

Virginia Rural Zoning Districts

Buckingham County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	2 acres	Front: 50 feet; Side & Rear: 25 feet	N/A	N/A
Agricultural-Comprehensive (A-C)	Residential and Non-intensive agricultural uses: 2 acres; Other acreage requirements based on type of agricultural use	Residential and non-intensive agricultural uses: 50 feet; Other setback requirements based on type of agricultural use	N/A	N/A
Charles City County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	Residential uses: one acre per dwelling unit; Non-residential uses: no minimum lot sizes, but all setbacks must be met	100 feet from public right-of-way; 100 feet from "front" property line if road frontage does not exist; Side yard: 25 feet; Rear yard: 50 feet	Minimum width is width that is sufficient to meet all setback requirements.	N/A
Goochland County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural, General (A-1)	Lots with existing public road frontage: 3 acres; Lots fronting on internal public or private roads and cul-de-sacs: 2 acres	Primary roads: 100 feet; Secondary roads: 75 feet; Private roads: 55 feet; Side yard: 20 feet; Rear yard: 35 feet	Minimum frontage required: 75% of the minimum required lot width; 50 feet on cul-de-sacs; Minimum lot width required (measured at setback line): 350 feet for Route 250 & 6; 300 feet for Routes 45, 650, 632, 670, 621, 623 & 522; 200 feet for all other roads	N/A
Agricultural, Limited (A-2)	Lots with existing public road frontage: 3 acres; Lots fronting on internal public or private roads and cul-de-sacs: 2 acres	Primary roads: 100 feet; Secondary roads: 75 feet; Private roads: 55 feet; Side yard: 20 feet; Rear yard: 35 feet	Minimum frontage required: 75% of the minimum required lot width; 50 feet on cul-de-sacs; Minimum lot width required (measured at setback line): 350 feet for Route 250 & 6; 300 feet for Routes 45, 650, 632, 670, 621, 623 & 522; 200 feet for all other roads	N/A
Agricultural, Intensive (A-3)	Swine facilities: 50 acres; additional 25 acres required for each additional 1,000 hogs; additional conditional uses: 50 acres	1,000 feet from adjacent agricultural districts; 1,200 feet from adjacent non-agricultural districts	N/A	N/A
Forestal-Conservation-Open Space (F-C)	25 acres; 3 acres for cluster lots	Primary & secondary roads: 200 feet; Private roads: 60 feet; Side yard: 30 feet; Rear yard: 50 feet	Minimum frontage required: 80% of the minimum required lot width; 50 feet on cul-de-sacs; Minimum lot width required: 350 feet for Routes 250 & 6; 300 feet for Routes 45, 650, 632, 670, 621, 623, & 522; 200 feet for all other roads	Cluster developments: 50% open space provided: 1 unit per 25 acres; 75% open space provided: 1 unit per acre plus one additional lot
Rural Residential (R-R)	5 acres; Limited agricultural uses: 10 acres	Primary roads: 100 feet; Secondary roads: 75 feet; Cul-de-sacs & local subdivision roads: 55 feet; Side yard: 15 feet & the total width of the two required side yards shall be at least 35 feet; Rear yard: 35 feet	Minimum frontage required: 80% of the minimum required lot width; 50 feet on cul-de-sacs; Minimum lot width required: 350 feet for Routes 250 & 6; 300 feet for Routes 45, 650, 632, 670, 621, 623, & 522; 200 feet for all other roads	N/A
Rural Preservation (R-P)	2 acres; minimum of 50% of the acreage of district shall be permanent open space	Existing roads: 200 feet; Internal roads: Front yard: 40 feet; Side yard: 10 feet (20 feet aggregate); Rear yard: 25 feet	N/A	N/A
Greene County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Conservation (C-1)	8 acres	50 feet from any street right-of-way 50 feet or greater in width; 100 feet from the center line of any street right-of-way less than 50 feet in width; Side yard: 30 feet; Rear yard: 100 feet	300 feet	Parcels less than 16 acres: no division rights; Parcels between 16 and 39.999 acres: one division right for each 8 full acres; Parcels 40 acres or larger: 5 division rights plus one additional division right for each 16 full acres in excess of 40 acres.
