Planning Commission
County of Louisa
Thursday, November 12, 2026
Louisa County Public Meeting Room
5:00 PM

CALL TO ORDER

I. NEW BUSINESS

II. OLD BUSINESS

III. DISCUSSION

1. Growth Management and Rural Preservation
2. Draft Amendments for Review and Discussion - Various Housekeeping Items

ANNOUNCEMENTS AND ADJOURNMENT

BY ORDER OF:
JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA

COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** Fax (540) 967-3486

www.louisacounty.gov

STAFF MEMORANDUM

TO: Planning Commission
FROM: County Staff
DATE: November 5, 2026
SUBJECT: Draft Growth Management Ordinance Amendments

In October 2026, a joint Growth Management and Rural Preservation Workgroup (Workgroup) was appointed by the Board of Supervisors and Planning Commission consisting of three (3) members from each body. The Workgroup met over the past month and has produced a draft document for consideration. The Planning Commission will discuss this document at their November 12, 2026 work session. It is anticipated that this document will be advertised for public hearing at the regular December Planning Commission meeting.

The proposed ordinance amendments are intended to slow the pace of residential growth outside designated Growth Areas, align growth patterns with managing the pace of residential growth in consideration of the County's long-term infrastructure and public service needs, and preserve the rural character of the County, consistent with resident expectations identified through the Comprehensive Plan public engagement process.

The Growth Management Ordinance revisions are guided by the following principles:

- Growth should be directed to appropriate locations consistent with the Comprehensive Plan.
- Rural areas should prioritize:
  - Agricultural and forestal land preservation,
  - Limited land fragmentation,
  - Predictable and manageable demand on public services.
- Regulations should slow the pace of growth, not prohibit reasonable land use.
- Growth-management tools should operate prospectively and avoid retroactive impacts.
- Tools should be objective, legally defensible, and uniformly applied.
- Growth-management efforts should focus on parcel creation and configuration, recognizing that parcel creation establishes long-term development rights and service obligations.

The proposed amendments implement the policy framework through a series of coordinated zoning and subdivision amendments. Key components include:

- Amended and New Definitions
  - Development Right (new)

    - Division, parcel (amended)
    - Family subdivision (amended)
    - Immediate Family (amended)
    - Private lane (amended)
    - Subdivision (amended)
- Increase setbacks along secondary roads in the A-1 and A-2 zoning districts, outside of the Growth Area Overlay Districts
- Increase lot width and road frontage requirements in the A-1 and A-2 zoning districts, outside of the Growth Area Overlay Districts
- Increase minimum lot area requirement in the A-1 zoning district, outside of the Growth Area Overlay Districts
- Increase minimum lot area requirement in the A-2 zoning district, outside of the Growth Area Overlay Districts
- Reduce the number of parcels created from a parent parcel in the A-2 zoning district, outside of the Growth Area Overlay Districts
    - Remove density bonus
- Reduce the number of parcels created from a parent parcel in the A-2 zoning district, inside the Growth Area Overlay Districts
    - Remove density bonus
- Added a section for Transfer of Development Rights and clarifying the County's intent to continue to evaluate and work towards successful implementation of a TDR program
- Extended ownership and retention periods associated with family subdivisions; clarified that recipients of a family subdivision parcel must qualify as an immediate family member to all owners of record; and provided guidelines for residual parcels after a bona-fide family subdivision
- Updated private lane standards to include specific design/development criteria

Collectively, the proposed revisions address growth patterns, not population outcomes. The amendments are intended to:

- Reduce land fragmentation,
- Preserve agricultural and forestal lands,
- Limit suburban-style development in rural areas,
- Protect scenic roadways and open landscapes,
- Slow the pace of change to better match infrastructure capacity and community expectations.

Importantly, the proposed changes do not prohibit growth, but instead shape where, how, and how quickly growth occurs.

