



County of Rockbridge

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ROCKBRIDGE COUNTY BOARD OF SUPERVISORS AND PLANNING COMMISSION NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given per Section 15.2-2204 of the Code of Virginia and Section 802.04 of the County of Rockbridge Land Development Regulations that a joint public hearing will be held by the Rockbridge County Board of Supervisors and Planning Commission on Thursday, May 1, 2008, at or around 7:00 p.m. in the auditorium of the Rockbridge County High School, 143 Greenhouse Road, Lexington, Virginia 24450, to consider a County wide rezoning and zoning ordinance amendments to include the official County Zoning Map. The purpose of the rezoning and text amendments is to bring the zoning ordinance into alignment with the comprehensive plan by reducing the rate of subdivision in the Agricultural Districts and encouraging development to occur in the identified Growth Areas where public infrastructure is either available or proposed, road systems are developed to accommodate the increased traffic and other services are more readily available.

In the Agricultural and Limited Uses District (A-1) and the Agricultural and General Uses District (A-2), as amended, a sliding scale will be utilized to determine the allowable density per tax parcel. The minimum lot size will remain two (2) acres. Family divisions will be exempt from the sliding scale. Density bonuses up to the maximum indicated may be allowed by special exception for cluster developments as determined during the review process and based on the merits of the project.

STANDARD SUBDIVISIONS

Parcel Acreage	# Lots	Parcel Acreage	# Lots
4 to 10	2	140.01 - 180	10
10.01 - 20	3	180.01 - 220	11
20.01 - 30	4	220.01 - 260	12
30.01 - 40	5	260.01 - 320	13
40.01 - 60	6	320.01 - 380	14
60.01 - 80	7	380.01 - 440	15
80.01 - 100	8	440.01 - 500	16
100.01 - 140	9	500.01+	16 + 1/100 acres

DENSITY BONUSES FOR CLUSTERS BY SPECIAL EXCEPTION

Parcel Acreage	# Lots	Parcel Acreage	# Lots
4 to 10	2	140.01 - 180	23
10.01 - 20	3	180.01 - 220	28
20.01 - 30	6	220.01 - 260	34
30.01 - 40	8	260.01 - 320	40
40.01 - 60	10	320.01 - 380	48
60.01 - 80	12	380.01 - 440	56
80.01 - 100	15	440.01 - 500	64
100.01 - 140	19	500.01+	64 + 1/100 acres

And

A new Agricultural Transitional District (A-T) is proposed as a buffer between agricultural and residential/commercial areas where public infrastructure is either available or proposed and road systems are developed to accommodate the increased traffic. Subdivisions may be allowed in this district at a two (2) acre density and rezonings may be considered to a more intensive district if supported by available infrastructure and surrounding land use. The underlying residential, business and industrial districts, as mapped, will not change.

In the Residential General District (R-1), multi-family dwellings, apartments, condominiums, cooperatives and townhouses will be deleted as allowable uses. Single-family and two-family lot sizes will remain as defined.

A new Residential Mixed District (R-2) has been approved which will allow for single-family, two-family and multi-family development. Single-family and two-family development will be allowed at a .25 acre lot size. Multi-family density calculation will remain as currently defined in the R-1 district. A rezoning will be required for this new R-2 district which may be permitted in the current R-1 district or the proposed A-T district.

In the Cluster Development Ordinance, Section 712, the minimum open space requirement in the A-1, A-2 and A-T Districts will increase from 25% to 75%.

Information on these amendments and the mapping is available in the Rockbridge County Planning and Zoning Office, 150 South Main Street, Lexington, Virginia. (464-9662) The proposed zoning map and text amendments may also be viewed on the County web site at www.co.rockbridge.va.us and will be made available at all branches of the Library. These zoning changes will not affect properties in the Towns of Glasgow and Goshen.

