



# Page County

Zoning & Subdivision  
Ordinance Update

Board of Supervisors  
Planning Commission

Workshop #4

February 23, 2021



# Workshop Agenda



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1. Schedule and Key Progress - 10 minutes
2. Review/Finalize Zoning Districts Standards – 45 minutes
3. Review/Finalize Community Design Standards - 30 minutes
4. Review/Finalize Standards for Specific Uses – 30 minutes
5. Next Steps - 5 minutes

# Schedule and Key Progress

- Kick-Off Meeting/Worksession #1
- Stakeholder & Public Input & Analysis
- Drafting and Joint Worksessions #2 & #3
- Board and Commission Joint Worksession #4
- Drafting & Joint Worksessions
- Public Open House
- Incorporate Final Revisions
- Hearings & Adoption

# Zoning Ordinance Table of Contents

Article I – In General

Article II – Admin/Enforcement

Article III – Permits/Applications

**Article IV – Zoning Districts**

Article V – Use Matrix

**Article VI – Use Standards**

**Article VII – Community Design**

Article VIII – Confined Animal Feeding

Article IX – Non-Conformity

Article X – Subdivision Code

Article XI – Definitions

New Code Chapter – Floodplain Ordinance

# Project Schedule - 2021

<b>Feb</b>	<b>23</b>	<b>Joint Worksession 4</b>
<b>Mar</b>	<del><b>23</b></del>	<b>No meeting</b>
<b>Apr</b>	<b>27</b>	<b>Joint Worksession 5</b>
<b>May</b>	<b>TBD</b>	<b>Open House</b>
<b>May/June</b>		<b>Finalize Draft/Prepare Advertisement</b>
<b>June</b>		<b>Joint Worksession 6</b>
<b>July</b>		<b>Planning Commission Public Hearing/Recommendation</b>
<b>Aug</b>		<b>Board of Supervisors Public Hearing and Adoption</b>

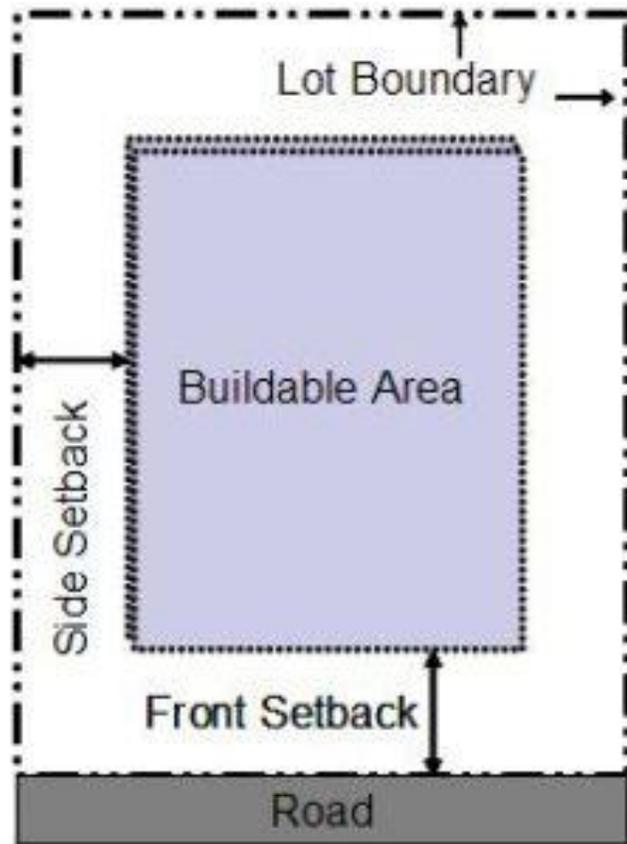
# Tonight's Discussion

- Districts Dimensional Standards**
- Community Design Standards**
- Use Standards**

**Planning Commission &  
Board of Supervisors**



# Zoning District Dimensional Standards



- Drafted new standards for new zoning districts & modified standards for existing zoning districts
- Standards include:
  - **Density**
  - **Parcel Size & Lot Standards**
  - **Road Frontage Requirements**
  - **Setbacks**
  - **Height Requirements**
  - **Other Specific District Standards**

