



# Page County

## Zoning & Subdivision Ordinance Update

Public Input Workshop  
September 2, 2020





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Ordinance Update

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## Workshop Agenda

1. Project & Zoning Overview
2. Small Group Exercise
3. Report Out Results
4. Next Steps

# Ordinance Update Process

- Kick-Off Meeting
- Stakeholder Interviews
- Public Input Workshop
- Draft Ordinance
- Public Open House
- Incorporate Final Revisions
- Hearings & Adoption

Planning Commission &  
Board of Supervisors  
Joint Work Sessions

# Why is Your Input Important?

- ✓ **Ordinance content affects your community**
- ✓ **Public input is a cornerstone of planning**
- ✓ **You know and understand the issues impacting your County**

# What Does Zoning Do?

- ✓ **Determines land use allowed on a property**  
(i.e. - commercial, residential, industrial)
- ✓ **Determines building size, location, and relationship to surroundings**
- ✓ **Protects natural, agricultural, historic, and cultural resources**
- ✓ **Shown on an Official Zoning Map**  
(illustrated in districts or zones)
- ✓ **In compliance with VA State Code**

# Ordinance Purpose and Content

## Zoning Ordinance

- Regulates
  - Use of Land & Structures
  - Size, Height, Area, Location
- Ensures
  - Light & Air
  - Conveniences & Safety
- Facilitates
  - Public Services & Amenities
- Protects From
  - Destruction & Obstruction
  - Encroachment & Congestion
  - Dangers & Adverse Impacts

## Comprehensive Plan

- Policy Document
- Sets Vision & Goals
- Guides Regulation

## Subdivision Ordinance

- Regulates
  - Land Division – Number & Size
  - Development Standards
- Ensures
  - Development Completion
- Provides Standards for
  - Adequate Streets & Right of Way
  - Utilities, Services, Drainage
- Protects Buyers From
  - Unsound Investment

# Why Update? Things Change!



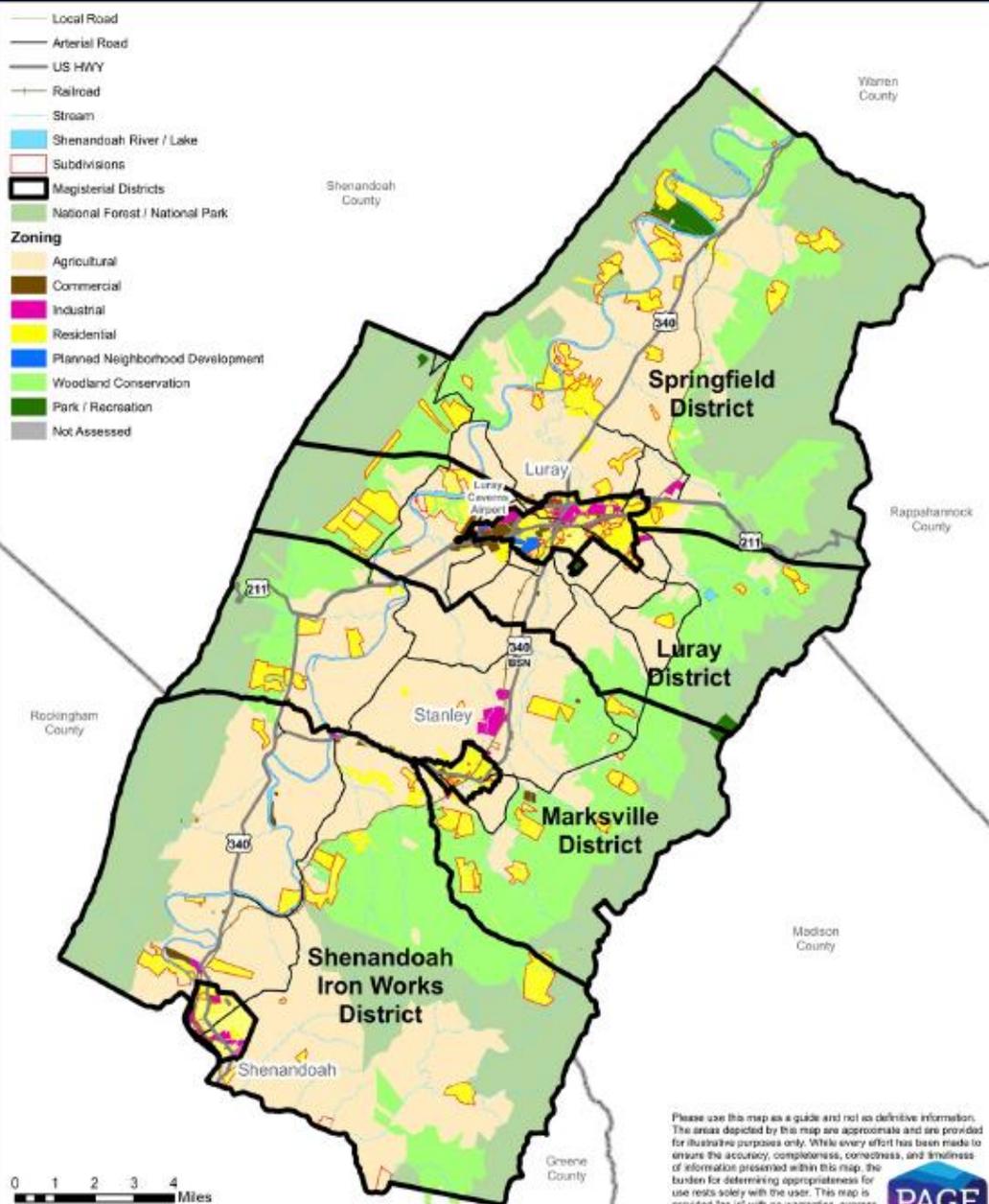
- ✓ **Comply with State Code**
- ✓ **Clarify Language**
- ✓ **Address Modern Issues**
- ✓ **Consider Zoning Flexibility**
- ✓ **Incorporate Subdivision Regulation**
- ✓ **Revise for Compatibility with New Comprehensive Plan**