Agricultural (A-1)	Intensive agricultural uses: 50 acres; All other uses: 2 acres	Intensive agricultural uses: 600 feet from residences (not including owner's), 200 feet from property line, 200 feet from a primary road, 150 feet from a secondary road; All other uses: 50 feet from any street right-of-way 50 feet or greater in width; 75 feet from the center line of any street right of way less than 50 feet wide; Side yard: 30 feet; Rear yard: 50 feet	210 feet; Cul-de-sacs: 100 feet	Parcels less than 4 acres: no division rights; Parcels between 4 and 9.999 acres: one division right for each 2 full acres; Parcels 10 acres or larger: 5 division rights plus one additional division right for each 5 full acres in excess of 10 acres.

Hanover County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	Minimum lot size depends on use type. Single-family dwellings: 10 acres (non rural cluster sub); Family sub: 2 acres; Rural Cluster sub: no minimum lot size (max: 2 acres); minimum 20 acres required for rural cluster subdivision; 80% conservation lot	160 ft. ROW: Front: 125 ft, Side: 25 ft (50 ft aggregate), Rear: 40 ft; 80 ft. ROW: Front: 100 ft, Side: 25 ft (50 ft aggregate), Rear: 40 ft.; 60 ft. ROW: Front: 70 ft, Side: 25 ft. (50 ft. aggregate), Rear 40 ft.; 50 ft. ROW: Front: 60 ft., Side: 25 ft. (50 ft. aggregate), Rear: 30 ft.	Minimum lot width required (for single-family dwellings): 160 ft. ROW: 450 ft; 80 ft. ROW: 400 ft; 60ft. ROW: 275 ft; 50 ft. ROW: 250ft; Family sub: 250 ft.	Rural Cluster Subdivisions: 1 unit per 10 acres
Rural Conservation (RC)	No minimum lot size; 25 contiguous acres required to create RC district; 70% conservation lot	Front: 15 feet; Side; 5 feet (20 feet aggregate); Rear: 25 feet	N/A	1 unit per 6.25 acres
King William County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural Conservation (A-C)	5 acres (1 acre with special exception permit)	Lots fronting on U.S. or VA primary roads: 75 ft; Lots fronting on secondary roads: 50 ft; Lots fronting on planned residential subdivisions: 50 ft; Side yard: 25 feet; Rear yard: 50 feet	Frontage on existing U.S. or VA primary road: 400 ft; Frontage on existing state secondary roads: 300 ft; Frontage on new road serving subdivision lots: 150 ft.	N/A
Rural Residential (R-R)	All lots must average no less than 3 acres; no lot less than 1 acre	Lots fronting on U.S. or VA primary roads: 75 ft; Lots fronting on secondary roads: 50 ft; Lots fronting on planned residential subdivisions: 50 ft; Side yard: 25 feet; Rear yard: 50 feet	Frontage on existing U.S. or VA primary road: 200 ft; Frontage on existing state secondary roads: 200 ft; Frontage on new road serving subdivision lots: 150 ft.	One unit per 3 acres
Loudon County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural Rural-1 (AR-1)	Base Density Division Option: 20 acres; Principle/Subordinate Subdivision Option: 80,000 sq. ft. (with one open space lot at least 15 acres); Cluster Subdivision Option: on-site water and wastewater: 40,000 sq. ft.; off-site wastewater, on-site water: 20,000 sq. ft.; off-site water and wastewater: no minimum lot size (open space lot minimum of 15 acres)	Base Density Division Option: 50 ft. from any property line; 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 35 ft from any other road ROW; Principle/Subordinate Subdivision Option: 25 ft. from any property line; 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 35 ft from any other road ROW; Cluster Subdivision Option: 100 ft. from ROW of arterial road; 75 ft. from ROW of any collector road; 35 ft. from any other road ROW; perimeter lots: 100 ft. from any lot line adjoining parcels not located within the cluster subdivision; Yards: Front: 35 ft.; Side: 15 ft.; Rear: 35 ft.	Base Density Division Option: minimum lot width: 175 ft.; Principle/Subordinate Subdivision Option: minimum lot width: 175 ft.; Cluster Subdivision Option: 175 ft. (applies to open space lot only)	Base Density Division Option: one unit per 20 acres; Principle/Subordinate Subdivision Option: requires minimum of 20 acres; maximum lot yield shall be 1 lot per 10 acres; must contain at least one Rural Economy Lot (open space lot) of at least 15 acres; Cluster Subdivision Option: requires minimum of 20 acres; maximum lot yield shall be 1 lot per 5 acres; 70% of gross area shall be Rural Economy Lot(s) (minimum of 15 acres); "Groups" of Rural Cluster lots shall contain a minimum of 5 lots and maximum of 25 lots (multiple groups may be permitted in one development); if total number of lots in a single development is 25 or fewer, all lots shall be grouped together in a single cluster