# Preservation & Residential Densities

## P-R, W-C and A-1 Districts

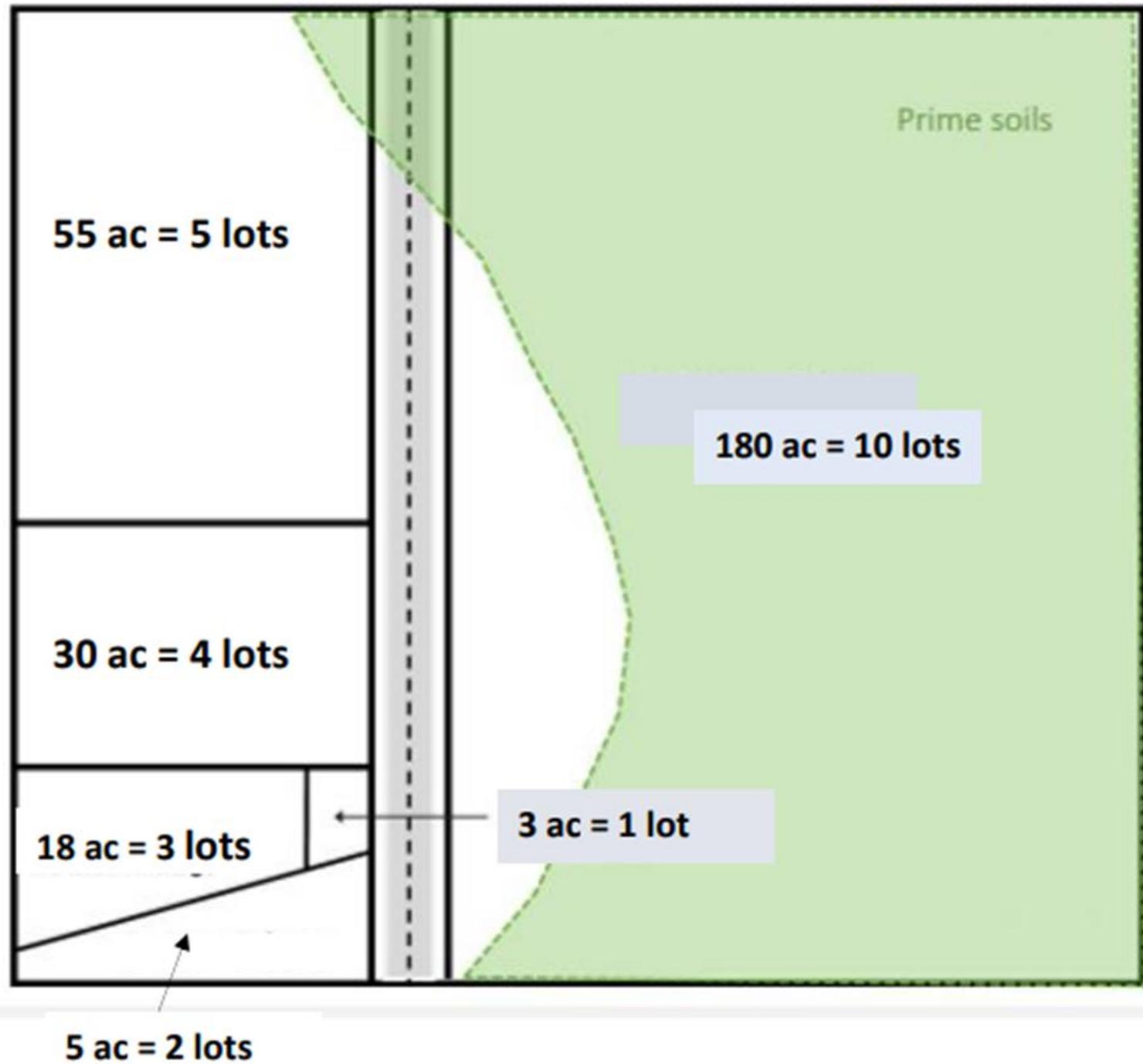


# P-R, W-C and A-1 Lot Allocation



Size of Parent Parcel (acres)	Number of Lots Permitted
All parcels	<del>1 unit per 1.75 acres with only one division permitted every 5 years</del>
0 - 4.99	1
5 - 14.99	2
15 - 29.99	3
30 - 54.99	4
55 - 79.99	5
80 - 104.99	6
105 - 129.99	7
130 - 154.99	8
155 - 179.99	9
180 - 204.99	10
205 and above	11 plus 1 additional lot for each additional 50 acres

