. The following specified retail stores, shops or businesses shall be permitted, provided that:*

*Loan or credit offices which is the closest use.*

**General Requirements**

Building is existing and is assumed to conform to the zoning ordinance in effect at the time of construction. The building footprint will only be changed by the addition of a new rear landing, steps, and ramp required to make this entrance fully accessible. No other changes to the building footprint are being proposed.

**Landscaping**

It is assumed that existing landscaping was approved in the past and is currently acceptable. No other changes are being proposed at this time.

Section 18-90 – Area Requirements:

*F. At least 25% of the front yard shall be landscaped.*

**Off-Street Parking**

The off-street parking area layout on the site was recently modified by the property owner and was approved by the Town of Vienna on 02/17/2021 as a Minor Site Plan Amendment.

- 52 total off-street parking spaces are provided (49 regular/3 accessible)

**Signs**

The existing sign boxes and monument sign are to be reused and are assumed to conform to the zoning ordinance in effect at the time of construction. The sign panels are to be replaced and have been separately reviewed and approved by the BAR. A non-illuminated wall sign is also being proposed to be placed adjacent to the rear entrance of the building and is being presented for review and approval. This sign has been designed to meet the requirements of Sec. 18.184.C.3.

Sec. 18-184. - Permitted signs in commercial and industrial zones.

*C. Exterior signs.*

3. *An exterior identification sign not to exceed 12 square feet or four feet in length may be attached to the rear wall of a building, provided that such sign is flat against the building and parallel with its horizontal dimensions, that it is not lighted, and that the building has a rear entrance for its customers.*