Agricultural Rural-2 (AR-2)	Base Density Division Option: 40 acres; Principle/Subordinate Subdivision Option: 80,000 sq. ft. (with one open space lot at least 25 acres); Cluster Subdivision Option: on-site water and wastewater: 40,000 sq. ft.; off-site wastewater, on-site water: 20,000 sq. ft.; off-site water and wastewater: no minimum lot size (open space lot minimum of 25 acres)	Base Density Division Option: 25 ft. from any property line; 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 35 ft. from any other road ROW; Principle/Subordinate Subdivision Option: 25 ft. from any property line; 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 35 ft. from any other road ROW; Cluster Subdivision Option: 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 35 ft. from any other road ROW; perimeter lots: 100 ft. from any lot line adjoining parcels not located within the cluster subdivision; Yards: Front: 35 ft.; Side: 15 ft.; Rear: 35 ft.	Base Density Division Option: minimum lot width: 175 ft.; Principle/Subordinate Subdivision Option: minimum lot width: 175 ft.; Cluster Subdivision Option: 175 ft. (applies to open space lot only)	Base Density Division Option: one unit per 40 acres; Principle/Subordinate Subdivision Option: requires minimum of 40 acres; maximum lot yield shall be 1 lot per 20 acres; must contain at least one Rural Economy Lot of at least 25 acres; Cluster Subdivision Option: requires minimum of 40 acres; maximum lot yield shall be 1 lot per 15 acres; 70% of gross area shall be Rural Economy Lot(s) (minimum of 25 acres); "Groups" of Rural Cluster lots shall contain a minimum of 5 lots and maximum of 25 lots (multiple groups may be permitted in one development); if total number of lots in a single development is 25 or fewer, all lots shall be grouped together in a single cluster
Agriculture (A-10)	10 acres; 3 acres for Cluster Developments	25 ft. from any property line; 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 50 ft. from any other road ROW	Minimum lot width required: 300 ft. for lots fronting on Class 1 roads; 300 ft. for lots fronting on Class 2 or 3 roads; 50 ft. for lots fronting on any other road	Cluster Developments: minimum lot size: 3 acres; density: one unit per 10 acres; open space: sufficient amount such that gross density of one lot per 10 acres is maintained
Agricultural Residential (A-3)	3 acres	25 ft. from any property line; 100 ft. from ROW of arterial road; 75 ft. from ROW of collector road; 35 ft. from any other road ROW	Minimum lot width required: 300 ft. for lots fronting on Class 1 roads; 300 ft. for lots fronting on Class 2 or 3 roads; 50 ft. for lots fronting on any other road	N/A
Countryside Residential-1 (CR-1)	Lots served by on-site well and wastewater systems: 40,000 sq. ft.; Lots served by public sewer/cluster option: 20,000 sq. ft.; Compact Cluster Development Option: 15,000 sq. ft.	Lots served by on-site well and wastewater systems: Front: 35 ft.; Side: 12 ft. on one side, 9 ft. on the other; Rear: 50 ft.; Lots served by public sewer/cluster option: Front: 25 ft.; Side: 9 ft.; Rear: 25 ft.; Compact Cluster Development Option: Front: 15 ft.; Side: 9 ft.; Rear: 25 ft.	Minimum lot width required: lots served by on-site well and wastewater systems: 175 ft.; lots served by public sewer/cluster option: 75 ft.; Compact Cluster Development Option: 60 ft.	Lots served by on-site well and wastewater systems: one lot per 40,000 sq. ft.; Lots served by public sewer/cluster option and Compact Cluster Development Option: one lot per 40,000 sq. ft.; open space: sufficient amount such that gross density of one lot per 40,000 sq. ft. is maintained