# Allocation Example

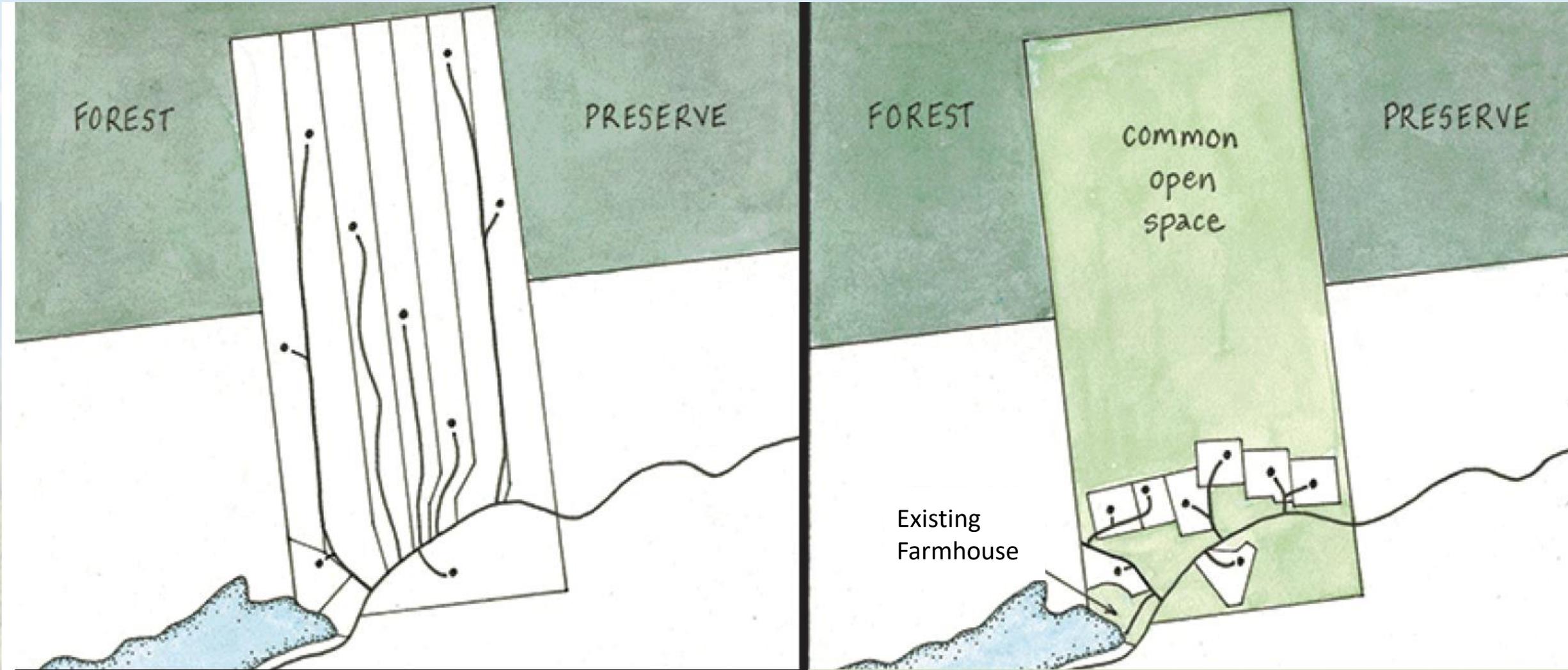


# Cluster & Residential Districts

## A-R, R, R-1 and PUD Districts



# Agricultural-Residential District



# A-R Agricultural- Residential



	A-R Agricultural-Residential
<b>Project Size</b> (minimum)	20 acres
<b>Preservation/Conservation Area</b> (percentage of gross acreage)	70%
<b>Lot Standards</b>	
Lot Area with individual well & septic	1 acre
Lot Area with central or public water & sewer	30,000 square feet
Lot Width	100 feet
Lot Coverage (Maximum)	30%
<b>Road Frontage</b>	
On cul-de-sacs	50 feet
Other roads	100 feet
<b>Setbacks</b>	
Front Yard	50 feet
Side Yard	20 feet
Corner Side Yard	30 feet
Rear Yard	50 feet
<b>Height</b> (maximum)	
Residential structures	Lesser of 2.5 stories or 35 feet
Other structures	Lesser of 2.5 stories or 35 feet

