

Fluvanna County



2009 Future Land Use Map

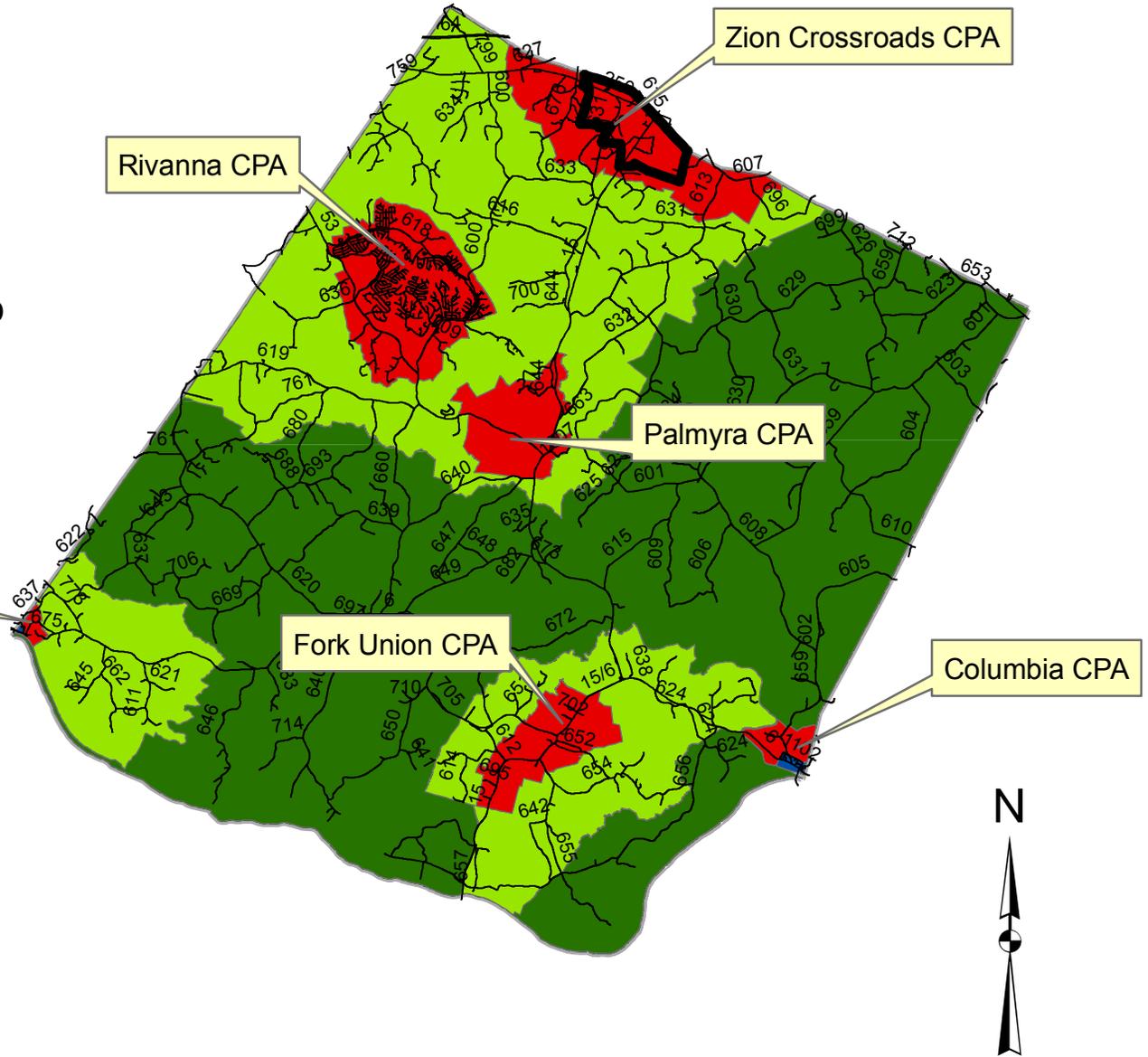
Not to Scale

1

Legend

2009 Planning Areas

-  Community Planning Areas
-  Rural Residential
-  Rural Preservation
-  Town Boundaries
-  Zion Crossroads UDA



2009 Comprehensive Plan, Land Use

Chapter: Rural Areas

“Maintaining the rural character of the county is the primary principle and vision that drives this plan, as expressed by Fluvanna citizens throughout the planning process. Exactly what *rural character* means, and how to implement or preserve it, are largely defined by the individual, and opinions vary sharply.”