DRAFT AMENDMENT

For the purposes of this document, all new text is shown in **bold**. The bold text has varying colors based on the origination of the drafted language, as follows:

- **Staff produced items during the review and drafting period over the past 4-5 months to complement the proposed growth management amendments**
- **Growth Management and Rural Preservation Workgroup (WG) Consensus**
- **Board WG Recommendation**
- **Planning Commission WG Recommendation**
- **Staff produced items in response to specific requests for clarification of language and inclusion of additional language to support and complement the proposed growth management amendments**

Growth Management Strategies

The purpose of these amendments is to help manage residential growth in a way that supports the County's Comprehensive Plan. The changes are intended to encourage the protection of the rural character, farms, forests, open spaces, and natural resources. The amendments also establish clearer standards for lot size, road frontage, setbacks, access, subdivisions, family divisions, and private lane development.

ARTICLE I. - GENERAL PROVISIONS

DIVISION 2. – DEFINITIONS

Sec. 86-13. - Definitions.

Development right. **As used throughout this chapter, development rights (also referred to as division rights) as they apply to the agricultural zoning districts, shall mean the following:**

1. Agricultural (A-1 and A-1 GAOD) - A maximum of two (2) lots/parcels and one (1) residue parcel, shall be permitted on parent parcels in existence as of December 18, 1997; subject to all zoning and subdivision regulations contained within this chapter.

2. Agricultural (A-2 and A-2 GAOD) - A maximum of five (5) lots/parcels, shall be permitted on parent parcels in existence as of December 18, 1997; subject to all zoning and subdivision regulations contained within this chapter.

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~~*Division, parcel.* To divide a parent parcel into no more than two additional parts for the purpose of transfer of ownership or building development. Lots shall be divided from parent tracts, or the residue parcel that remains after a prior one-lot division, so long as such residue parcel has five or more acres or a minimum of 300 feet of existing state road frontage. For clarity, it is the specific intent of this provision to allow a maximum of three total lots, including the residual parcel, to be created from any parent parcel by division, if any. Divisions are not subject to the provisions set forth in the subdivision ordinance except for subsection 86-567(11), private lanes. However, similar to the requirements of section 86-587, a lot created by division shall be required to include provisions for the dedication of right-of-way when the property is adjacent to a state road that is less than 50 feet in width; provided that, this requirement does not apply to a residual portion of the parent tract that is five or more acres or has a minimum of 300 feet of existing state road frontage.~~

***Division, parcel*. To divide a parent parcel into no more than two (2) additional parts for the purpose of transfer of ownership or building development. Divisions are not subject to the provisions set forth in the subdivision ordinance, except for applicable access and frontage requirements. Lots created by division shall have frontage on a public street.**

Family subdivision. Pursuant to Code of Virginia, §§ 15.2-2244(C), **15.2-2244.1** and 15.2-2244.2, means splitting any tract, parcel or lot of land, within the agricultural (A-1), agricultural (A-2), residential limited (R-1), or residential general (R-2) zoning districts, into two or more parts for the purpose of sale or gift to a member of the immediate family of the property owner**(s)** or the beneficiar~~y~~**ies** of a trust that owns the property, subject to the requirements of section 86-531 of this Code. See "immediate family" definition.

Immediate family. Any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, aunts, uncles, nieces and nephews or parent of the owner**(s)**, **of a parcel**, of whole or half blood, or by adoption or legal guardianship. **In the case of multiple owners of a parcel, a person shall not be deemed to be "immediate family of the property owner(s)" unless the person bears an "immediate family" relationship with all owners of the parcel, excepting additional owners being spouses of immediate family members.**

Private lane. An access way for residential use serving less than three lots which is within a 50-foot deeded right-of-way or easement and built to the design standards in subsection 86-567(11). Private lanes are restricted as to the hours of access by the public or by those who may use it and are maintained by the property owner's association or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes. **Private lanes shall not be permitted to serve any new lot created by subdivision, division, or other land division, except as otherwise expressly allowed by this chapter. Only one (1) private lane may be permitted per parent parcel.**

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~~*Subdivision.* Splitting any tract, parcel or lot of land into two or more parts, other than a division of a parent parcel or a family subdivision, for the purpose of transfer of ownership or building development. Consistent with this definition, any new road constructed to serve more than two lots shall be constructed to VDOT standards for subdivision roads. The residue tract after subdividing is not counted as a lot for the purposes of this definition. Subdivided parcels may not be further subdivided or divided unless the remaining division rights are noted on a recorded plat or in conformance with existing ordinances.~~

Subdivision. The division of a parcel of land into three (3) or more lots or parcels, whether by deed, plat, lease, or other means, for the purpose of sale, transfer, or development. Except as expressly provided herein, all divisions of land shall be treated as subdivisions and shall be subject to the subdivision requirements of this chapter.