Countryside Residential-2 (CR-2)	Lots served by on-site well and wastewater systems: 40,000 sq. ft.; Lots served by either public water or public sewer: 20,000 sq. ft.; Compact Cluster Development Option: 10,000 sq. ft.	Lots served by on-site well and wastewater systems: Front: 25 ft.; Side: 12 ft. on one side, 9 ft. on the other; Rear: 50 ft.; Lots served by either public water or public sewer: Front: 25 ft.; Side: 9 ft.; Rear: 25 ft.; Compact Cluster Development Option: Front: 15 ft.; Side: 9 ft.; Rear: 25 ft.	Minimum lot width required: lots served by on-site well and wastewater systems: 175 ft.; lots served by either public water or public sewer: 75 ft.; Compact Cluster Development Option: 50 ft.	Lots served by on-site well and wastewater systems: one lot per 40,000 sq. ft.; Lots served by either public water or public sewer: one lot per 20,000 sq. ft.; Compact Cluster Development Option: one lot per 20,000 sq. ft.; open space: sufficient amount such that gross density of one lot per 20,000 sq. ft. is maintained
Countryside Residential-3 (CR-3)	Lots served by on-site well and wastewater systems: 40,000 sq. ft.; Lots served by public sewer only: 15,000 sq. ft.; Compact Cluster Development Option: 10,000 sq. ft. (15,000 sq. ft. max)	Lots served by on-site well and wastewater systems: Front: 25 ft.; Side: 12 ft. on one side, 9 ft. on the other; Rear: 50 ft.; Lots served by public sewer only: Front: 25 ft.; Side: 9 ft.; Rear: 25 ft.; Compact Cluster Development Option: Front: 15 ft.; Side: 9 ft.; Rear: 25 ft.	Minimum lot width required: lots served by on-site well and wastewater systems: 175 ft.; lots served by public sewer only: 60 ft.; Compact Cluster Development Option: 50 ft.	Lots served by on-site well and wastewater systems: one lot per 40,000 sq. ft.; Lots served by public sewer only: one lot per 15,000 sq. ft.; Compact Cluster Development Option: one lot per 15,000 sq. ft.; open space: sufficient amount such that gross density of one lot per 15,000 sq. ft. is maintained
Countryside Residential-4 (CR-4)	Lots served by on-site well and wastewater systems: 40,000 sq. ft.; Lots served by either public water or public sewer: 15,000 sq. ft.; Lots served by both public water and public sewer: 10,000 sq. ft.	Lots served by on-site well and wastewater systems: Front: 25 ft.; Side: 12 ft. on one side, 9 ft. on the other; Rear: 50 ft.; Lots served by either public water or public sewer: Front: 25 ft.; Side: 9 ft.; Rear: 25 ft.; Lots served by both public water and sewer: Front: 15 ft.; Side: 9 ft.; Rear: 25 ft.	Minimum lot width required: lots served by on-site well and wastewater systems: 175 ft.; lots served by either public water or public sewer: 60 ft.; lots served by both public water and public sewer: 50 ft.	Lots served by on-site well and wastewater systems: one lot per 40,000 sq. ft.; Lots served by either public water or public sewer: one lot per 15,000 sq. ft.; Lots served by both public water and public sewer: one lot per 10,000 sq. ft.
Louisa County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	1.5 acres, or larger if required by Health Dept.	Front 60 ft (?); Side: 25 ft; Rear: 40 ft.	Frontage: 300 ft; Lot width: 200 ft, and not less than 20% of the depth of the lot at the building setback line	
Agricultural (A-2)	1.5 acres, or larger if required by Health Dept.	Front 60 ft (?); Side: 20 ft; Rear: 35 ft.	Frontage: 300 ft on existing state or federal roads; 150 ft on newly created public or private streets; Lot width: 300 ft on existing roads; 150 ft on newly created public or private streets. Not less than 20% of the depth of the lot.	Maximum of 7 lots may be created from one parent parcel
Middlesex County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Conservation (C)	5 acres	Front: 100 ft.; Side: 50 ft.; Rear: 50 ft.	Minimum lot width: 200 ft	Minor subdivisions permitted: only one per tract of land 50 acres or more in area; Major subdivisions not permitted
Low Density Rural (LDR)	2.5 acres; 1 acre for family subdivision lots	Front: 100 ft. from any ROW 50 ft or greater in width, 125 ft. from the centerline of any ROW less than 50 ft. in width; Side: 35 ft (70 ft aggregate); Rear: 50 ft.	Minimum lot width: 200 ft; Minimum frontage: 60 ft; Family subdivision minimum lot width: 150 ft at the building setback line	N/A