“....open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas.”

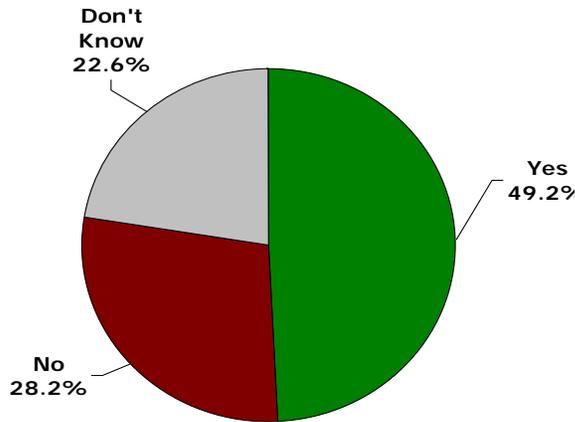
Rural Residential:

- “Rural residential areas are intended to conserve open space by clustering development, or developing on larger lots.”
- “...residential density is up to one unit every two acres gross...”

Rural Preservation:

- “The rural preservation areas are intended to be the least developed areas of the county.”
- “...very low-density residential development (e.g., less than one unit every five acres).”
- “Large subdivisions in the rural preservation areas should be discouraged.”

“Is rural preservation important enough to you to give up potential property value for rural preservation?”

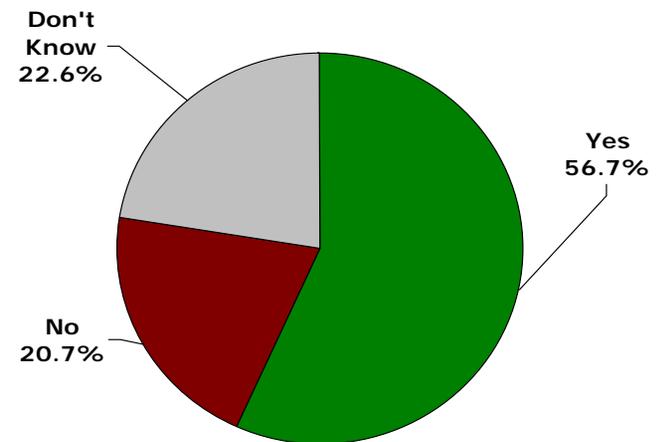


Center for Survey Research
University of Virginia

29

Fluvanna County Planning Issues Citizen Survey

“Do you think local government should mandate lower density in rural preservation areas?”