The following divisions shall not be considered subdivisions, provided that all applicable criteria are met:

1. **Family subdivisions, as defined and regulated by this chapter; and**
2. **Estate divisions made in connection with the settlement of an estate or court order.**

Any land division that does not fully qualify for one of the above exceptions shall be deemed a subdivision

ARTICLE II. - ZONING ORDINANCE AND MAPS

DIVISION 4. - ADDITIONAL REQUIREMENTS

Sec. 86-115. - Setback regulations for buildings and structures—Generally.

The setback regulations in all zoning districts shall be as follows, except where otherwise provided in individual district regulations.

(a) Interstate 64: 60 feet from the edge of the right-of-way line.

(b) U.S. Route 15 and all primary highways: 100 feet from the edge of the right-of- way line (includes Routes 22, 208, 250, 33, 522). All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(c) Reserved.

(d) Secondary roads: 60 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(e) Agricultural or residential subdivision streets: 40 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(f) Commercial or industrial subdivision streets: 40 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(g) Access easements of ten to 50 feet serving family divisions: Ten feet from the edge of the right-of-way line.

(h) Access easements serving common areas, utility lots or other non-subdivision related parcels: Ten feet from the edge of the right-of-way line.

DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-137. - Minimum lot area.(A-1)

(a) The minimum lot area in the agricultural (A-1) district shall be not less than ~~1.5~~ **10** acres, or larger as required by the health department for the provision of adequate on-site water and septic systems, as defined by this Code**, except for the following:**

1. **Lots created for public purposes, including but not limited to public rights-of-way or public utilities; or**
2. **Lots created through bona fide family or estate divisions that comply with all applicable requirements of this chapter, shall be a minimum of 1.5 acres.**
3. **Residue parcels resulting from a bona fide family or estate division shall be a minimum of 1.5 acres.**
4. **Refer to Section 86-531(c) for additional provisions.**

~~(b) For family divisions, as defined in section 86-13 of this Code, the minimum lot area in the agricultural (A-1) district shall be 1.5 acres.~~

Sec. 86-138. - Setback regulations.

The setback regulations in the agricultural (A-1) district shall be as provided in section 86-115, **with the exception of the following:**

(a) U.S. Route 15 and all primary highways: 100 / 250 feet from the edge of the right-of-way line (includes Routes 22, 208, 250, 33, 522). All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(b) Secondary roads: 100 / 250 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

Sec. 86-139. - Frontage; minimum lot width (A-1)

~~Only two lots with a~~ **The** minimum **road frontage shall be** ~~of 200~~ **350 / 400** feet ~~of road frontage shall be allowed~~ on existing state roads or federal highways per parent parcel. ~~Otherwise, the minimum lot frontage on existing state roads or federal highways shall be 300 feet.~~

The minimum lot width in the agricultural (A-1) district shall be ~~200~~ **300** feet at the building setback line. In no case shall the lot width be less than ~~20~~ **30** percent of the depth of the lot at its widest point.

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Sec. 86-155. - Minimum lot area.(A-2)

(a) The minimum lot area in the agricultural (A-2) district shall be not less than ~~1.5~~ **5 / 10** acres, or larger as required by the health department for the provision of adequate onsite water and septic systems, as defined by this Code**, except for the following:**

1. **Lots created for public purposes, including but not limited to public rights-of-way or public utilities; or**
2. **Lots created through bona fide family or estate divisions that comply with all applicable requirements of this chapter, shall be a minimum of 1.5 acres.**
3. **Residue parcels resulting from a bona fide family or estate division shall be a minimum of 1.5 acres.**
4. **Refer to Section 86-531(c) for additional provisions.**

~~(b) For family divisions, as defined in section 86-13 of this Code, the minimum lot area in the agricultural (A-2) district shall be 1.5 acres.~~

Sec. 86-156. - Setback regulations**.**

The setback regulations in the agricultural (A-2) district shall be as provided in section 86-115, **with the exception of the following:**

(a) U.S. Route 15 and all primary highways: 100 / 250 feet from the edge of the right-of-way line (includes Routes 22, 208, 250, 33, 522). All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

(b) Secondary roads: 100 / 250 feet from the edge of the right-of-way line. All roads shall be deemed to have a right-of-way width of at least 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.

