



Page County

Zoning & Subdivision
Ordinance Update

Board of Supervisors
Planning Commission

Worksession #6

July 27, 2021





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Worksession Agenda

1. Key Progress Review - 5 minutes
2. Revised Project Schedule – 10 minutes
3. Revisit Animal Keeping and Gardening in R districts – 10 minutes
4. Revisit Lot Development Allocation in P-R, W-C and A-1 districts - 10 minutes
5. Review/Discuss Article III (Permits and Applications) – 20 minutes
6. Review/Discuss Article IX (Subdivision of Land) – 20 minutes
7. Open House and Next Steps – 15 minutes

Key Progress Review

- Kick-Off Meeting/Worksession #1
- Stakeholder & Public Input & Analysis
- Drafting and Joint Worksessions #2, #3, #4 & #5
- Board and Commission Joint Worksession #6
- Public Open House
- Board and Commission Joint Worksession #7
- Incorporate Final Revisions
- Hearings & Adoption

Revised Project Schedule - 2021

July	27	Joint Worksession #6
Aug	24	Finalize Draft/Prepare Advertisement
Sept	28	Joint Worksession # 7 – Final Wrap Up
Oct		Finalize Draft & Advertise Public Hearing
Oct	26	Planning Commission Public Hearing/Recommendation
Nov	16	Board of Supervisors Public Hearing and Adoption

If needed, additional worksessions may be added with County authorization

Zoning Ordinance Table of Contents

Article I – In General

Article II – Admin/Enforcement

**Article III – Amendments, Zoning & Development Approvals,
and Appeals**

Article IV – Zoning Districts – **Lot Allocation**

Article V – Use Matrix

Article VI – Use Standards – **Animal Keeping & Gardens in R
Districts**

Article VII – Community Design

Article VIII – Non-Conformity

Article IX – Subdivision of Land

Article X – Definitions- **Addition of Subdivision Definitions**

New Code Chapter – Floodplain Ordinance

Animal Keeping and Gardening In R Districts



- Sub-committee met early May
- Addresses recommendations:
 - ✓ Adds gardening definition
 - ✓ Adds gardening as permitted use in all districts – accessory use in R, C, I and MHP
 - ✓ Adds definition of animal unit
 - ✓ Modifies residential farm definition and clarifies for R districts, not A-1
 - ✓ Permits numbers of animals based on animal unit per acre
 - ✓ Clarifies animal keeping for educational projects permitted
 - ✓ Add standards for fence enclosures

Animal Keeping and Gardening In R Districts



- Clarification/feedback needed on the following:
 - Addition of bee keeping/apiaries
 - Limit or restrict wayside stands in R districts; other options for sales exist; consider community garden use in higher density R districts
 - Per DEQ, state regulations apply only when larger number of animals kept; recommend standards for setbacks, best management practices, and permitting

By-right Lot Development Allocation in P-R, W-C and A-1 Districts



- PC and BOS requested at Feb Joint Worksession:
 - ✓ Consideration be given to increasing number of lots allowed by-right under lot development allocation
 - ✓ Establish a maximum lot size to ensure larger area maintained for farming

By-right Lot Development Allocation in P-R, W-C and A-1 Districts

Albemarle Clarke
Fauquier
Goochland
Greene
Hanover
Isle of Wight
Loudon
Louisa
Middlesex
Montgomery
Nelson
Orange

- Berkley Group staff reviewed Ag Preservation Zoning & strategies in other VA localities
 - ✓ Ag preservation zoning utilized for over 40 years
 - ✓ Reviewed options available:
 - Large min. lot sizes;
 - Ag-Forestal Districts;
 - PDRs & TDRs;
 - LESA (Land Evaluation Suitability Analysis)
 - Density allocations – fixed and sliding scale