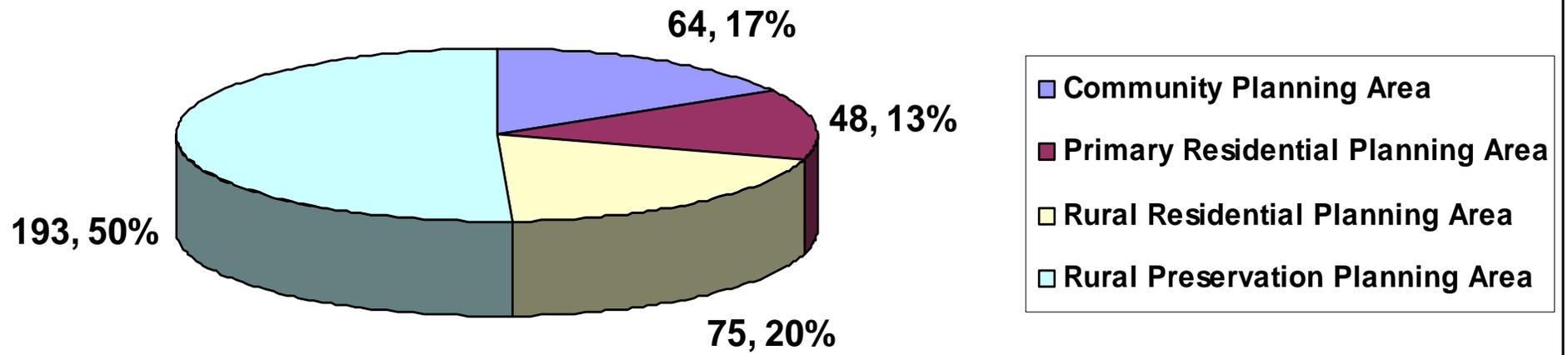


Center for Survey Research
University of Virginia

32

Source: 2009 Comprehensive Plan,
Appendix A

Average Number of Subdivision Lots per Year by Planning Area: 2000-2009



Division Rights

Fluvanna County	1 unit per 2 acres
Greene County	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	1 lot per 10 acres
Louisa County	Max. of 7 lots may be created from one parent parcel
Madison County	Max. of 4 smaller lots may be created in a ten year period(residue counts as 1 div right)
Montgomery County	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
Orange County	1 division every 4 years; parcel must be at least 10 acres to be subdivided.