Sec. 86-157. - Frontage; minimum lot width. (A-2)

~~Only two lots with~~ **A** minimum of ~~200~~ **350 / 400** feet of road frontage shall be allowed on existing state roads or federal highways per parent parcel. Otherwise, the minimum lot frontage on existing state roads or federal highways shall be ~~300~~ **350 / 400** feet. The minimum lot width and road frontage on public or private internal roads, **or** streets ~~or lanes~~ shall be ~~150~~ **250** feet except for **a** cul~~s~~-de-sac where the minimum lot frontage shall be ~~25~~ **50** feet. For new subdivisions, the minimum lot width and road frontage shall be 300 feet along the newly created internal subdivision street on corner lots adjacent to the existing state road.

In no case shall the lot width be less than ~~20~~ **30** percent of the depth of the lot at its widest point.

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Sec. 86-161. - Subdivisions**.** (A-2)

To preserve and maintain agricultural and forestry activities; protect ground and surface water supplies; and conserve natural, historic and scenic resources, subdivisions in the agricultural (A-2) district shall comply with the regulations herein.

(1) *Restrictions on road extension.* No road may be extended to a second parent parcel with the primary purpose of providing access for a subdivision; with the exception that a road may be extended when the total number of proposed lots for all parent parcels does not exceed ~~seven~~ **five.** ~~plus any density bonuses that may apply as provided for herein.~~

(2) *Lot density.* Lot density shall be limited, except where specifically stated otherwise herein, to a maximum of ~~seven~~ **five** lots per parent parcel.

~~a. *Density bonuses.* The zoning administrator may allow up to three additional lots for a subdivision, for a total of up to ten lots, in the following circumstances:~~

~~1. *Affordable housing.* A density bonus of three additional lots for a subdivision when at least three lots are dedicated for affordable housing.~~

Sec. 86-341 - Setback regulations.

The setback regulations in the agricultural (A-1) district within the growth area overlay district shall be as provided in section 86-~~115~~ **116.**

Sec. 86-366. - Subdivisions. (A-2 GAOD)

To preserve and maintain agricultural and forestry activities; protect ground and surface water supplies; and conserve natural, historic and scenic resources, subdivisions in the agricultural (A-2) district shall comply with the regulations herein.

(1) Restrictions on road extension. No road may be extended to a second parent parcel with the primary purpose of providing access for a subdivision; with the exception that a road may be extended when the total number of proposed lots for all parent parcels does not exceed ~~seven~~ **five.** ~~plus any density bonuses that may apply as provided for herein.~~

(2) Lot density. Lot density shall be limited, except where specifically stated otherwise herein, to a maximum of ~~seven~~ **five** lots per parent parcel.

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~~a. *Density bonuses.* The zoning administrator may allow up to three additional lots for a subdivision, for a total of up to ten lots, in the following circumstances:~~

~~1. *Affordable housing.* A density bonus of three additional lots for a subdivision when at least three lots are dedicated for affordable housing.~~

(3) All divisions, subdivisions, and/or family subdivisions are subject to the applicable provisions of the agricultural (A-2 GAOD) zoning district and article III subdivision of this Code.

Section 86-494 ~~Reserved~~ **Transfer of Development Rights**

Pursuant to Virginia Code Article 7.1, Transfer of Development Rights (Va. Code §§ 15.2-2316.1 15.2-2316.2), a transfer of development rights ("TDR") program is being considered for implementation. The purpose of a TDR program is to provide landowners with a mechanism where owners may transfer development rights from sending areas to receiving areas through a voluntary process intended to permanently conserve agricultural and forestal lands, reduce development pressures on those lands, and shift development to areas of the county designated by the Comprehensive Plan as appropriate for growth. A TDR program is intended to complement and supplement the county's land use regulations, land preservation efforts, and other resource protection efforts with the goal of maintaining the rural nature of Louisa County and better accommodating growth with less impact on public services and natural resources. As of (XXXX date) a Transfer of Development Rights Program has not been adopted. The County will continue to evaluate and work towards successful implementation, through the required review and public hearing processes.