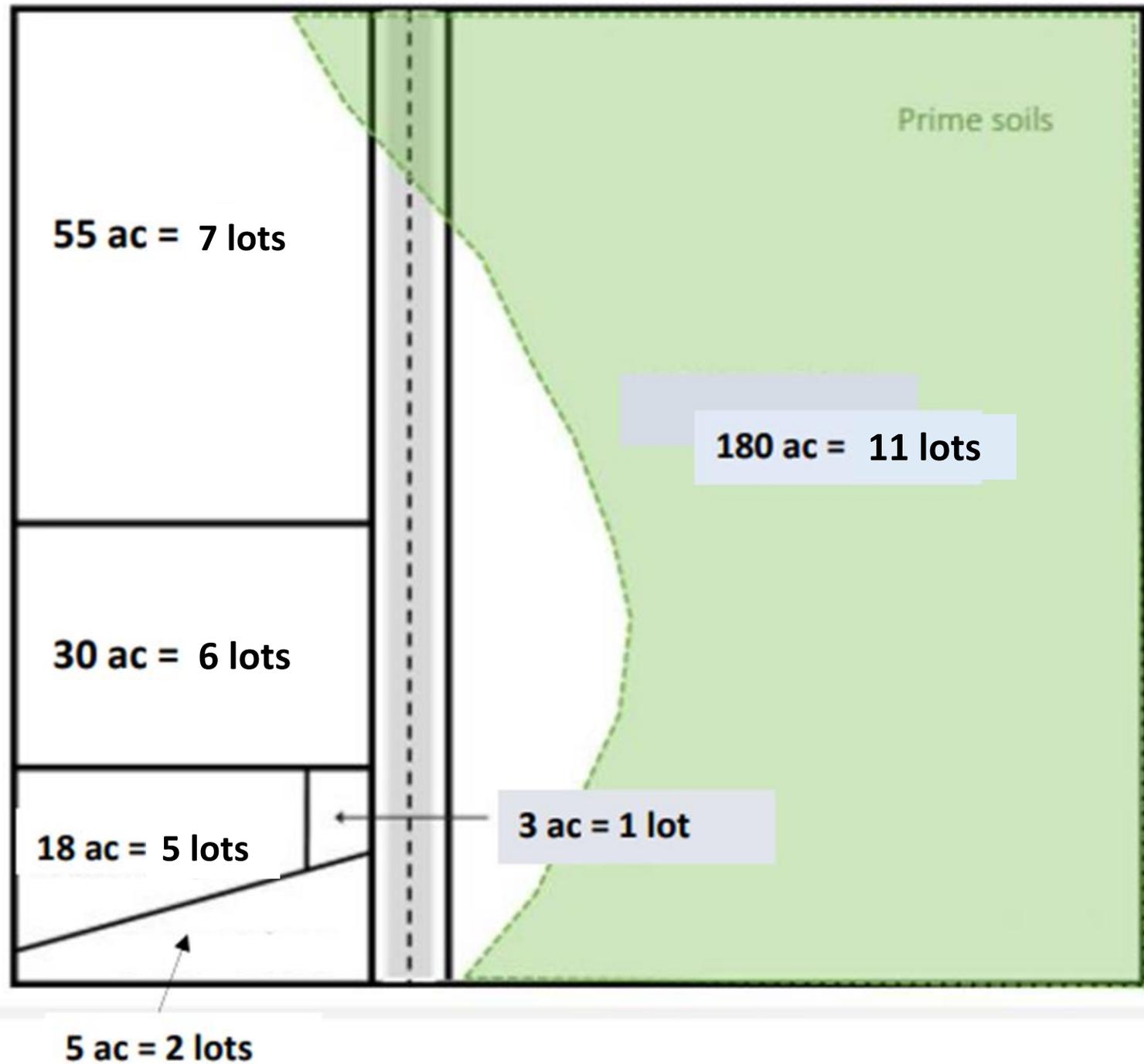
P-R, W-C and A-1 Lot Allocation



Size of Parent Parcel (acres)	Number of Lots Permitted
All parcels	1 unit per 1.75 acres with only one division permitted every 5 years
0 - 4.99	1 <u>2</u>
5 - 9.99 <u>14.99</u>	2 <u>3</u>
<u>10</u> - 14.99	<u>4</u>
15 - 29.99	3 <u>5</u>
30 - 54.99 <u>49.99</u>	4 <u>6</u>
50 <u>55</u> - 74.99 <u>79.99</u>	5 <u>7</u>
75 <u>80</u> - 104.99 <u>99.99</u>	6 <u>8</u>
<u>100</u> 105 - 129.99	7 <u>9</u>
130 - 154.99 <u>159.99</u>	8 <u>10</u>
<u>160</u> 155 - 179.99 <u>189.99</u>	9 <u>11</u>
<u>190</u> 180 - 204.99 <u>219.99</u>	10 <u>12</u>
<u>220</u> 205 and above	11 -13 plus 1 additional lot for each additional 50 acres

