

Fluvanna County A-1 Zoning District Review
Public Input Form
March 2010

Should preserving and enhancing Fluvanna's unique identity and rural character be a major goal of the County as stated in the Comprehensive Plan? Why or why not?

What does rural preservation mean to you?

Division Rights – What is appropriate?

Minimum Lot Size – How small should lots be?

Setbacks (front, rear, sides) – How far from roads and lot lines should a house (or other structure) be?

Road Frontage / Lot Width – How wide should a lot be at a minimum? How much road frontage should be required?

Rural Cluster Regulations (*See Rural Cluster Issues display*)

Density:

Open Space Ownership:

Open Space Location (arrangement):

Open Space Uses (utilities, community, etc.):

Major Subdivisions must Cluster:

Number of Dwellings allowed on one parcel:

General Comments

Please share any other thoughts you might have regarding the A-1 zoning district, this process, other land use tools the County should focus on such as TDRs (Transfer of Development Rights program), cash proffers (minimum cash amount paid to offset impacts from development), the provision of central water and sewer systems to areas of the county, and so on.

Please reply by March 18, 2010 to:
Fluvanna County Department of Planning & Community Development
132 Main Street, P.O. Box 540
Palmyra, VA 22963

or
You may send comments to: bphillips@co.fluvanna.va.us

Definition of Terms

Division Rights – The number of times a parcel is allowed to be subdivided into new lots (e.g., 1 dwelling unit per 2 acres is a type of variable division rights directly correlated with the size of a parcel); also commonly referred to as Density or Development Rights.

Density – The number of dwelling units permitted per acre.

Lot – A parcel of land described by metes and bounds that has been legally recorded or is otherwise lawfully recognized.

Minimum Lot Size – the smallest area of land allowed to be occupied by a structure or group of structures, usually along with associated infrastructure such as well, septic, and so on (e.g., 2 acres).

Minimum Road Frontage – the minimum amount of horizontal distance that a parcel must have directly adjacent to a public or private road or right-of-way.

Minimum Lot Width – The minimum amount of horizontal distance between side lot lines; commonly referred to as a Lot Width requirement.

Open Space – Those areas of a lot or subdivision that are to remain unbuilt and which shall not be used for parking, storage, etc. Also, commonly associated with agricultural farms, and land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

Setbacks – The minimum distance by which any building or structure must be separated from a lot line; also referred to as a yard (front, side and rear).

Subdivision – The division of land into two or more lots. In Fluvanna, five (5) or fewer lots are Minor Subdivisions and more than five (5) lots are Major Subdivisions.