DIVISION 7. AGRICULTURAL AND FORESTAL DISTRICTS

Sec. 86-500. - Development of parcels to more intensive uses.

(b) For the purposes of this section, the term "more intensive use" includes any use which is not permitted by right in an agricultural (A-1 or A-2) zoning district; any division of land other than a family subdivision, as defined in this chapter; and the rental of more than one dwelling unit on any parcel, other than dwelling units occupied by members of the immediate family of ~~any~~ **all** of the owners of such parcel or by persons who earn a substantial portion of their livelihood from a farm or forestry operation on such property, together with their respective families, if any.

ARTICLE III. - SUBDIVISION

DIVISION 1. - GENERAL PROVISIONS

Sec. 86-531. Same – For family subdivision

(a) **A family subdivision shall be permitted only where the parent parcel has been owned by the applicant for a continuous period of five (5) years prior to submission of a family subdivision application.** A family subdivision shall meet all provisions of this chapter related to zoning, health requirements; but shall be exempt from other provisions of this chapter, provided it meets the following requirements:

(4) Each such division shall remain in the name of the qualified family member for a minimum of ~~five (5) years~~ **ten (10) years** from the date of recordation, unless the lot is the subject of an involuntary transfer such as foreclosure, death, divorce, judicial sale, condemnation or bankruptcy.

~~(5) Similar to the requirements of section 86-587, any lot created by family subdivision shall be required to include provisions for the dedication of right-of-way when the property is adjacent to a state road that is less than 50 feet in width; provided that, this requirement does not apply to a residual portion of the parent tract that is five or more acres and has a minimum of 400 feet of existing state road frontage.~~

~~(6)~~**(5)** For the purpose of this subsection, a member of the immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, aunt, uncle, niece, nephew or parent of the **property** owner**(s)**. **In the case of multiple owners of a parcel, a person shall not be deemed to be "immediate family of the property owner(s)" unless the person bears an "immediate family" relationship with all owners of the parcel, excepting additional owners being spouses of immediate family members.**

~~(7)~~**(6)** Such sale or gift may be made to include the immediate family member as defined in paragraph (6) above and the immediate family member's spouse but not the immediate family member's spouse alone.

~~(8)~~**(7)** Lots created by family subdivision would not count against the total number of lots allowed outside of a family division.

(b) Procedure for family subdivision of property held in trusts. Property held by a trust may be divided as a family subdivision provided it meets the following requirements:

(5) The subdivision shall comply with the requirements of subsections (a) (1), (2), (3), (6), **and** (7)~~, and (8)~~.

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(c) Effective (XXXXX date), the following provisions shall be applicable to residue parcels resulting from a bona fide family or estate division:

(1) Minimum of 1.5 acres;

(2) 200 feet of existing state road frontage; or frontage on a new or existing right-of-way or easement meeting the minimum width requirements for a family or estate division;

(3) Setbacks as provided in Sections 86-115 and 86-116;

(4) Residue parcels shall be exempt from the revised lot width to depth ratio requirements and other increased dimensional standards effective (XXXXX date); and

(5) The above provisions/exceptions do not create additional development rights, based on zoning.

Sec. 86-567 Streets and alleys.

(11) Private lanes.

Private lanes. Lots accessed by roads in divisions or subdivisions of less than three lots can be accessed by private lanes which do not meet VDOT subdivision street standards and are approved by the agent. ~~Lots in subdivisions of less than three lots must have the minimum frontage requirements on a deeded access way or easement which is owned by the property owners association or developer or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes of such subdivision. A maximum of two separate private lanes shall be permitted in a subdivision.~~ All plats describing lots served by private lanes shall include language found in subsections 86-587(10) g.1—3. ~~Subdivision roads~~ **Private lanes** serving less than three lots shall be approved by the ~~zoning administrator~~ **County Agent or designee.** ~~and shall meet the following minimum standards:~~

Private lanes, where permitted, shall be designed, constructed, and maintained in accordance with the standards set forth in this section (86-567).