Orange County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A)	2 acres; no minimum lot size for cluster developments	Primary highways: depends on route (range from 100 ft to 300 ft); Secondary roads with ROW 50 ft or greater: 35 feet; Secondary roads with ROW less than 50 ft: 85 feet; Side: 20 ft; Rear: 35 ft. Cluster Developments: Front: 35 ft.; Side: 10 ft.; Rear: 25 ft.	Minimum frontage required: 200 ft.; Cluster developments: 70 ft.	Cluster developments: Minimum area required: 112 acres; Minimum open space required: 90% (minimum of 100 acres, must be a single, contiguous parcel); individual lots must be clustered and contiguously grouped, only one cluster of lots per 112 acres
Montgomery County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	1 acre	Front: 40 ft.; Side: 15 ft.; Rear: 40 ft.	Minimum lot width: 120 ft at the building setback line	Sliding Scale Density: Less than 1 acre: 0 lots permitted; less than 2 acres: 1 lot permitted; less than 3 acres: 2 lots permitted; 3-10 acres: up to 3 lots permitted; 10-30 acres: up to 4 lots permitted; 30-50 acres: up to 5 lots; 50-70 acres: up to 6 lots; 70-90 acres: up to 7 lots; 90-110 acres: up to 8 lots; 110-130 acres: up to 9 lots; more than 130 acres: one additional lot for every 20 acres over 130 acres
Conservation (C-1)	2.5 acres	Front: 40 ft.; Side: 15 ft.; Rear: 40 ft.	Minimum lot width: 120 ft at the building setback line	Sliding Scale Density: Less than 2.5 acres: 0 lots permitted; less than 5 acres: 1 lot permitted; less than 7.5 acres: up to 2 lots permitted; 7.5-10 acres: up to 3 lots permitted; more than 10 acres: one additional lot for every 30 acres over first 10 acres

Rural Residential (R-R)	1.5 acres; 5 acres for small-scale agricultural uses; Compact developments: 1 acre	Front: 40 ft.; Side: 15 ft.; Rear: 40 ft.; Compact developments: Front: 30 ft.; Side: 10 ft.; Rear: 30 ft.	Minimum lot width: 120 ft at the building setback line; Compact developments: 100 ft. at the building setback line	Compact Developments: Minimum lot size: 1 acre; minimum open space requirements: 25% of the gross area of parent tract, shall be no less than 1.25 acres;
Nelson County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Conservation (C-1)	20 acres; Family subdivision lots: 1 acre	Lots 1-20 acres: Front: 75 ft from center line or 50 ft from edge of ROW, whichever is greater; 50 ft from "front" property line if no road frontage; Side: 10 ft., 25 ft. aggregate; Rear: 25 ft.; Lots larger than 20 acres: Front: 300 ft. from edge of ROW or from "front" property line if no road frontage; Side: 300 ft.; Rear: 300 ft.	Minimum frontage: 125 ft.	N/A
Agricultural (A-1)	2 acres; Family subdivision lots: 1 acre	Front: 75 ft. from center line or 50 ft. from edge of ROW, whichever is greater; 50 ft. from "front" property line if no road frontage; Side: Lots 1-5 acres: 10 ft., 25 ft. aggregate; Lots larger than 5 acres: 20 ft., 50 ft. aggregate; Rear: Lots 1-5 acres: 25 ft.; Lots larger than 5 acres: 50 ft.	Minimum frontage: 125 ft.	Division Rights: 0-5 acres: 2 lots permitted; 5-10 acres: 3 lots permitted; 10-15 acres: 4 lots permitted; 15-20 acres: 5 lots permitted; 20-25 acres: 6 lots permitted; 25-35 acres: 7 lots permitted; 35-45 acres: 8 lots permitted; 45-55 acres: 9 lots permitted; 55-65 acres: 10 lots permitted; 65-75 acres: 11 lots permitted; greater than 75 acres: additional division lots provided each additional lot created is larger than 20 acres
Prince George County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
General Agricultural (A-1)	5 acres; Family subdivision lots: 1 acre	Front: 75 ft. from any ROW 50 ft. or greater in width; 100 ft. from the center line of any ROW less than 50 ft. in width; Side: 15 ft; Rear: 35 ft.	Minimum frontage: 80% of the minimum required lot width; Minimum lot width: 150 ft.	N/A
Roanoke County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural/Rural Preserve (AG-3)	3 acres	Front: 50 ft.; Side: 25 ft.; Rear: 35 ft.	Minimum frontage: 200 ft.	N/A
Agricultural/Rural Low Density (AG-1)	1.5 acres	Front: 30 ft.; Side: 20 ft.; Rear: 25 ft.	Minimum frontage: 150 ft.	N/A
