

Rural Zoning Parcel Analysis – A-1 Zoned Properties

Parcel Acreage Range	Number of Parcels	Percent of Total
Less Than 10 Acres	7,223	68.8%
10-15 Acres	1,133	10.8%
15-20 Acres	414	3.9%
20-50 Acres	859	8.3%
50-100 Acres	469	4.4%
Greater Than 100 Acres	398	3.8%
TOTAL	10,496	100%

- 8,356 (79.6%) of the parcels zoned A-1 in Fluvanna County are less than 15 acres.
- 1,752 (16.7%) of the parcels zoned A-1 are larger than 15 acres and less than 100 acres.

Parcel Acreage Range	Total Number of Parcels	Number of Parcels in Rural Residential	Number of Parcels in Rural Preservation
Less Than 10 Acres	7,223	2,897 (40.1%)	3,062 (42.4%)
10-15 Acres	1,133	465 (41.0%)	529 (46.7%)
15-20 Acres	414	137 (33.1%)	232 (56.0%)
20-50 Acres	859	329 (38.3%)	428 (49.8%)
50-100 Acres	469	162 (34.5%)	271 (57.8%)
Greater Than 100 Acres	398	119 (29.9%)	255 (64.1%)
TOTAL	10,496	4,109 (39.1%)	4,777 (45.5%)

- 84.6% (8,886) of the parcels zoned A-1 in Fluvanna County are located in either the Rural Residential (39.1%) or the Rural Preservation Planning Area (45.5%).

Address Points

- There are a total of 6,189 address points on the 10,496 parcels that are zoned A-1.
- Of the 10,496 parcels zoned A-1:
 - 5,047 (48.1%) contain zero (0) address points;
 - 4,959 (47.2%) contain one (1) address point;
 - 415 (3.9%) contain two (2) address points; and
 - 75 (0.7%) contain more than two (2) address points.