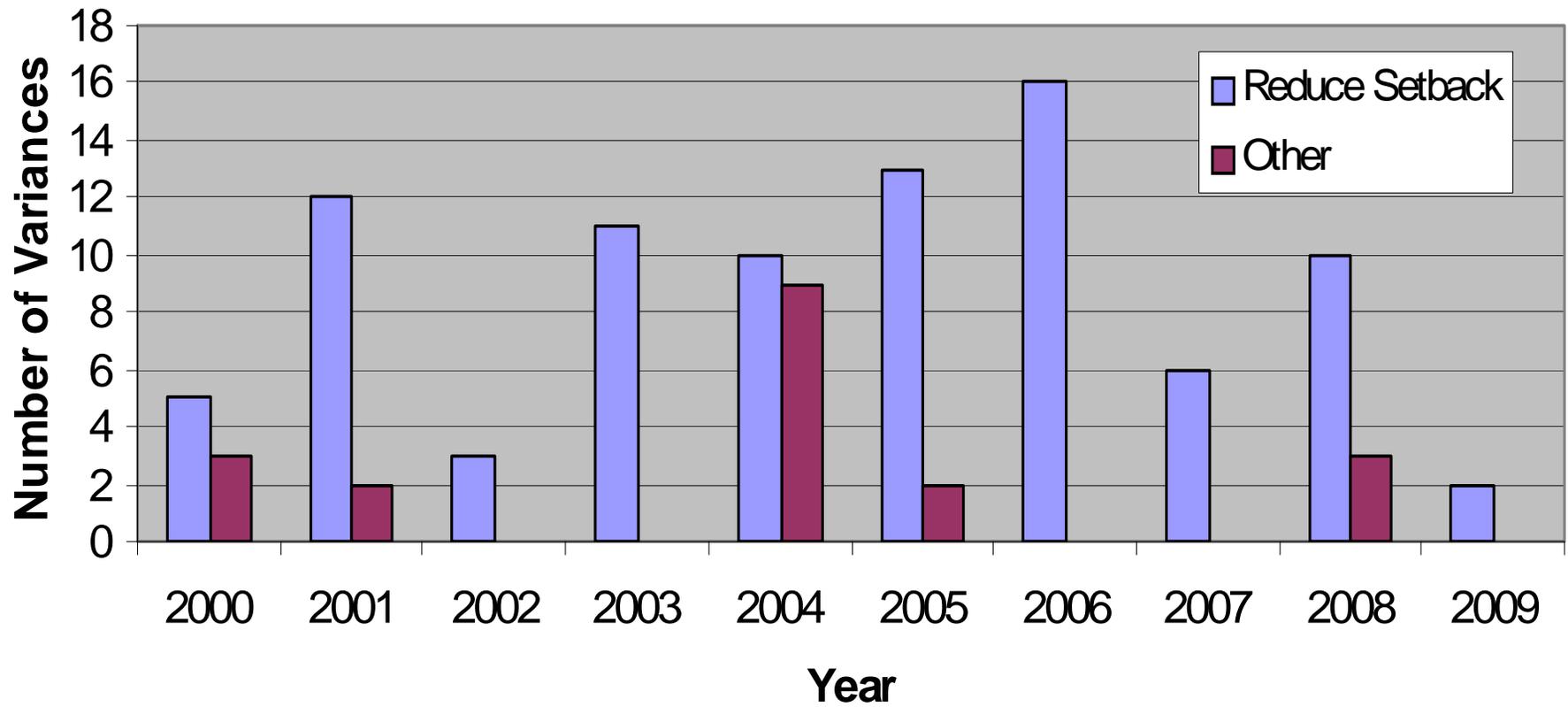
Minimum Lot Size Requirements

Fluvanna County	2 acres, 10 acres if no public road frontage
Greene County	2 acres
Hanover County	10 acres; Family sub lots: 2 acres
Louisa County	1.5 acres
Madison County	3 acres
Montgomery County	1 acre
Orange County	2 acres

Minimum Setback Requirements

Fluvanna County	Lots fronting on Routes 250, 15, 6, 53, 616: 200 ft.; All other public roads: 125 ft.; Private roads: 100 ft.; Side yard: 50 ft.; Rear Yard: 75 ft.
Greene County	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
Hanover County	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.
Louisa County	Front: 60 ft.; Side: 25 ft.; Rear: 35 ft.
Madison County	50 ft. from any ROW 50 ft. or greater in width; 100 ft. from the center line of any ROW less than 50 ft.; Side: 25 ft.; Rear 50 ft.
Montgomery County	Front: 40 ft.; Side: 15 ft.; Rear: 40 ft.
Orange County	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.

Variations 2000-2009



Minimum Frontage/Lot Width Requirements

Fluvanna County	Lots fronting on Routes 250, 15, 6, 53, 616: 500 ft.; All other public roads: 300 ft.; Private roads: 200 ft.
Greene County	210 feet; Cul-de-sacs: 100 feet
Hanover County	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.
Louisa County	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.
Madison County	Minimum frontage required: 250 ft. at the setback line
Montgomery County	Minimum lot width: 120 ft. at the building setback line
Orange County	Minimum frontage required: 200 ft.; Cluster development lots: 70 ft.

Cluster Development Regulations

Fluvanna County	Min. 75% open space; no min. lot size; no more than 1 unit per 2 acres; 1 development right on open space parcel; open space can be individually or commonly owned
Greene County	
Hanover County	Min. 20 acres required for rural cluster subdivision; no min. lot size; no more than 1 lot per 10 acres; min. 80% open space lot
Louisa County	
Madison County	
Montgomery County	
Orange County	Minimum area required: 112 acres; Minimum open space required: 90% (minimum of 100 acres, must be a single, contiguous parcel); individual lots must clustered and contiguously grouped, only one cluster of lots per 112 acres

Some Issues with A-1 Zoning District, Rural Cluster Regulations

Regulation	Issue
Gross density = 1 dwelling unit per 2 acres max.	Very Large Subdivisions (dozens or hundreds of lots)
Private ownership of open space	Owner/developer's desire to subdivide open space
Private ownership of open space	Limits use of open space for community uses
One dwelling allowed in open space (ownership)	Private ownership runs contrary to community use
Water/Sewer Infrastructure allowed in open space	Limits use of open space for ag & recreational uses
Water/Sewer Infrastructure allowed in open space	Maintenance & liability issues on private owners
Prohibition of any commercial use of open space	Some smaller uses such as riding schools are limited
Location of open space	Doesn't preserve rural character if located out of public or neighborhood view
Major subdivisions (>5 lots) <u>must</u> be clustered	No allowance for large lot subdivisions
Section 22-4-3(a) allows for more than one dwelling unit on a parcel (in a non-cluster subdivision)	Creates situations where the owner can no longer legally convey dwellings on individual parcels (e.g., frontage or setback requirements) under current ordinance