By: Sam Crickenberger
Director of Planning

2 consecutive weeks
April 9, 2008

PROPOSED NEW DISTRICT

602.00 AGRICULTURAL AND LIMITED USES DISTRICT - A-1

602.01 Statement of Intent. The A-1, Agriculture Limited District is created in Rural Planning Areas to protect and maintain important agricultural and forestry lands, mountain areas, natural and scenic resources, critical watersheds, sensitive environmental areas, and other large tracts of land of rural character within the County in accordance with goals of the Comprehensive Plan. It is the intent of this district to promulgate existing farm and forestry operations, conserve natural features and vegetation, protect wildlife habitat, promote new agricultural and forestry production, and encourage the conservation and maintenance of sensitive environmental areas.

Residential land uses which are not related to and supportive of active agricultural and forestry activities are not encouraged within the A-1 District. Such development would be better located in a designated Growth Area or a Village Residential area as designated on the Future Land Use Map of the adopted Comprehensive Plan. Pursuant to its adopted goals for new development, it is the intent of the County to concentrate its efforts to provide services and infrastructure within the designated Growth Areas. Conversely, individual residences, subdivisions and other uses in the Rural Planning Areas will receive a lower level of public service delivery than what would be provided to development located within the designated Growth Areas and Rural Village Areas.

602.01-1 Lots and Subdivisions. In this district, the allowable density shall be determined by applying a sliding scale as shown in Table 4. The minimum lot size shall continue to be two (2) acres. Family divisions, as defined, are exempt from these restrictions.

602.02 Permitted Uses. In Agricultural Limited, A-1, structures to be erected or land to be used, shall be for one or more of the following uses:

602.02-1 Agriculture to include livestock confinement systems;

602.02-2 Commercial plant nurseries and greenhouses,

602.02-3 Single family dwellings;

602.02-4 Parks and playgrounds as part of an approved subdivision;

602.02-5 Hunt clubs;

602.02-6 Churches and cemeteries;

602.02-7 Cottage industries and home occupations;

602.02-8 Public service or public storage buildings;

602.02-9 Bed and breakfast home stay, bed and breakfast inn;

602.02-10 Manufactured homes as provided in Article 7.

602.02-11 Signs as provided in Article 7;

602.02-12 Accessory uses as defined in Article 7;

- 602.03 Special Exceptions. In Agricultural Limited, A-1, special exceptions use permits may be granted for one or more of the following uses:
- 602.03-1 Commercial horse show grounds,
 - 602.03-2 Campground, private seasonal camp;
 - 602.03-3 Country Inn
 - 602.02-4 Lodge or resort;
 - 602.03-5 Mining;
 - 602.03-6 Commercial sawmills;
 - 602.03-7 Booster or relay stations, transformer substations, transmission lines and towers, pipes, meters and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations;
 - 602.03-8 Telecommunication facilities and wireless facilities;
 - 602.03-9 Television and radio transmitting antennae;
 - 602.03-10 Shooting clubs/ranges;
 - 602.03-11 Parks and playgrounds.

PROPOSED NEW DISTRICT

603.00 AGRICULTURAL AND GENERAL USES DISTRICT - A-2

603.01 Statement of Intent. The A-2, Agriculture and General Uses District is created in Rural Planning Areas to protect and maintain important agricultural and forestry lands, natural and scenic resources, critical watersheds, sensitive environmental areas, and other large tracts of land of rural character within the County in accordance with goals of the Comprehensive Plan. It is the intent of this district to promulgate existing farm and forestry operations, conserve natural features and vegetation, protect river frontages and river basins, promote new agricultural and forestry production, and encourage the conservation and maintenance of sensitive environmental areas.

Residential land uses which are not related to and supportive of active agricultural and forestry activities are not encouraged within the A-2 District. Such development would be better located in a designated Growth Area or a Village Residential area as designated on the Future Land Use Map of the adopted Comprehensive Plan. Pursuant to its adopted goals for new development, it is the intent of the County to concentrate its efforts to provide services and infrastructure within the designated Growth Areas. Conversely, individual residences, subdivisions and other uses in the Rural Planning Areas will receive a lower level of public service delivery than what would be provided to development located within the designated Growth Areas and Rural Village Areas.