~~Road~~ **Private Lane** Minimum Standards

~~Number of Lots Served by Road~~	~~Width of Travel way~~	~~Depth of Base~~	~~Surface Treatment~~	~~Sight Distance (Lot to Private Lane)~~
~~2 lots~~	~~14 feet with 3-foot shoulder~~	~~6 inches of #25 or 26 stone~~	~~Not required~~	~~100 feet~~

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Private Lane Connection Point to State Maintained Road	**All private lanes must connect to an existing state-maintained road. A private lane may not be accessed from an existing private road, street or lane.**
Number of Lots Served by Private Lane	**Maximum of two (2) lots, with both lots accessing the private lane**
Width of Travel way	**14 feet wide with 3-foot shoulders *Ditches may be required when and where determined necessary during the pre-construction meeting***
Depth of Base and Travel Surface	**Six (6) inches of any combination of #57 and #21A stone as determined applicable to the site conditions during the pre-construction meeting. #3 stone may be used as a base, when necessary.**
Surface Treatment	**Not Required**
Minimum Length of Private Lane	**50 feet from edge of state road right-of-way to the beginning of the required cul-de-sac**
Minimum Cul-De-Sac Right-of-Way (ROW) Radius	**35-foot right-of-way radius**
Land Disturbance	**The design and construction of private lanes that involve land disturbance of 10,000 square feet or more, shall comply with the provisions of chapter 38, article II, of this Code.**

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COUNTY OF LOUISA

(540) 967-3430 **COMMUNITY DEVELOPMENT** Fax (540) 967-3486

www.louisacounty.gov

To: Members, Louisa County Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments to Chapter 86. Land Development Regulations
Date: November 2, 2026

Below is a list of proposed code amendments that staff is recommending be reviewed by the Planning Commission for public hearing consideration.

Some amendments were placed on hold while work proceeded on the agricultural preservation and growth management ordinance. Others address issues identified during recent project reviews or matters staff were asked to evaluate and recommend action on. Because each amendment was prepared separately, the Planning Commission may advance them independently and defer any item that requires additional work.

Draft amendments attached for review include:

- ROW dedication (Amendment) – To remove the requirement for right-of-way dedication along existing state roads for divisions, subdivisions and family subdivisions
- Boundary Line Adjustments and Line Vacations (Amendment/New) – Include provisions in the ordinance for these processes
- Public Utility Setbacks (New) – To address structures that cannot meet current setbacks due to current public (County/LCWA owned) utility infrastructure locations
- PUD Clarifications (Amendment) –Clarify a mixture of residential and non-residential components required for PUD
- Motor Vehicle Towing Services (Amendment) – Review of Districts where permitted

Items still in drafting process:

- Nonconforming Residential Lots (Amendment) – Clarify application of setbacks on legally nonconforming parcels and effective date of ordinances – work copy provided for review
- Growth Area Design Standards – Ratio of Plantings and Building Materials – work copy provided for review
- Limit time between PC action and Board public hearing when applicant requests deferral after PC action –Currently being reviewed by the County Attorney's Office

If there are questions, please contact Staff.

DRAFT AMENDMENT

Chapter 86 - LAND DEVELOPMENT REGULATIONS

The purpose of this amendment is to remove requirements for right-of-way dedication along existing publicly dedicated streets unless required by the Virginia Department of Transportation or any current or future transportation plan adopted by Louisa County; clarify that right-of-way dedication shown on a subdivision plat may be to the County of Louisa for public use; or the Commonwealth of Virginia, as may be required by the Virginia Department of Transportation; amend additional code sections that refer to requirements for right-of-way dedication. **THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Sec. 587. - Location.