Allocation Example

Minimum lot area – 1.75 acres
Maximum lot area – 3 acres

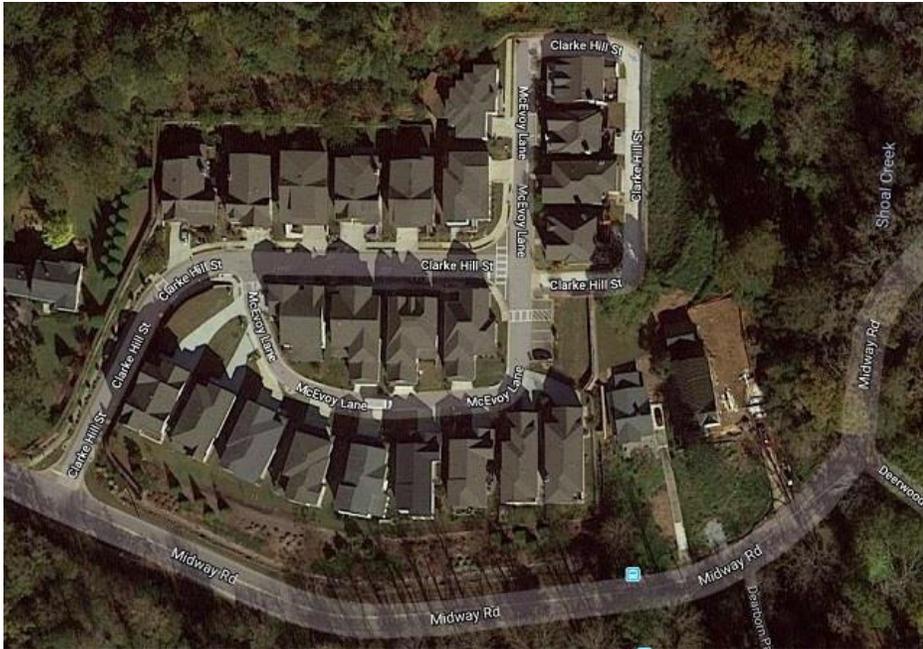


Article III – Ordinance Amendments, Zoning & Development Approvals and Appeals



- Consolidate permitting and application requirements currently scattered throughout ordinance
- Update VA Code references
- Add sections re: clarity of application and notification requirements, and review processes
- Consolidate fees currently scattered throughout ordinance
- Add process for administrative approval of setback modifications
- Update language for ease of use and understanding

Article IX – Subdivision of Land



- Remove current ordinance conflicts - replace definitions and clearly categorize subdivision types (single lot, family, minor and major subdivisions)
- Update VA Code references
- Provide standards for private roads and allow more frequently
- Provide clear standards boundary line adjustments and vacation plats
- Clarify review processes, plat requirements and standards for surety
- Update language for ease of understanding
- Add subdivision potential verification process to track lot development allocations

Next Steps

- Consolidated draft by August 10 – incorporate comments received as of tonight’s meeting
- Advertise for Open House – Scheduled for August 24
- All final draft comments from BOS & PC and comments from public by September 9 to BG
- Summary of comments submitted back by September 21
- WS #7 – Final Wrap Up on September 28



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Thank You!