- 603.01-1 Lots and Subdivisions. In this district, the allowable density shall be determined by applying a sliding scale as shown in Table 4. The minimum lot size shall continue to be two (2) acres. Family divisions, as defined, are exempt from these restrictions.
- 603.02 Permitted Uses. In Agricultural and General Uses A-2, structures to be erected or land to be used, shall be for one (1) or more of the following uses:
- 603.02-1 Agriculture to include livestock confinement systems and forestry;
- 603.02-2 Commercial plant nurseries and greenhouses;
- 603.02-3 Single-family dwellings;
- 603.02-4 Schools, public;
- 603.02-5 Parks and playgrounds as part of an approved subdivision;
- 603.02-6 Churches and cemeteries;
- 603.02-7 Cottage industries and home occupations;
- 603.02-8 Hunting clubs;
- 603.02-9 Horse show grounds and riding rings;
- 603.02-10 Public service or public storage buildings;
- 603.02-11 Bed and breakfast home stay, bed and breakfast inn;
- 603.02-12 Manufactured homes as provided in Article 7.
- 603.02-13 Accessory uses as defined, however, garages or other accessory structures, such as carports, porches, and stoops, attached to the main buildings shall be considered part of the main building. No accessory building may be closer than five (5) feet to any property line;
- 603.02-14 Signs as provided in Article 7;
- 603.03 Special Exceptions. In Agriculture and General Uses A-2, Special Exceptions may be issued for one or more of the following uses:
- 603.03-1 Lodge or resort, country inn;
- 603.03-2 Club/lodges;
- 603.02-3 Golf courses, frisbee golf courses;
- 603.03-4 Private, non-commercial landing strips, or heliports;
- 603.03-5 Veterinary hospital, commercial kennels;

- 603.03-6 Country general stores, antique shops;
- 603.03-7 Farm machinery repair business;
- 603.03-8 Livestock auction markets;
- 603.03-9 Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, pipes, meters, and other facilities for the provision and maintenance of public utilities including railroads and facilities, and water and sewerage installations;
- 603.03-10 Telecommunication facilities and wireless facilities;
- 603.03-11 Junked storage and automobile graveyards/holding yards/salvage yards;
- 603.03-12 Television and radio transmitting antennae;
- 603.03-13 Mining operations;
- 603.03-14 Commercial sawmills;
- 603.03-15 Campgrounds and private seasonal camp;
- 603.03-16 Manufactured home park in accordance with special provisions in Article 7;
- 603.03-17 Zoological Gardens;
- 603.03-18 Cultural/Music Centers;
- 603.03-19 Shooting clubs/ranges;
- 603.03-20 Schools, private;
- 603.03-21 Parks and playgrounds.

PROPOSED NEW DISTRICT

603B.00 AG TRANSITIONAL - A-T

603B.01 Statement of Intent. The A-T, The Ag Transitional District is created to provide a buffer between the more rural and more urban areas of the County. It is also intended to maintain the current allowable density for development, but may serve as a transitional zone where rezoning to more intensive districts or for a planned unit development may be considered. It is the intent of this district to accommodate development in selected rural areas which are located in the vicinity of the County’s planned service areas for public infrastructure and facilities and where existing roads are adequate to accommodate additional traffic. Commonly accepted “rural by design” and “smart growth” principles adopted by the Comprehensive Plan should be employed.

Subdivisions of land must be sensitive to the physical scale and attributes of the surrounding rural areas. Cluster development is strongly encouraged within the A-T

District. Each A-T cluster development must provide an “open space” parcel within the development. The subdivision lots must be designed so as to maximize the utility of the remaining open space tract for a bona fide agricultural, forestal, recreational, or other open space purpose.