# Single Family Residential

## R District

- Maintains current R district standards

## R-1 District

- New section – consolidates & expands existing standards



# Higher Density Residential

## R-1 – Townhouse & Multi-Family

- New section
- Expands existing regulations



## PUD – Planned Unit Development

- New section
- Establishes standards for mixed use

# MHP-1 – Manufactured Home Park

- New section
- Consolidates/expands existing regulations from use standards for manufactured home parks

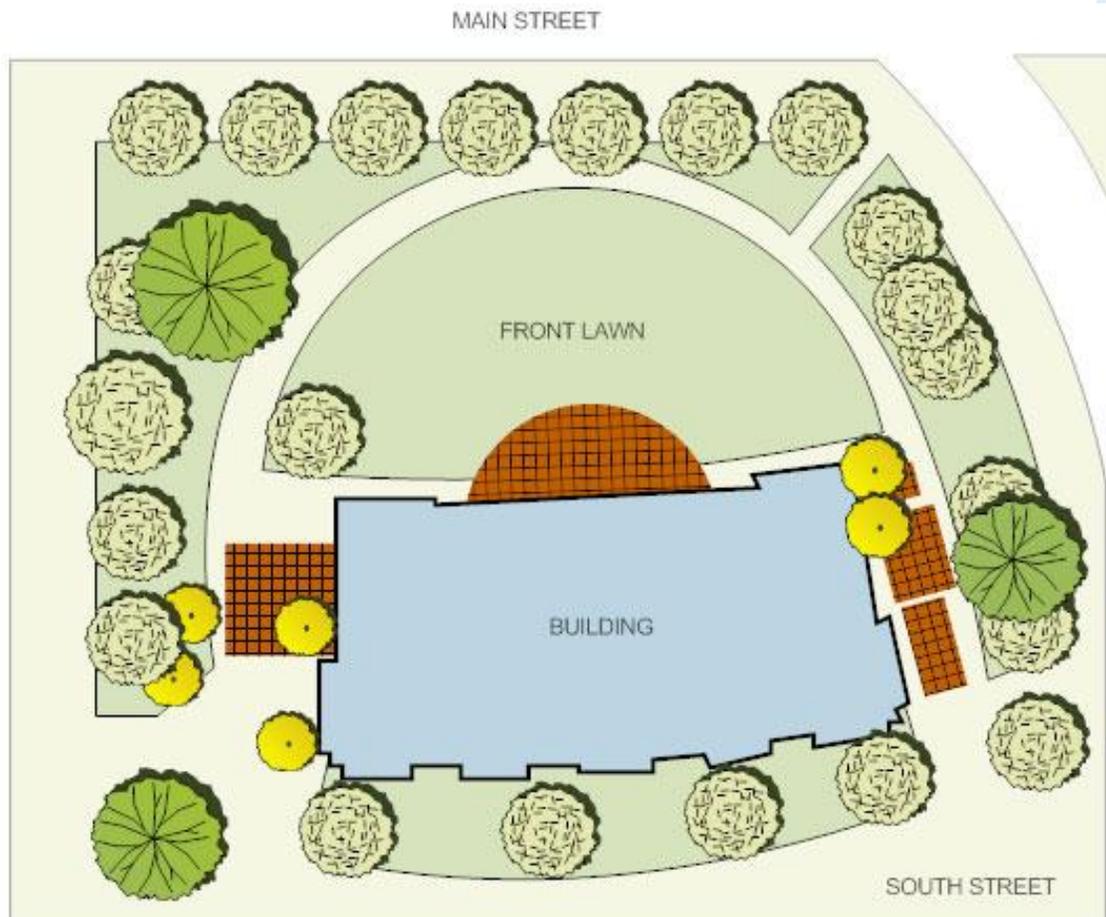


# Commercial and Industrial Zoning Districts

- Updates existing C & I standards
- Reflects new districts and current best practices



# Community Design Standards



- Consolidated existing standards & added some new ones
- Divisions include:
  - **Lighting**
  - **Landscaping, Walls, and Fences**
  - **Parking**
  - **Signs**
  - **Slope Controls\***
  - **Utilities and Facilities\***

*\*no major substantive changes were made*

# Division 1: Lighting

- **New section**
- **Provides standards for applicability, design and compliance**
- **Provides exemptions for certain uses & lighting types**



# Division 2: Landscaping, Walls, and Fences

- **New section- consolidates and expands existing standards**
- **Includes buffering and screening for incompatible uses and unsightly views**
- **Includes landscaping requirements for parking lots**
- **Does not apply to single-family or two-family dwellings**

