



COUNTY OF LOUISA

MEMORANDUM

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

DATE: April 3, 2025

RE: Proposed Amendments to Chapter 86. Land Development Regulations
(Phase III)

Purpose:

The following amendments to the Land Development Regulations are proposed to improve the efficiency of the Zoning and Subdivision Ordinances and to better serve the community by removing conflicts and outdated provisions.

1. Definitions Amendment

Amendments are proposed amend, delete or add definitions as follows:

- Delete *Buffering and screening yard*
- Amend *Division, parcel*
- Amend *Emergency shelter*
- Add *Off-grid construction (residential)*
- Amend *Private lane*
- Amend *Religious assembly*
- Amend *Residue or residual parcel or lot*
- Amend *Subdivision*
- Amend *Vegetative Buffer*

2. Update Short Term Rental of a Dwelling

Update short term rental of a dwelling to add the Resort Development zoning district and correct the effective date of the original ordinance.

3. Yard Regulations in the A-2 Zoning District

Remove the increased setback for “other permitted structures greater than 50 feet in height.”

4. Amend Provisions for Subdivisions in the A-2 Zoning District

Remove provisions for density bonus of three (3) additional lots for affordable housing purposes. The current regulations do not include any specific criteria or mechanisms on current and future enforcement. There is no longer an Affordable Housing Committee to provide recommendations and input on implementation and management. There has only been one subdivision development that received all three-density bonus lots in 2012.

5. Subdivision Plat Requirements and Standards

Included language to require submittal of a performance agreement for new subdivisions that would require completion of improvements within a set time. Language has also been added that clarifies the County has no obligation to install or maintain any improvements (roads) that are part of a subdivision development, based on the language in the State Code of Virginia; permits a maximum of two (2) private lanes be used in a subdivision development; and, requires that security/guarantee posted with the County is renewed and reviewed every twenty-four (24) months to ensure sufficient funds remain in place for project completion.

6. Plat Approvals

Language has been added that requires the private road disclosure language be included on all subdivisions plats; that will indicate the roads are private until such time as they have been accepted into the State secondary road system. Plats will also be required to include a note that an entrance permit must be obtained from VDOT for access to each lot on the subdivision plat.

7. Lake Anna Shoreline Use and Design Standards

Language has been added that clarifies that dry hydrants and restroom facilities will only be required in common areas if required by the Department of Fire/EMS and Virginia Department of Health, respectively. If these facilities are required, the location will be coordinated with Dominion Energy.

8. Telecommunications Regulations

Clarifies that generators may be located on site; but only operated during power outages or testing.

9. Sign Regulations

Language has been added to strengthen the current language as it pertains to electric message (or illuminated) signs. Two options have been provided for consideration.

10. Interim Road Maintenance Agreement and Performance Agreement

The current Interim Road Maintenance Agreement and a draft Subdivision Performance Agreement have been included for review and discussion purposes.

Conclusion:

The amendments proposed at this time, reflect the County's commitment to ensuring that the Zoning Code remains responsive to current needs, reduces unnecessary regulation, and aligns with State and Federal laws. The proposed changes will enhance clarity, efficiency, and fairness in the administration of the Zoning Code while supporting the County's long-term planning goals.