

Article III – ZONING DISTRICTS AND MAP.

Division I – Establishment and Purpose.

Section x.1 – General.

Zoning districts established.

In order to regulate and restrict the location and use of buildings and land for trade, industry, residence and other purposes in accordance with the objectives of the comprehensive plan; to regulate and restrict the location, height and size of buildings hereafter erected or structurally altered, the size of yards and other open spaces and the density of population, the following zoning districts are hereby established:

- (1) *Primary zoning districts.* The entire territory under the jurisdiction of the county is hereby classified into one of the following primary zoning districts to be known and cited as indicated:
 - a. P-R – Parks-Recreation
 - b. W-C – Woodland-Conservation
 - c. A-1 - Agriculture
 - d. AR – Agriculture-Residential
 - e. R - Residential
 - f. R-1 – Medium-High Density Residential
 - g. MHP-1 - Manufactured Home Parks
 - h. PUD - Planned Unit Development
 - i. C-1 - Neighborhood Commercial
 - j. C-2 - General Commercial
 - k. I-1 - Light Industrial
 - l. I-2 - Industrial
- (2) *Special purpose zoning districts.* Special purpose district regulations supplement, rather than replace, the regulations of the primary zoning districts that otherwise apply to the same land. Special purpose zoning districts are established to be known and cited according to the following:
 - a. A-F – Agricultural-Forestal District Overlay

Section x.2 – Purpose and Intent of Zoning Districts.

- a. Primary Zoning Districts.

- (1) *P-R Parks-Recreation District.* The purpose of the P-R District is to protect and preserve lands in the Shenandoah National Park and the George Washington National Forest. This district generally corresponds with government-owned lands in the Park and Forest but

does contain some properties in proximity to the Park and Forest that are not government-owned. It is not the intent of this district to recommend expansion or reduction of the Park and Forest boundaries, only to encourage long-term protection of these lands for their scenic beauty and recreational use. This district is intended to provide for very sparse development and limit incompatible uses which may detract from the beauty and enjoyment of these properties.

- (2) *W-C Woodland Conservation District.* The purpose of the W-C District is to conserve and promote preservation and enhancement of the scenic, historic, natural and open space qualities of the area's farmlands, rivers, and forested and mountain areas. This district generally covers mountain areas, heavily forested areas and other natural, open areas such as rivers, recreational areas, floodplains and farms. This district is intended to provide for low density and intensity of uses as the area's agricultural lands and natural assets, such as the Shenandoah River, are recognized as primary economic, environmental, and quality of life resources. The area also contains portions where the depth of bedrock is shallow and presents some limitations to development. This district shall not be confused with, but may include, properties designated as an Agriculture/Forestal Overlay District (A-F) through the Agricultural and Forestal Act, as described in the Code of Virginia.
- (3) *A-1 Agricultural District.* The purpose of the A-1 District is to preserve agricultural and forest uses and the rural character of the County where agricultural, forestry and other low-intensity uses predominate. It is the intent of this district to protect the agricultural industry from sprawling residential development that denudes large areas of agricultural land, as soils in these areas are well suited for farming. To ensure the success of the above goal, it is necessary to maintain a low density of development with permitted uses including mainly agricultural uses, accessory uses that boost the farming economy, and sparse residential development for those who own or manage farm and forestry lands or choose to live in a rural environment. To protect against premature subdivision of land, by-right land divisions are limited in a manner intended to maintain and protect the land base necessary to support the County's agricultural economy, a primary resource and economic asset of the County. This district shall not be confused with, but may include, properties designated as an Agriculture and Forestal (A-F) Overlay District through the Agricultural and Forestal Act, as described in the Code of Virginia.
- (4) *A-R Agriculture-Residential.* The purpose of the A-R District is to protect existing and future farming operations and forested and open areas while, at the same time, allowing low density residential uses. Generally, this district would correspond with portions of the County now devoted entirely or predominately to various open uses such as farms and forests, and may also be appropriate in Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan. The district is intended to encourage efficient and well-planned use of the land to permit low density traditional single family and cluster-style residential use, subject to approval of a specific development plan and owners/developers' guarantee that agricultural and forestal lands, other valuable natural resources and open spaces, and the rural visual qualities of the area will be incorporated

into the subdivision design and will be preserved. Residents located within an agricultural residential area should recognize they are located in a largely agricultural environment where the right to farm has been established as a priority.

