



COUNTY OF LOUISA

MEMORANDUM

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

DATE: April 28, 2025

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

Purpose:

The following amendments to Chapter 86. 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the efficiency of the Zoning and Subdivision Ordinances and to better serve the community by removing conflicts and outdated provisions; improving consistency in the organization of regulations, including additional standards to ensure safety in the application of the regulations; and providing language within the subdivision regulations regarding review, road standards, completion of improvements and responsibility for completion.

1. Definitions Amendment

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

- Add *Ambient lighting or illumination*
- Delete *Buffering and screening yard*
- Add *Candela*
- Amend *Division, parcel*
- Amend *Emergency shelter*
- Add *Foot candle*
- Add *Nit*
- Add *Off-grid construction (residential)*
- Amend *Private lane*
- Amend *Religious assembly*
- Amend *Residue or residual parcel or lot*
- Delete *Sign, electric message*
- Add *Sign, electronic message*
- Amend *Subdivision*
- Amend *Vegetative Buffer*

2. Update Short Term Rental of a Dwelling

To correct scrivener's error of omission for the RD District and correct the effective date of the ordinance.

3. Yard Regulations in the A-1 and A-2 Zoning Districts, including Growth Area Overlay Districts (GAOD)

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

4. Minimum Frontage Requirements

For consistency throughout the ordinances, including language provide direction to the code section where the minimum road frontage requirements can be found.

5. Subdivision Plat Requirements and Standards

Language has been amended to provide plan review by licensed engineers or surveyors; to require submittal of a performance agreement for new subdivisions that would require completion of improvements within a set time; 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

New 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; and includes language recommended by the County’s Telecommunication Consultant that requires additional structural reports and analysis be submitted for co-location applications to confirm structure safety and integrity of existing towers.

8. Sign Regulations

Language has been added to strengthen the current language as it pertains to electronic message (or illuminated) signs. This strengthens the ability to determine if a sign is a safety hazard; includes illumination standards; detailed specifications for electronic message 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, institutes additional safety standards, 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.