- 603B.02 Permitted Uses. In the Ag Transitional District, A-T, structures to be erected or land to be used, shall be for one (1) or more of the following uses:
- 603B.02-1 Single-family dwellings;
 - 603B.02-2 Agriculture (not including livestock confinement systems as defined) and forestry;
 - 603B.02-3 Schools, public;
 - 603B.02-4 Parks and playgrounds as part of an approved subdivision;
 - 603B.02-5 Churches and cemeteries;
 - 603B.02-6 Cottage industries and home occupations, as defined;
 - 603B.02-7 Public service or public storage buildings;
 - 603B.02-8 Bed and breakfast homestay, bed and breakfast inn;
 - 603B.02-9 Manufactured homes as provided in Article 7.
 - 603B.02-10 Accessory uses as defined, however, garages or other accessory structures, such as carports, porches, and stoops, attached to the main buildings shall be considered part of the main building. No accessory building may be closer than five (5) feet to any property line;
 - 603B.02-11 Signs as provided in Article 7;
- 603B.03 Special Exceptions. In Ag Transitional, A-T, Special Exceptions may be issued for one or more of the following uses:
- 603B.03-1 Country general stores, antique shops;
 - 603B.03-2 Commercial plant nurseries and greenhouses;
 - 603B.03-3 Commercial horse show grounds and riding rings;
 - 603B.03-4 Veterinary hospital, commercial kennels;
 - 603B.03-5 Golf courses, frisbee golf courses;
 - 603B.03-6 Country inn, lodge or resort;
 - 603B.03-7 Club/lodges;
 - 603B.03-8 Campground, private seasonal camp;
 - 603B.03-9 Manufactured home park in accordance with special provisions in Article 7;

- 603B.03-10 Two-family and multi-family dwellings on public water and sewer only;
- 603B.03-11 Nursing homes, Continuing Care Retirement Communities;
- 603B.03-12 Zoological gardens;
- 603B.03-13 Cultural/Music Centers.
- 603B.03-14 Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, pipes, meters, and other facilities for the provision and maintenance of public utilities including railroads and facilities, and water and sewerage installations;
- 603B.03-15 Television and radio stations, and transmitting antennae;
- 603B.03-16 Telecommunication facilities and wireless facilities;
- 603B.03-17 Schools, private;
- 603B.03-18 Parks and playgrounds.

PROPOSED NEW DISTRICT

604.00 RESIDENTIAL GENERAL DISTRICT - R-1

- 604.01 Statement of Intent. This District is composed of certain quiet, low density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this District are designed to stabilize and protect the essential characteristics of the District, to promote and encourage a suitable environment for residences, and to prohibit all activities of a commercial nature. To these ends, development is limited to relatively low concentration and permitted uses are limited basically to dwellings providing homes for the residents plus certain additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the District. It is the intent of this article that no private dump or landfill be allowed in the R-1 Residential General District.
- 604.02 Permitted Uses.
 - 604.02-1 Single-family dwellings;
 - 604.02.2 Two-family dwellings;
 - 604.02-3 Schools, public;
 - 604.02-4 Churches and cemeteries;
 - 604.02-5 Parks and playgrounds as part of an approved subdivision;
 - 604.02-6 Home occupations as defined conducted by occupant;

- 604.02-7 Accessory buildings as defined, however, garages or other accessory buildings, such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than five (5) feet to any property line;
- 604.02-8 Public utilities such as poles, lines, distribution transformers, pipes, meters, and/or other facilities necessary for the provision and maintenance, including water and sewerage facilities;
- 604.02-9 Signs as provided in Article 7;
- 604.02-10 Manufactured homes nineteen feet or greater in width as provided in Article 7.
- 604.03 Special Exceptions. In Residential General R-1, Special exceptions may be issued for the following uses:
 - 604.03-1 Bed and breakfast homestay;
 - 604.03-2 Nursing home, Continuing Care Retirement Community
 - 604.03-3 Transmission lines;
 - 604.03-4 School, private
 - 604.03-5 Parks and playgrounds

PROPOSED NEW DISTRICT

604B.00 RESIDENTIAL MIXED DISTRICT - R-2

- 604B.01 Statement of Intent. This District is created to allow for higher density residential uses and multi-family development in areas proposed for growth and supported by public water and sewer. Close proximity to commercial services is desirable to encourage pedestrian access and reduce auto dependence, thus, pedestrian and other non-motorized accesses are to be encouraged wherever appropriate. The regulations for this District are designed to stabilize and protect the essential characteristics of the District, to promote and encourage a suitable environment for residences, and to prohibit all activities of a commercial nature. Development is allowed at a higher density than General Residential, but permitted uses are limited basically to single and multi-family dwellings providing homes for the residents plus certain additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the District. It is the intent of this article that no private dump or landfill be allowed in the R-2 Residential Mixed District.
- 604B.02 Permitted Uses.
 - 604B.02-1 Single-family dwellings;
 - 604B.02.2 Two-family dwellings;
 - 604B.02-3 Multi-family dwellings, apartments, condominiums, and cooperatives;
 - 604B.02-4 Townhouses meeting the requirements in Article 7;

