

Overview

Page County is updating, modernizing, and restructuring the zoning and subdivision ordinances into one seamless regulatory document. The revised zoning and subdivision ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current state code requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and,
- Consider citizen needs and issues identified through the public engagement process.

This process is being guided by Page County staff, Planning Commission, and Board of Supervisors and with opportunities for input from stakeholders and citizens. For more information and to stay updated on this project, visit: www.pagecounty.virginia.gov/354/Zoning-Subdivision-Ordinance-Update.

Agenda

The following agenda establishes the goals for the January 26th work session. Additional background discussion and materials are provided below and attached to aid in the review and discussion of these items.

- 1) Schedule & Key Progress Review (15 minutes)
- 2) Review/Finalize Establishment of Zoning Districts and Intent Statements (15 minutes)
- 3) Review/Finalize Use Matrix (60 minutes)
 - A. Review/Discuss Uses and Definitions
 - B. Review/Discuss Uses and Districts Designations
- 4) Discuss Design Standards for Specific Uses (15 minutes)
- 5) Next Steps (15 minutes)

I. Schedule & Key Progress

The project schedule is provided in **Attachment D**. Key progress to date includes:

- **Joint Worksession Kickoff**, July 7, 2020 – The Berkley Group introduced the zoning ordinance update process and began collecting feedback to support ordinance drafting. The Board of Supervisors and Planning Commission provided guidance on important land use and zoning issues.
- **Public Engagement**, September 2, 2020 – The Berkley Group conducted stakeholder interviews and a community input workshop to collect feedback on priorities for the ordinance update.
- **Analysis, Drafting, and Staff Worksessions**, September and October 2020 – The Berkley Group staff summarized and analyzed stakeholder and public input; began consolidating and updating definitions; compiled and analyzed the current use list to begin updating the use matrix and zoning districts; analyzed existing zoning districts and land uses; and conducted worksessions with county staff on identified issues.
- **Joint Worksession**, November 10, 2020 – The Berkley Group staff provided an overview of public engagement from September and October. The Board of Supervisors and Planning Commission provided guidance on the ordinance structure and content; zoning districts analysis; potential

zoning map revisions; and discussed incorporating farm and forest preservation strategies into subdivision and residential development rights standards for A and W-C Districts. The existing use list and suggestions for modifications to those uses was provided to the Board and Commission to prepare for discussion at the January joint worksession.

- **Analysis and Drafting**, November and December 2020 – New intent statements have been drafted for the zoning districts, the uses have been adjusted with modernized terms and definitions, and a new use matrix has been drafted to align with the proposed uses and districts.

2. Establishment of Zoning Districts and Intent Statements

Establishment of Districts

The proposed complete districts list is provided in the table on Page 3. New districts are proposed to respond to new growth opportunities and challenges, allow for better direction of uses, and facilitate development of district regulations that contain clearer and more relevant mitigation strategies such as greater setbacks where appropriate and screening to provide adequate transitions between uses. New and revised district titles are offered to better clearly identify each district. In addition, the following major changes to the establishment of districts are proposed:

- **Establish an Agricultural-Residential (AR) District** – This new district will permit a low density residential development option with bonus density possible provided there is guaranteed preservation of farm/forested lands and open space.
- **Modify the existing Residential (R) district to move higher density residential uses to a new R-1 (Medium-High Density) District** – The existing R District will be modified relative to uses and potential district standards. A new R-1 District has been created to permit medium - higher density residential development including small lot cluster-style single family dwellings, townhomes, and multi-family residential use and will also allow higher density developments for senior occupancy.
- **Establish a Planned Unit Development (PUD) District** – A new Planned Unit Development (PUD) District has been created to allow for residential developments with a variety of housing types and densities and developments with a mix of residential and commercial uses, such as commercial development with an over-shop housing option.
- **Rename the existing C-1 (Commercial) District as Neighborhood Commercial District and create a new C-2 (General Commercial) District.** With this modification, commercial uses will be separated into these districts based on intensity of the uses, such as convenience and personal service uses being permitted in the C-1 (Neighborhood Commercial) District and heavier, outdoor, and automobile-oriented uses being permitted in the C-2 (General Commercial) District.
- **Rename the existing I-1 (Industrial) District as Light Industrial District and create a new I-2 (General Industrial) District.** With this modification, industrial uses will be separated into these districts based on intensity of uses such as lighter industrial uses (mainly indoor and warehousing) being permitted in the I-1 (Light Industrial) District and heavier manufacturing uses being permitted in the I-2 (General Industrial) District.

Proposed Zoning Districts		
District Abbreviation	Existing District Title	Proposed District Title
P-R	Parks-Recreation	Parks-Recreation
W-C	Woodland-Conservation	Woodland-Conservation
A-1	Agriculture	Agriculture
A-R		Agriculture-Residential
R	Residential	Residential
R-1		Medium-High Density Residential
PUD		Planned Unit Development
C-1	Commercial	Neighborhood Commercial
C-2		General Commercial
I-1	Industrial	Light Industrial
I-2		General Industrial
MHP-1	Manufactured Home Parks	Manufactured Home Parks
A-F	Stonyman Agricultural and Forestal	Agricultural and Forestal District Overlay

Proposed District Intent Statements

The proposed zoning district intent statements are provided as **Attachment A**. The statements have been revised to align with the proposed zoning districts and streamlined to remove repetitive language and language better suited for other sections of the ordinance. The Board of Supervisors and Planning Commission are encouraged to review the intent statements and consider:

- 1) Is the intent of each district clear and appropriate?
- 2) Are the district locations appropriately identified?
- 3) Are there specific changes that should be added to direct the future of the district?

3. Use Matrix – Review and Finalize

A. Uses and Definitions

Attachment B provides a crosswalk between existing uses in the zoning ordinance and proposed uses and definitions.

The proposed uses and definitions include broader terms, additional uses, and uses discussed during previous work sessions and through public input. Consolidating and revising uses streamlines the

ordinance, eases administration, and ensures that similar uses are regulated consistently within a zoning district.

The Board of Supervisors and Planning Commission are encouraged to review the Proposed Uses and Definitions to:

- 1) Identify changes to proposed uses and definitions, including adding additional uses not currently included and/or removing uses which may not be appropriate.

B. Uses and Districts Designations

Attachment C provides the proposed use matrix. The proposed use matrix identifies the zoning district in which each proposed use is permitted (either by right, with restrictions or by special use permit). In developing the proposed use matrix, Berkley Group staff considered the treatment of uses under the existing zoning code, district intent statements, comprehensive plan goals, and input from County staff.

The Board of Supervisors and Planning Commission are encouraged to review the Proposed Use Matrix to:

- 1) Confirm the proposed use designations for each use and zoning district.
- 2) Identify recommended changes to the proposed by right (B), with restrictions (R) and special use permit (SU) designations.

4. Design Standards for Specific Uses

Attachment C indicates those uses with restrictions (R) for which design standards exist or are suggested. Certain other uses will also have design standards where appropriate. Design standards for specific uses are a recommended best practice to improve the quality of development and mitigate potential negative impacts of certain uses. Page County currently provides use design standards in Article V, Supplementary Regulations.

The Board of Supervisors and Planning Commission are encouraged to review the Design Standards References to:

- 1) Confirm uses requiring supplemental design standards (to be provided in subsequent drafts).

5. Next Steps - Discussion