# What is In Your Zoning Ordinance?

- 1. District Areas** are on delineated map
- 2. Permitted Uses** (by right) and **Special Uses** (by special permit) are defined and listed, for each district. If a specific use is not listed, it is not allowed.
- 3. District Standards Charts** are outlined for each district. These include details like setback distances from property lines and height or area limitations for the uses allowed in each districts.
- 4. Supplementary Regulations** or requirements are specified for some uses (like shopping centers and manufactured home parks) to address potential impacts of these more complex uses.



# Exhibit 26: Existing Zoning



## District Areas - Mapped

- **P-R** – Park/Recreation
- **W-C** - Woodland Conservation
- **A-1** – Agriculture
- **R** – Residential
- **C-1** – Commercial
- **I-1** – Industrial
- **A-F** – Ag & Forestal
- **MHP-1** – Manufactured Home Parks

# District Uses Listed & Standards Outlined

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Uses With Special Permits	Minimum Lot		Minimum Yards			Maximum			
				Area	Width (feet)	Front (feet)	Each Side (feet)	Rear (feet)	Building Coverage (percent)	Height (feet) (stories)		
Residential (R)	Single-family detached dwellings; 2-family dwellings; multifamily dwellings; garden apartments and townhouses pursuant to § 125-17; public buildings; churches; cemeteries; schools; fire, police and rescue squad stations; parks and playgrounds; other essential public services; 1 bed- and breakfast establishments	Private garage or parking area; signs; home occupations; customary accessory uses	Hospitals, orphanages, convalescent homes, family-care homes, foster homes and group homes; manufactured home which replaces mobile home; 1 manufactured homes in subdivisions <sup>7</sup>	Per dwelling unit					20	35	2½	
				Public water and sewer								
				10,000 square feet	80	35	10	25				
				Public water or sewer								
				20,000 square feet	90	35	15	30				
				On-site water and sewer								
				¼ acre	100	35	15	50				

# Supplementary Regulations Specified

Home Occupations	Floodplain conservation	Animal husbandry/commercial kennel
Accessory uses, structures, and buildings	Slope control	Auto repair service facility
Garden apartments and townhouses	Manufactured homes in subdivisions	Banquet facility or event facility
Shopping Centers	Storage buildings	Commercial outdoor recreation
Manufactured Home Parks	Electrical facilities operating above 40 KW	Greenhouse retail sales
Signs	Motorsports facilities	Farm implement sales
Off street parking and loading	Wireless communications facilities	Metal working and welding facility
Membership clubs and recreational facilities	Sawmills, chipping mills, or shaving mills	Restaurant (food and/or beverages)
Gasoline service stations	Age restricted communities	Riding stables or academies
Drive-in restaurants	Child day centers; family day homes	Self storage facilities
Car washing facilities	Adult business regulations	Shooting range, outdoor
Airports; establishment of approach zones	Wind energy systems	Short-term tourist rentals
	Cemeteries	CAFO – in separate article

