



# COMMERCIAL/INDUSTRIAL / MULTI-FAMILY DEVELOPMENT OVERVIEW

If you are planning to develop a parcel in Hanover County for commercial, industrial, and/or multi-family uses, you will need to have your plans of development reviewed through the Site Plan Process. If your development also includes creation of individual lots, you will also need to go through the subdivision process (leased areas, maintained under single ownership, do not need to go through subdivision).

A brief overview of each process type is listed below. A more detailed explanation of the processes may be found on the preceding pages.

## Which Process to Choose?

Follow the [Site Plan Approval](#) process if you:

- Develop a new site for commercial, industrial, or multi-family uses; or
- Expand an existing site and the expansion exceeds 800 sq. ft. or 5% of the existing floor area (whichever is less); or
- Increase a parking area by 2,500 sq. ft. ; or
- Obtain a Conditional Use Permit
- A site plan is to be submitted in accordance with a condition of rezoning or a condition imposed as part of a Special Exception

If you also intend to subdivide the property, you will need to record a subdivision plat prior to conveyance of the lots.

Follow the [Administrative Subdivision](#) Approval process if:

- No public improvements are required, including public roads, utility extensions, or drainage

Follow the [Public Improvement](#) Subdivision Approval process if:

- A new public road is created; or
- Public Utility Construction is required; or
- Public Drainage improvements are required

### ***DON'T GET HUNG UP!!***

*Is your property currently zoned for the uses you want to develop? If not, then you may need to rezone the property or obtain a conditional use permit or a special exception before proceeding through the site plan or subdivision process. Contact our Applicant Liaison at 804-365-6171 for more information.*

### ***NOT SURE WHICH PROCESS TO FOLLOW?***

*Contact a member of the Development Review Staff at 804-365-6171. We'll be happy to sit down with you to discuss your development plans.*