# Landscaping and Buffering

- **Landscape buffering requirements between uses**
- **Required standards include height/size and plant type**
- **Parking lot landscaping requirements**



# Screening, Walls, and Fences

- Screening for specific areas from both on-site and off-site views
- Screening can be combination of walls, landscaping, and fencing
- Standards for appearance and materials of fences and walls



# Division 3: Parking

- **Added a new section outlining general standards for off-street parking and loading**
- **Including entrances and exits, drainage and maintenance, marking, handicap accessible parking, and surfacing and area.**
- **Amended the minimum spaces required by type of use**

# Division 4: Signs

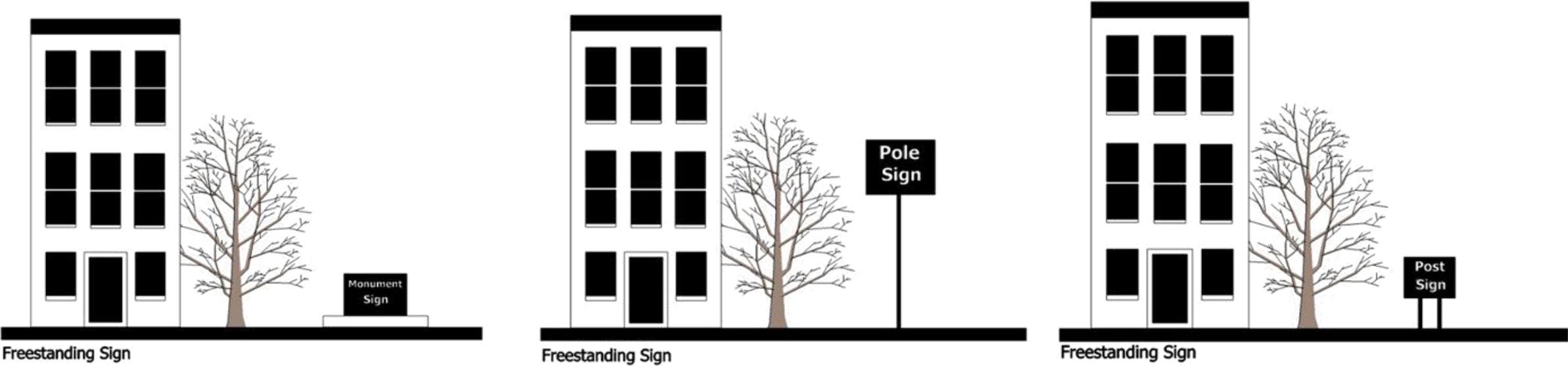
- **New and revised regulations based on *Reed v. Town of Gilbert* case (signs can *mostly* no longer be regulated based on content)**
- **Applied categories based on sign type**
- **Applied dimensional regulations based on district and sign type**

# Division 4: Signs



# Temporary Signs

# Division 4: Signs



# Freestanding Signs

## Maximum Sign Dimensions – C-1, C-2, I-1, and I-2 Zoning Districts

Sign Type	Number	Area	Height (ft.)
Banner Sign	1 per lot	15 SF	Not limited
Window	Not limited	25% of window area	Not limited
Canopy	4 per canopy structure	0.5 SF per LF of canopy fascia	Not extending above the cap on the fascia board or below the horizontal plane formed by the bottom of the fascia board
Commercial Flag	1 per lot	100 SF	30 ft.
Freestanding	1 per street frontage	160 SF	24 ft.
Projecting	1 per occupant per street frontage	15 SF	15 ft. max. above grade level
Wall	1 per occupant per street frontage	25% of the total area of the wall, not to exceed 160 SF	N/A
Temporary	Not limited	12 SF per sign, and an aggregate of 60 SF per parcel	4 ft.
Minor	Not limited	3 SF per sign	4 ft.
Window	Not limited	25% of window area	Not limited

## Maximum Sign Dimensions – A-1, A-R, R, R-1, PUD, W-C, P-R, and MHP-1

	Residential Uses			Agricultural Uses			Non-Residential Uses		
Sign Type	Number	Area (SF)	Height (ft.)	Number	Area (ft.)	Height (ft.)	Number	Area (SF)	Height (ft.)
Freestanding	None, except minor signs	N/A	N/A	1 per street frontage*	40 SF	24 ft.	1 per street frontage	50 SF	24 ft.
Wall	None, except minor signs	N/A	N/A	1 per street frontage	16 SF	N/A	1 per street frontage	16 SF	N/a
Canopy	Not Permitted	N/A	N/A	Not Permitted	N/A	N/A	See previous table		
Temporary	4 per parcel	4 SF	4 ft.	4 per parcel	12 SF	4 ft.	2 per street frontage	12 SF	4 ft.
Minor	Not limited	3 SF per sign	4 ft.	Not limited	3 SF	4 ft.	Not limited	3 SF per sign	4 ft.