Option #1

~~Each lot shall abut on a street dedicated by the subdivision plat, or on an existing publicly dedicated street, or on a street which has become public by right of use. If the existing street rights-of-way are not 50 feet in width, the subdivider shall make such provisions on the subdivision plats and in a deed of dedication to the commonwealth as to permit the widening by such dedication of said roads or streets to a width of 50 feet.~~

Option #2

Each lot shall abut on a street dedicated by the subdivision plat, on an existing public street. **If required by the Virginia Department of Transportation or as may be required by any current or future transportation plan adopted by Louisa County,** ~~If the~~ for existing **public** street rights-of-way **that** are less than 50 feet in width, the subdivider shall make such provisions on the subdivision plats ~~and~~ **or** in a deed of dedication to the **County of Louisa for public use, or to the C**ommonwealth **of Virginia, as specified by the Virginia Department of Transportation,** as to permit the widening by such dedication of said roads or streets to a width of 50 feet.

86-614 Final Plats.

(17) Where a final plat submitted ~~under section 86-587 (location)~~ proposes no improvements other than those covered under **VDOT's Land Use Permit Application for Private Entrance (LUP-PE)** ~~and solely provides for the dedication of right-of-way sufficient to achieve a 50-foot total width along an existing public road,~~ such plat shall not require review or approval from the Virginia Department of Transportation (VDOT) prior to approval by Louisa County. A plat note shall be included stating: "~~Right-of-way dedication only; n~~ **No** improvements proposed other than

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those covered under **VDOT's Land Use Permit Application for Private Entrance**. VDOT entrance permit required prior to zoning or building permit issuance."

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DRAFT AMENDMENT

Chapter 86. Land Development Regulations

The purpose of this amendment is to include language in the Land Development Regulations addressing property (boundary) line adjustments and vacation of lot lines, by amending the current definition of a boundary line adjustment; adding a definition for vacation of lot lines; and including language providing for review of documents to complete these processes.
THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

Boundary line adjustment. The adjustment of the boundary line between two or more lots but not including any action which would result in a creation of additional building lots or the vacation of any street, alley, easement for public passage or other public feature. **Each parcel involved in a boundary line adjustment must, after adjustment, contain a portion of the preexisting area of such parcel.**

Lot line vacation. When two (2) or more lots are legally combined by vacation agreement, survey and/or deed creating one (1) larger lot.

Section 86-533 Boundary (Property) Line Adjustments and Vacation of Lot Lines

In accordance with State Code of Virginia, 15.2-2275, the boundary lines of any lot or parcel of land may be vacated, relocated or otherwise altered as a part of an otherwise valid and properly recorded plat of subdivision or resubdivision approved as provided herein and executed by the owner or owners of the land. The action shall not involve the relocation or alteration of streets, alleys, easements for public passage, or other public areas. No easements or utility rights-of-way shall be relocated or altered without the express consent of all persons holding any interest therein.

Alternatively, lot lines may be vacated by recording deed of vacation providing that no easements or utility rights-of-way located along any lot lines to be vacated shall be extinguished or altered without the express consent of all persons holding any interest therein. Each document shall be approved in writing, on its face, by the Board of Supervisors or its designee; and shall reference the recorded plat by which the lot line was originally created.

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DRAFT AMENDMENT

The purpose of this amendment is to provide for reduced front setbacks for ancillary structures associated with public utilities. This amendment is initiated by requirements from the Department of Environmental Quality for (i) water and wastewater infrastructure components housed within a permanent structure, (ii) all structures must be accessible by an all-weather road(s). Due to the location of existing utility infrastructure, it would be difficult, if not impossible for most of these structures to meet typical setback requirements from the public road right-of-way.

Sec. 86-117. - Setbacks; yard areas.

(c) Public utility infrastructure and specifically associated ancillary structures existing or proposed to be built on property located along public highways shall be exempt from the front yard setback regulations of sections 86-115 and 86-116.
This section is applicable as follows:

(1) to ancillary or accessory structures that are necessary along a public utility line(s)/easement(s) for maintenance, including but not limited to wastewater pump stations, water booster and pressure reducing pump stations, back-up generators, backflow preventors, well houses. ~~etc.~~

(2) to utilities owned and operated by the County or Louisa County Water Authority only.

This section does not apply to primary structures associated with a public utility, such as water towers, water and wastewater treatment plants, etc.

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DRAFT AMENDMENT

The purpose of this amendment is to clarify the intended purpose and character of development to be included in a Planned Unit Development District (PUD) and the expectation of the types of mixed uses to be included in a PUD Master Plan.

Sec. 86-310. - Character of development.

