



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

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To: Members, Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments – Growth Management Strategies
Date: August 6, 2026

Attached are the proposed draft of amendments related to growth management strategies; which are designed to help manage residential growth in a way that supports the County's Comprehensive Plan. The changes are intended to encourage more development in designated growth areas, where roads, utilities, schools, and other public services can be provided more efficiently, while helping protect the rural character, farms, forests, open spaces, and natural resources in other parts of the County. The amendments also establish clearer standards for lot size, road frontage, setbacks, access, subdivisions, and family divisions, and encourage planned unit developments to include a mix of housing, businesses, open space, infrastructure improvements, and other community benefits.

Proposed amendments include:

- New definition for *Development right*
- Amended definitions for
 - *Division, parcel*
 - *Family subdivision*
 - *Private lane*
 - *Subdivision*
- Exempt public utility infrastructure improvements, such as pump stations, generators, well houses, etc. from the "front" setback requirements
- Clarify that the Growth Area Overlay Districts standards apply to all areas within the designated growth areas including the designations of low density residential, mixed use, and industrial
- Increase minimum lot size in the A-1 and A-2 districts, outside of the growth areas, to fifteen (15) acres; left family and estate divisions at 1.5 acres
- Increase minimum "front" setbacks from primary and secondary streets in the A-1 and A-2 districts, outside of the growth areas, to 250 feet
- Increase the minimum lot (road) frontage requirements and lot width requirements in the A-1 and A-2 districts, outside of the growth areas
- Removed the existing density bonus of three (3) lots currently allowed in the A-2 and A-2 GAOD zoning district
- Increase minimum lot size in the R-1 and R-2 districts, outside of the growth areas, to 2.5 acres; left family and estate divisions at 1.5 acres
- Includes language to clarify that non-residential (commercial) uses are required as part of a Planned Unit Development (PUD)

- Amended the density per acre permitted in a Planned Unit Development (PUD) district
- Added a minimum commercial floor area requirement as part of the overall project design of a Planned Unit Development (PUD)
- Included a minimum ownership time period prior to completing a family subdivision and increased the retention period on the deeded family subdivision parcel
- Removed two-lot private lanes as a method of accessing and developing property

At this time, staff is seeking your input on any items you would like to see revised, clarified, or removed prior to further refinement.

We appreciate your time and consideration and look forward to your input.