# Use Standards



- Standards are largely for uses designated as Restricted (R) and some for uses designated as requiring a Special Use Permit (SUP)
- Revised/New Standards include:
  - **Residential Farm**
  - **Accessory Dwelling Unit**
  - **Home Occupation**
  - **Storage Yard**
  - **Junk Yard**
  - **Other Specific Use Standards**

# Animal Keeping

- **P-R, W-C & A-1 – Maintain Ag & CAFO standards**
- **Review VT research**
  - **Animal Units**
  - **Acreage/Best practices**
- **Review existing residential parcels**
- **Private Stable**
- **Residential Farm**



# Next Steps

- Incorporate Comments from Tonight's Discussion
- Continue Drafting Ordinance Sections in Preparation for Next Joint Worksession



# Page County

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Ordinance Update

Board of Supervisors  
Planning Commission

Workshop #3

January 26, 2021



# Thank You!

Questions or Further Input Contact:

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Project Website:

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

	Non-Town Residential Subdivision Lots	Non-Town Residential Non-Subdivision Lots	Total	Percentage
Total Lots	6,294	676	6,970	100%
Less than 1 acre	3,689	314	4,003	57.43%
1 or more acres, less than 2 acres	1,476	142	1,618	23.21%
2 or more acres, less than 3 acres	214	62	276	3.96%
3 or more acres, less than 5 acres	627	44	671	9.63%
5 or more acres, less than 10 acres	234	75	309	4.43%
10 or more acres, less than 20 acres	46	28	74	1.06%
20 or more acres, less than 25 acres	7	2	9	0.13%
25 or more acres	1	9	10	0.14%

# Zoning Districts List

<b>District Abbreviation</b>	<b>Proposed District Title</b>
P-R	Parks-Recreation
W-C	Woodland-Conservation
A-1	Agriculture
A-R	Agriculture-Residential
R	Residential
R-1	Medium-High Density Residential
PUD	Planned Unit Development
C-1	Neighborhood Commercial
C-2	General Commercial
I-1	Light Industrial
I-2	General Industrial
MHP-1	Manufactured Home Parks

	P-R Parks-Recreation	W-C Woodland Conservation	A-1 Agricultural
<b>Lot Standards</b>			
Lot Area	1.75 acres	1.75 acres	1.75 acres
Lot Width	150 feet	150 feet	150 feet
Lot Coverage (Maximum)	15%	15%	15%
<b>Road Frontage</b>			
On cul-de-sacs	50 feet	50 feet	50 feet
Other Roads	150 feet	150 feet	150 feet
<b>Setbacks</b>			
Front Yard	50 feet 50 feet and 70 feet from cul-de-sacs	50 feet 50 feet and 70 feet from cul-de-sacs	50 feet 50 feet and 70 feet from cul-de-sacs
Side Yard	20 feet	20 feet	20 feet
Corner Side Yard	50 feet	50 feet	50 feet
Rear Yard	50 feet	50 feet	50 feet
<b>Height (maximum)</b>			
Residential structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
Other structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
<b>Accessory Structures</b>	*	*	*

\*Accessory Structure standards are provided in Section \_\_\_\_\_.