Agricultural/Residential (AR)	Lots served by private well and septic: 1 acre; Lots served by either public sewer or water: 30,000 sq. ft.; Lots served by both public sewer and water: 25,000 sq. ft.	Front: 30 ft.; Side: 15 ft.; Rear: 25 ft.	Lots served by private well and septic: 110 ft. of frontage; Lots served by either public sewer or water: 110 ft. of frontage; Lots served by both public sewer and water: 90 ft. of frontage	N/A
Agricultural/Village Center (AV)	Lots served by private well and septic: 25,000 sq. ft.; Lots served by either public sewer or water: 20,000 sq. ft.; Lots served by both public sewer and water: 15,000 sq. ft.	Front: 35 ft.; Side: 10 ft; Rear: 25 ft.	Lots served by private well and septic: 85 ft. of frontage; Lots served by either public sewer or water: 75 ft.; Lots served by both public sewer and water: 75 ft.	N/A
Rockingham County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	1 acre	Front: 35 ft. from ROW 50 ft. or greater in width; 60 ft. from center line of ROW less than 50 ft. in width; Side: 15 ft.; Rear: 35 ft.	Minimum lot width: 100 ft. at the setback line	N/A
Agricultural (A-2)	Private septic system: 1 acre; Public sewer: 20,000 sq. ft.	Front: 35 ft. from ROW 50 ft. or greater in width; 60 ft. from center line of ROW less than 50 ft. in width; Side: 15 ft.; Rear: 35 ft.	Minimum lot width: 100 ft. at the setback line	N/A
Clarke County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural Open Space (AOC)	2 acres	From edge of priv. access easemt; 25 ft.; centerline of secondary highway: 50 ft.; all other property lines: 25 ft.	Minimum lot width is 150 ft.	N/A
Rural Residential (RR)	For property not in a County Sewer Service Area: 1 ac.; For property in a County Sewer Service Area: 30,000 sq. ft.	From edge of priv. access easemt; 25 ft.; centerline of secondary highway: 50 ft.; Side: 10 ft.; Rear: 35 ft..	Minimum frontage: 75 ft.	N/A

Madison County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	3 acres	Structures shall be located 50 (fifty) feet or more from any street right-of-way which is 50 (fifty) feet or greater in width, or 100 (one-hundred) feet or more from the center line of any street right-of-way less than 50 (fifty) feet in width. Side: 25 ft.; Rear: 50 ft.	The minimum frontage for permitted uses shall be 250 (two-hundred fifty) feet at the setback line	N/A
Halifax County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural (A-1)	1.5 acres provided that the width at the street line is 135 feet or greater; Lots with less than 135 ft. of width at the street line shall have a min. of 2.5 acres.	150 ft., or the point at which the lot has a minimum width of 135 ft; but in no case shall the building setback line be less than 75 feet. Lots of less than 135 ft. in width at the building setback line shall have min. side yards of 15 ft., and a min. rear yard of 35 ft. Lots of 135 ft. or greater in width at the building setback line shall have a minimum rear yard of 35 ft.	See setback requirements.	N/A
Culpeper County				
Zoning District	Minimum Lot Size	Setback Requirements	Frontage/Lot Width Requirements	Division Rights/Density Requirements/Cluster Developments
Agricultural District (A-1)	The min. lot area for permitted uses shall be 5 acres.	The setback line shall be located one-hundred twenty-five (125) feet from the center line of any street right-of-way which is fifty (50) feet or less in width and one-hundred (100) feet from any street right-of-way greater than fifty (50) feet in width. In no case shall any structure be located closer to the street right-of-way than the setback line. In the case of corner lots, no structure shall be located closer than fifty (50) feet to the R-O-W line of the side street.; Side yard: 50 ft.; Rear yard: 75 ft	The minimum lot width at the setback line shall be 250 feet or more.	N/A
Rural Areas (RA)	The min. lot area for permitted uses shall be 3 acres.	The setback line shall be located one-hundred (100) feet from the center line of any street right-of-way which is fifty (50) feet or less in width and seventy-five (75) feet from the property line of a street right-of-way greater than fifty (50) feet in width. In no case shall any structure be located closer to the street than the setback line. In the case of a corner lot, no structure shall be closer than forty (40) feet from the R-O-W line of the street.	The minimum lot width at the setback line shall be 200 feet or more.	N/A