



### Current Zoning Districts Summary Table

District	District Title	Intent	Minimum Residential Lot Size	Typical Uses	Zoning District Analysis
P-R	Park-Recreation	Protect and preserve government-owned lands in the Shenandoah National Park & George Washington National Forest	1.75 acre Density of .571 unit/acre	Gov't park/rec use; Accessory incidental uses permitted provided not nuisance; (With SUP) pole-designed tower facilities or structures for communication; (On non-govt owned lands) W-C uses permitted	County staff advises that the number of privately-owned properties in this district is minimal. Private properties are permitted same uses as Woodland Conservation; Concern with compatibility of those uses with P-R District and protection of national parks from encroachment of incompatible uses; Look at further restricting uses on privately-owned properties
W-C	Woodland Conservation	Perpetuate rural atmosphere, open space and scenic landscape and conserve natural and environmental resources and areas; protection of Shenandoah River	1.75 acre Density of .571 unit/acre	(By-right) Forest & ag use; ag markets; sf (single family) detached 1 unit per lot; cemeteries and pubic/semi-public uses; short term rentals; confined animal feeding; small wind energy system; (With SUP) More intense commercial uses (commercial sawmills and outdoor rec areas, landfills, auto repair; campgrounds; energy facilities; small wind energy system	By-right subdivision and minimum lot size unlikely to facilitate conservation. Lot sizes should increase to encourage residential development to require rezoning to a Rural Residential zoning district which would require conservation as part of the approval standards for tree retention as part of district standards appropriate; Also consider corridor standards along primary routes; Consider special use permit for guest homes and other second dwellings



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A-1	Agricultural District	Preserve to greatest extent possible ag lands, use and character; Recognizes ag lands as primary resource and ag production as economic asset; very low density development may be permitted	1.75 acre Density of .571 unit/acre	(By-right) Forest & ag use; ag markets; sf detached 1 unit per lot; cemeteries; short term rentals; public facilities; electric generation facilities; confined animal feeding; small wind energy system (accessory); (With SUP) More intense commercial uses (commercial sawmills and outdoor rec areas, landfills, auto repair; campgrounds; energy facilities; small wind energy system	Minimum lot size and by-right residential lot subdivisions unlikely to facilitate preservation of agricultural land; By-right divisions allow residential uses on smaller lots which creates conflict between ag and residential uses; Consider sliding scale zoning as a tool for farmland preservation and/or increase minimum lot size; Number of non-ag related commercial uses should be removed except as permitted by Special Use Permit



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R	Residential District	Promote and encourage residential development blended with existing development; designed to create harmonious communities suitable for family life	15,000 sq ft to 1.75 acre Densities of 2.90 to .571 unit(s)/acre	(By-right) Sf, 2-family, multi-family & townhome residential development (including age restricted occupancy) and accessory uses; manufactured homes and subdivisions; public/semi-public uses; bed and breakfast and short-term rentals; (With SUP) Hospitals, group care and child care facilities; small wind energy systems; manufactured home subdivisions	Consider creating a Rural Residential District; Consider a new R District to permit higher density residential use such as townhomes, multi-family and cluster-style single family use in CSA near towns; Consider a planned unit development option for mixed residential and residential and non-residential developments; Consider special use permit for guest homes and other second dwellings; Manufactured home parks is a permitted use in R but also listed as a District in current ordinance; Staff indicate that storage containers and other unconventional structures are permitted as dwellings by-right in R districts; Residential care homes and group homes need to be addressed as permitted by state law where dwellings are permitted; Most non-residential uses other than public schools and churches and similar limited uses should require Special Use Permit so development impacts can be addressed on a case-by-case situation



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C-1	Commercial District	Areas intended for conducting general business by public and tourists with direct and frequent access without heavy trucking use except for deliveries	1.75 acre Density of .571 unit/acre	(By-right) Retail, personal and food service, offices, hotels, airport, child care, indoor commercial rec and automobile sales/repair uses; (With SUP) gasoline sales, shopping centers, commercial outdoor rec, hospitals and group care, riding stables, junk yards, pole designed tower facilities/structures for communication and water/wastewater facilities	Typically residential dwellings are only permitted incidental to a commercial use for occupancy by the owner or operator of the business; Principal residential uses in C districts creates use conflicts and could inhibit new and expanded commercial development in desired area; Consideration should be given to a C-2 District (General Commercial) which would separate less intense commercial uses (such as neighborhood convenience uses) from more intense uses such as automobile-oriented uses and uses with outside storage and activity in order to better guide their locations; It would be likely that C-1 uses (renaming the district Neighborhood Commercial) would be located in CSA near towns; It is likely with these different districts more uses would be appropriate to be permitted by-right as district standards would address mitigation and transition for more intense uses on surrounding properties
I-1	Industrial District	Allow industrial uses; not detract from residential desirability; protections for environment and area; location with provision of suitable infrastructure		(By-right) Light to intense manufacturing uses	Consideration should be given to an I-2 District (General Industrial) which would separate less intense industrial uses (such as warehousing uses and uses within enclosed buildings) from more intense manufacturing and activity; Existing I-1 would be renamed Light Industrial. I-1 uses would be appropriate in CSAs near towns; District standards would address mitigation and transition for more intense uses on surrounding properties; The different districts would allow better guidance on locations for industrial uses without them all included in one district



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A-F	Stonyman Agricultural/Forrestal District	Ag and forestry preservation; land use tax benefit		(By-right) Ag uses, sf dwelling and accessory structures	Discuss probability of additional Ag and forestry preservation districts
MHP-1	Manufactured Home Parks District	Permit manufactured home parks at appropriate locations considering availability of public utilities, compatibility with adjacent land uses and to offer affordable housing of an appealing sustainable appearance		(By-right) Manufactured homes, 1 sf dwelling and accessory structures occupied by property owner or resident park manager, park management office and child-care, laundry and recreational facilities	Manufactured home parks are listed as a permitted use in R but there is also a separate district. A separate district is likely the better option in order to better guide their locations; Need to consider whether other types of structures such as tiny home and containers converted to home would be appropriate; Not sure child care center is an appropriate use; with limited number of homes within a park it is unlikely a child care center would be appropriate unless in the form of a family day care home or center.