- 604B.02-5 Schools, public;
- 604B.02-6 Churches and cemeteries;
- 604B.02-7 Parks and playgrounds as part of an approved subdivision;
- 604B.02-8 Home occupations as defined and conducted by occupant;
- 604B.02-9 Accessory buildings as defined, however, garages or other accessory buildings, such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than five (5) feet to any property line;
- 604B.02-10 Public utilities such as poles, lines, distribution transformers, pipes, meters, and/or other facilities necessary for the provision and maintenance, including water and sewerage facilities;
- 604B.02-11 Signs as provided in Article 7;
- 604B.02-12 Manufactured homes nineteen feet or greater in width as provided in Article 7.
- 604B.03 Special Exceptions. In Residential Mixed R-2, Special exceptions may be issued for the following uses:
 - 604B.03-1 Bed and breakfast homestay;
 - 604B.03-2 Nursing home, Continuing Care Retirement Community;
 - 604B.03-3 Transmission lines;
 - 604B.03-4 Schools, private;
 - 604B.03-5 Parks and playgrounds.

PROPOSED NEW AREA TABLE

TABLE 1: AREA AND SETBACK REQUIREMENTS

DISTRICT	AREA (ACRES)	SETBACK	FRONTAGE	SIDE	REAR	HEIGHT	ACCESSORY BUILDINGS
C-1	N/A	N/A	N/A	25'	50'	N/A	N/A
A-1	2 (see scale)	65'	175'	50'	50'	35'*	5*
A-2	2 (see scale)	65'	175'	50'	50'	35'*	5*
A-T	2	65"	175'	50'	50'	35'*	5'*
R-1	1/.5	25'	100'	15'	25'	35'*	5*
R-2	.25	25'	75'	10'	25'	35'*	5*
B-1	N/A	20'	N/A	20'*	20'	35'*	20'*
I-1	N/A	20'	N/A	20'*	20'	35'*	20'*

TABLE 2: RESIDENTIAL DISTRICT- AREA REQUIREMENTS

USE	PUBLIC WATER & SEWER	PUBLIC/PRIVATE WATER & PRIVATE DRAINFIELD
R-1	.5 ACRES	1 ACRE
R-2	.25 ACRES	N/A
MULTI FAMILY	.5 ACRES PLUS 2000 SF EACH ADDITIONAL UNIT	N/A

*** NOTES**

1. Height measured from average grade to highest point of structure. The height limit for dwellings may be increased to a maximum of 45' and up to 3 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'.
2. The height limit for buildings in the B-1 district may be increased to 45' and up to 4 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'. This limit may be increased to 75' by special exception for architectural purposes with additional sideline setback in a 1:1 ratio.
3. A public or semi-public building such as a school, church, library, or hospital may be erected to a height of 60' from grade provided required front, side, and rear setbacks are increased one foot for each additional foot of building height over 35'.
4. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, television and radio antennae, and associated poles or towers are exempt from height requirement. Parapet walls may be erected up to 4' above building height.
5. Side yard setbacks for B-1 and I-1 Districts applicable only when adjacent to residential or agricultural districts or corner lots.
6. Accessory buildings/structures limited to 15' at the highest point when within 20' of property lines . If over 20' from property line (15' in R-1, 10' in R-2) building/structure may be up to 35'. All accessory buildings/structures shall be less than the main building in height except farm and industrial buildings/structures. Accessory buildings/structures shall meet the required front setback of the primary building and shall have a required minimum separation of 5' from the primary building.
7. Decks, ramps, landings, garages and other structures attached to the primary structure shall meet the setbacks applicable to the primary structure except for the ordinary projection of steps, sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections are 2' or less.
8. The minimum lots size in A-1, A-2 and A-T shall be 2 acres unless submitted under the provision of Section 712, Cluster Developments