- (5) *R Residential District.* The purpose of the R District is to promote and encourage low to medium residential development that will blend with existing development, together with such public, civic, recreation and accessory uses as may be necessary or normally compatible with residential surroundings, to create an appropriate living environment. This district generally covers areas of existing or planned residential subdivisions and should generally be located in areas where adequate utilities and public services exist or are planned to accommodate the residential communities contemplated, such as in the Community Service Areas adjacent to towns as shown in the Page County Comprehensive Plan. The regulations of this district are designed to create harmonious residential communities and promote suitable environments for family life.
- (6) *R-1 Medium-High Density Residential District.* The purpose of the R-1 District is to provide for medium to high density residential developments of various types with certain public and semipublic land uses. The regulations for this district are designed to provide a suitable environment for those desiring dense community living, senior housing options, and closer proximity to shopping, employment, and other community facilities. Special consideration is given to development standards that would allow for a variety of designs and include appropriate building lay-outs, architecture, and amenities to ensure quality development. The R-1 District will generally be located in the Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan.
- (7) *MHP-1 Manufactured Home Parks District.* The purpose of the MHP-1 District is to provide for the establishment of attractive, safe and well-designed manufactured home parks. This district generally covers areas where adequate utilities and public services exist or should be planned, and where, depending upon numbers of units, such use would be compatible with adjacent land uses. This district is intended to offer space for certain affordable housing of an appealing, sustainable appearance.
- (8) *PUD Planned Unit Development District.* This district is intended to permit development in accordance with a master plan of mixed-use type communities. Within such communities, the location of all improvements shall be controlled in such a manner as to permit a variety of housing accommodations in an orderly relationship to one another, with the greatest amounts of open areas and the least disturbance to natural features. Special attention should be given so these developments incorporate the natural features into the development plans, provide pedestrian connections within the development and to connect to adjacent areas, and include quality architectural and design features to provide for a high quality development. A planned unit development may include light commercial uses to serve the needs of the planned development and surrounding neighborhood-wide trade area. It is unlikely that lands currently zoned as Woodland Conservation (W-C) or Agricultural (A-1) districts would be appropriate for a Planned Unit Development (PUD) district unless necessary infrastructure can be appropriately

provided. The PUD District will generally be located in Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan.

- (9) *C-1 Neighborhood Commercial District.* The purpose of the C-1 District is to provide primarily for convenience, retail shopping and personal service uses, including services for visitors and tourists, to be developed either as a unit or on individual parcels. The intent of this district is to serve the needs of neighborhood wide trade areas that generally attract customers residing in neighborhoods within a smaller geographical area or needs of the traveling public on the highways. To enhance the general character of the district, its function of local services, and its compatibility with surrounding uses, the size and design of certain uses is limited. The C-1 District will generally be located in the Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan, and may also be strategically located in convenience nodes in other areas of the County where adequate utilities and access can be provided such as at intersecting collector and/or arterial roads.
- (10) *C-2 General Commercial District.* The purpose of the C-2 District is to provide sufficient space in appropriate locations for a wide variety of commercial, automotive, recreational and service activities, including services and activities for visitors and tourists, generally serving community wide trade areas. This district is generally located in the Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan where a general mixture of commercial and service activities exists or is planned. The district is not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, odor, and noise associated with industrial activities, but will accommodate more intense commercial uses which may have outside activities, display and storage areas.
- (11) *I-1 Light Industrial District.* The purpose of the I-1 District is to provide areas where the principal use is for warehousing, wholesaling and distribution, and light manufacturing and assembly uses generally dependent upon raw materials first processed elsewhere. Permitted uses would be conducted completely within an enclosed building with a limited amount of outside storage to minimize the impact of the uses on the surrounding area, as may be associated with fumes, odors, noise, dust, smoke and glare. District standards are intended to further reduce the impacts of these uses on the surrounding area, while permitting industries to locate near a labor supply. These uses should be concentrated in areas where adequate utilities and access are available, generally within the Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan.
- (12) *I-2 General Industrial District.* The purpose of the I-2 District is to provide areas for larger scale manufacturing uses that are generally dependent upon the processing of raw materials and normally have associated outside storage areas and/or operating areas. Mitigation of any offensive noise, smoke or odor with industry best practices is intended to ensure compatibility with surrounding uses and preservation of the environment and natural and scenic assets of the County. These uses should generally be concentrated in

areas where adequate utilities and access are available, generally within the Community Service Areas adjacent to towns as shown on the Page County Comprehensive Plan.

b. Special Purpose Zoning District.

- (1) *A-F Agricultural and Forestal District Overlay.* The purpose of the A-F Overlay District is to provide a means for a mutual undertaking by landowners and Page County to protect and enhance agricultural and forestal lands as an economic and environmental resource of major importance under the authority of the Agricultural and Forestal Act, as described in the Code of Virginia, §15.2-4300 et. seq. District standards outline the process and documentation for inclusion into the district and strictly limits uses other than agricultural and forestry.