	A-R Agricultural-Residential	R Residential	R-1 Medium-High Density Residential – Excluding townhouse and multi-family residential
<b>Project Size</b> (minimum)	20 acres	N/A	N/A
<b>Preservation/Conservation Area</b> (percentage of gross acreage)	70%	N/A	N/A
<b>Lot Standards</b>			
Lot Area with individual well & septic	1 acre	1 acre <del>1.75 acres</del>	30,000 square feet
Lot Area with central or public water & sewer	30,000 square feet	20,000 square feet	12,000 square feet
Lot Width	100 feet	100 feet <del>100 and 150 feet</del>	80 feet
Lot Coverage (Maximum)	30%	30% <del>20 %</del>	30%
<b>Road Frontage</b>			
On cul-de-sacs	50 feet	50 feet <del>100 feet</del>	35 feet
Other roads	100 feet	100 feet	50 feet
<b>Setbacks</b>			
Front Yard	50 feet	35 feet	35 feet
Side Yard	20 feet	15 feet	15 feet
Corner Side Yard	30 feet	25 feet	25 feet
Rear Yard	50 feet	35 feet	25 feet
<b>Height</b> (maximum)			
Residential structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
Other structures	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet	Lesser of 2.5 stories or 35 feet
<b>Accessory Structures</b>	*	*	*

	R-1 Medium-High Density Residential – Townhouse subdivision development	R-1 Medium-High Density Residential – Multi-family development
<b>Project Size</b>	8 acres	15 acres
<b>Common Area*</b> (includes passive and active recreational areas for the development)	30%	10%
<b>Density (Maximum)</b>	8 units per acre	10 units per acre
<b>Maximum Number of Attached Townhouse Lots in Each Row</b>	10 units	N/A
<b>Maximum Number of Multi-family dwelling units per Floor</b>	N/A	10 units
<b>Minimum Access Into Project From Public Road</b>		
For 50 or fewer units	1	1
For 51 – 200 units	2	2
For more than 200 units	To be determined in conjunction with rezoning	To be determined in conjunction with rezoning
<b>Lot Standards</b>		
Area	1, 600 square feet	N/A
Lot Width	18 feet	N/A
Lot Coverage (Maximum)	50%	40%
<b>Road Frontage</b>	**	
<b>Pavement Width for Internal Drives</b>	24 feet	24 feet
<b>Setbacks</b>		
Townhouse/Multi-family Building Setbacks from Project Boundaries	50 feet	50 feet
Townhouse buildings:		
1. Front Yard	20 feet	N/A
2. Side Yard	20 feet	N/A
3. End unit in row less than 5 attached lots	10 feet	N/A
4. End unit in row of 5 or more attached units	15 feet	N/A
5. Corner Side Yard	25 feet	N/A
6. Rear Yard	20 feet	N/A
Multi-family buildings:		
1. From on-site roads	N/A	50 feet
2. From parking spaces	N/A	15 feet
3. Distance between buildings	N/A	30 feet
<b>Height (maximum)</b>	Lesser of 3 stories or 40 feet	Lesser of 3 stories or 40 feet

	<b>MHP-1 Manufactured Home Park</b>
<b>Park Size</b> (minimum)	5 acres
<b>Common Area*</b> (includes passive and active recreational areas for the development)	25% of total park acreage; each active recreational area shall be a minimum of 25,000 square feet
<b>Density</b>	6 units per acre <del>10 units per acre with maximum of 50 units per park</del>
<b>Minimum Access Into Park From Public Street**</b>	
For 50 or fewer units	1
For 51 or more units	2
<b>Park Setbacks from Property Boundaries***</b>	
Public street	150 feet
From Any Existing Dwelling****	300 feet
Other	50 feet
<b>Pavement Width for Internal Drives</b>	24 feet
<b>Pad Site Requirements</b>	
Area	6,000 square feet <del>10,000 square feet</del>
Width	50 feet
<b>Frontage on Park Streets</b>	50 feet
<b>Principal building setbacks for each pad site</b>	
Front Yard	25 feet
Side Yard	10 feet
Corner Side Yard	25 feet
Rear Yard	10 feet
Multi-family buildings:	
<b>Height</b> (maximum)	Lesser of 3 stories or 40 feet
<b>Accessory Building Requirements</b>	Subject to Section _____

## C-1 Neighborhood Commercial and C-2 General Commercial

### Setbacks

Front yard	US Primary Route Highway	75 feet <del>40 feet</del>
	Other streets	50 feet <del>40 feet</del>
Interior side yard	a. Adjacent to A, R or MHP Districts	50 <del>25 feet</del>
	b. Adjacent to C or I Districts	10 feet <del>25 feet</del>
Rear yard	a. Adjacent to A, R or MHP Districts	50 feet <del>30 feet</del>
	b. Adjacent to C or I	30 feet

### Heights

Lesser of 3 stories or 45\* feet ~~35 feet~~

\*Within 100 feet of a R District, the height shall not exceed the lesser of 2.5 stories or 35 feet.