Questions or Further Input Contact:

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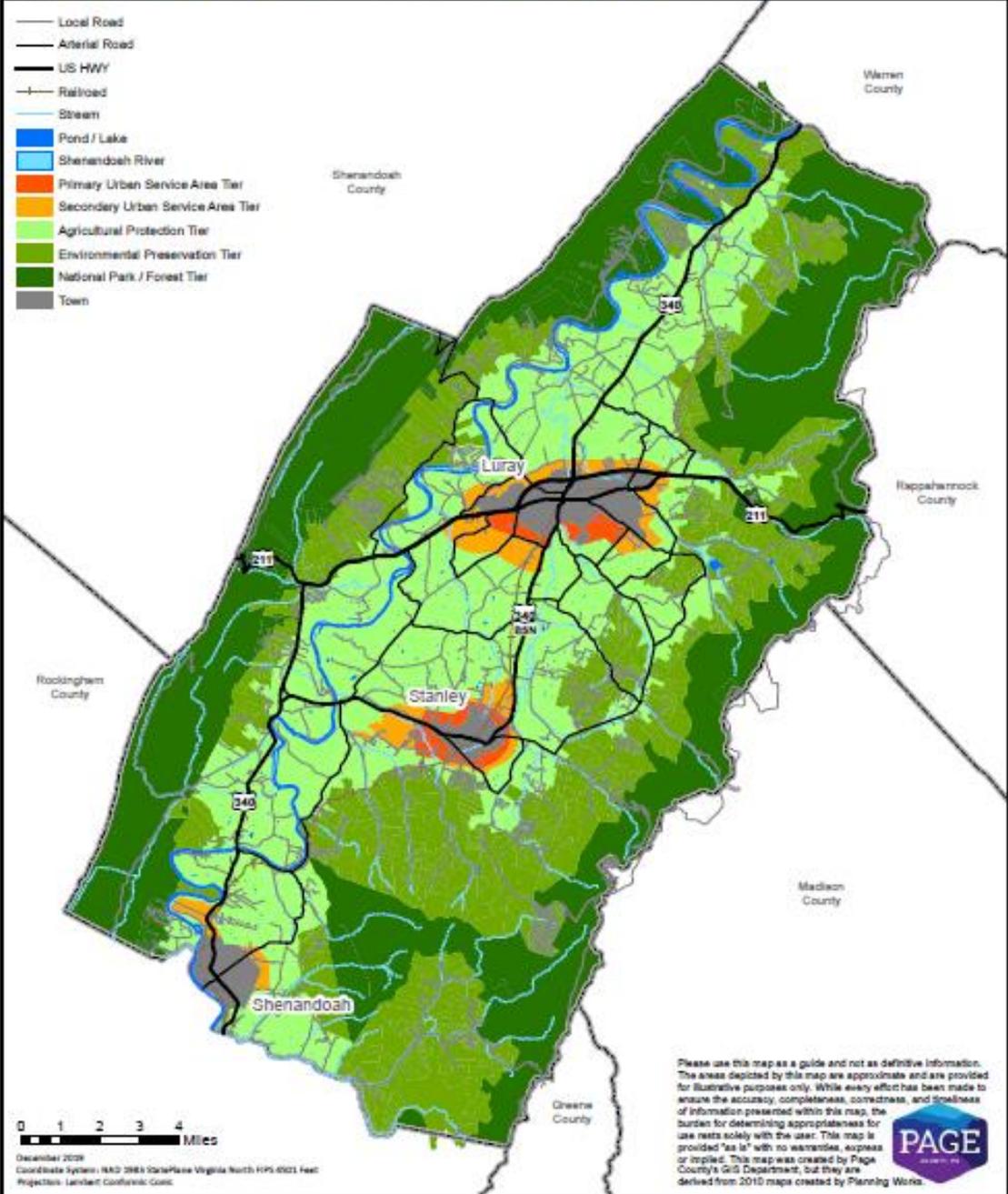
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Project Website:

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

Exhibit 2: Future Land Use



Comprehensive Plan Key Considerations

- ✓ **Resource Protection**
 - Farmland & natural features
 - Agricultural & tourism industries
 - Rural communities & character
- ✓ **Growth Management**
 - Growth tiers & preservation
 - Avoid sprawl
 - Protect valuable infrastructure
- ✓ **Compatible Development**
 - Commercial & residential
 - Economic development
 - Avoid scattered/fragmented lots

Farmland Encroachment

Exhibit 22: Farm Threats