# What is In Your Subdivision Ordinance?

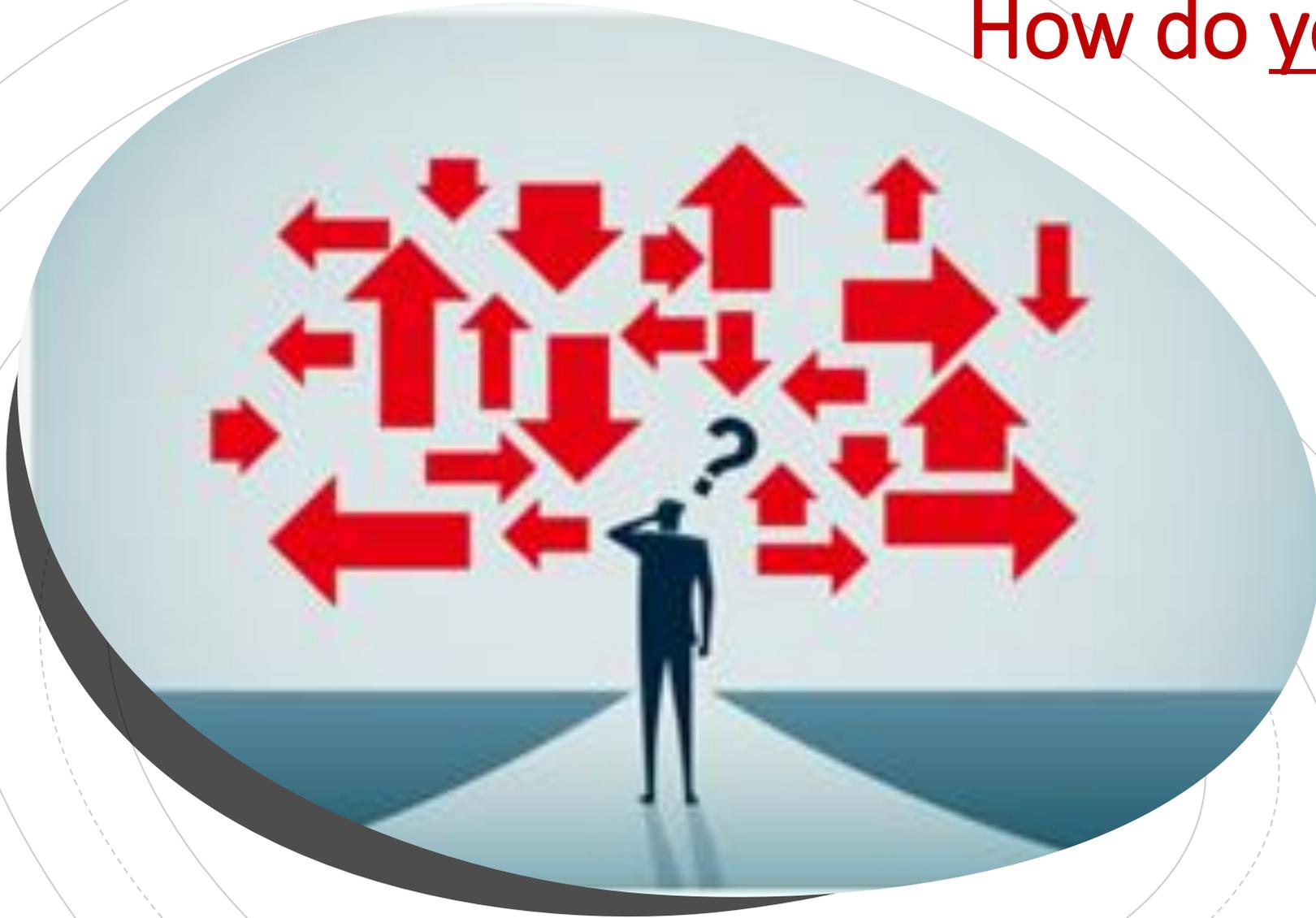
## **1. Subdivision Restrictions Based on:**

1. Purpose & Time of division - creating subdivision, gifting to child (5 years)
2. Location
3. Size & Number - less than 25 acres exempt
4. Impacts based on proposed use - roads, utilities, slope, floodplain

## **2. Standards for Land Development Associated with Division**

1. Survey and Plat Standards
2. Easement & Access Requirements
3. Infrastructure Requirements

How do your concerns fit into all of this?





**Tell Us Your Land Use Concerns...**

**We Will Address Concerns by Proposing Revisions to:**

**1. Permitted Uses and Special Uses listed**

**2. District Standards outlined in charts**

**3. Supplementary Regulations specified**

**4. District Areas mapped**

**5. Subdivision Requirements**

# Help Us Learn More About Your Concerns:

- 1. Discuss the top zoning and land use & list priorities in order of importance**
- 2. Identify the primary issues of concern regarding zoning and land use for the community & list concerns in order of importance**
- 3. Review provided list of potential land use issues and identify any of concern**
- 4. Review example design elements and identify any of concern**
- 5. Identify areas for potential expansion of commercial and/or industrial uses**



Project Website:

[www.pagecounty.virginia.gov/354/  
Zoning-Subdivision-Ordinance-Update](http://www.pagecounty.virginia.gov/354/Zoning-Subdivision-Ordinance-Update)

# Next Steps

- Ordinance Drafting – Fall/ Winter
- Joint PC – BOS Work Sessions – Bimonthly
- Public Open House With Draft – Spring 2021**
- Incorporate Final Revisions – Summer 2021
- Public Hearings for Adoption – Summer/Fall 2021



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# Thank You!!

Questions or Further Input Contact:

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