The goal of a planned unit development district is to encourage a development form and character that is different from conventional suburban development by providing the following characteristics:

(1) Pedestrian orientation;
(2) Neighborhood friendly streets and paths;
(3) Interconnected streets and transportation networks;
(4) Parks and open space as amenities;
(5) Neighborhood centers;
(6) Buildings and spaces of appropriate scale;
(7) Relegated parking;
(8) Mixture of **non-residential** uses and use types;
(9) Mixture of housing types and affordability;
(10) Environmentally sensitive design; and
(11) Clear boundaries with any surrounding rural areas.

An application is not necessarily required to possess every characteristic of the planned unit development district as delineated above to receive approval. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic. **It is expected that each Planned Unit Development master plan will contain a mixture of non-residential uses available to the public, in addition to a mixture of housing types.**

Sec. 86-313. - Mixture of uses.

A variety of housing types and non-residential uses are ~~strongly encouraged~~ **required as part of the Planned Unit Development**. The mixture of uses shall be based upon the uses recommended in the comprehensive plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

Sec. 86-316. - Densities. (PUD)

The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre and shall be binding upon its approval. The overall gross density so approved shall be determined by the board of supervisors with reference to the comprehensive plan but shall not exceed ~~ten~~ **four (4)** dwelling units per acre, unless the density is increased with the provisions of section 86-315(2).

Non-residential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for non-residential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

Section 86-322 ~~Reserved~~ Density requirements. (PUD)

1. **The base residential density shall be four (4) dwelling units per acre.**
2. **Additional density above the base density may be earned through community benefits established by ordinance, including:**
    a. **Workforce or affordable housing**
    b. **Infrastructure improvements**
    c. **Open space preservation**
    d. **Other public benefits identified by the County**

Section 86-323 ~~Reserved~~ Commercial development requirements. (PUD)

All Planned Unit Developments (PUDs) shall include commercial development as part of the overall project design.

1. **A minimum commercial floor area requirement of 1,500 square feet shall be required for the first 10 dwelling units.**
2. **After the first 10 dwelling units, an additional 150 square feet of commercial floor area shall be required for each additional dwelling unit.**
3. **Commercial uses should be designed to provide:**
    a. **Neighborhood-serving retail**
    b. **Restaurants and personal services**
    c. **Professional and medical offices**
    d. **Employment opportunities**
    e. **Other community-serving commercial uses**

Section 86-323 ~~Reserved~~ Commercial phasing requirements. (PUD)

1. **Site plans for all required commercial buildings must be submitted and approved prior to issuance of the first residential Certificate of Occupancy.**
2. **Residential occupancy shall be limited until commercial development is delivered, unless otherwise established in an executed performance agreement with the County:**
    a. **No more than 50% of approved residential Certificates of Occupancy may be issued until the required commercial building(s) have received a final inspection or Certificate of Occupancy.**

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b. **Additional residential Certificates of Occupancy may be withheld if commercial development milestones established through conditions, proffers, development or performance agreements, or approved master plans are not achieved.**

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DRAFT AMENDMENT

The purpose of this amendment is to amend the zoning districts where a towing yard may be permitted by-right; permitted with the issuance of a conditional use permit; or not permitted.

Section 86-13 Definitions (Current definition included for information purposes)

Motor vehicle towing services. A business that tows or otherwise moves vehicles from one place to another by the use of a motor vehicle specifically designed for that purpose. Motor vehicle towing services may include the temporary storage of motor vehicles. For towing services that store less than ten vehicles, the business is exempt from fencing, visual barriers, or other local ordinances. Towing services that temporarily store less than ten vehicles may do so up to 30 days. At or before 30 days, the vehicles must be returned to the owner or moved to an automobile repair service, a commercial vehicle repair service, an automobile graveyard, or a salvage and scrap service.

Section 86-109. Matrix

Proposed Amendments to Section 86-109 Use Matrix to amend and identify the districts in which a *motor vehicle towing service* is permitted by-right or with the issuance of a conditional use permit.

Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD
INDUSTRIAL																			
Motor Vehicle Towing Service	~~B~~ X	~~B~~ X	~~B~~ X	~~B~~ X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	X

****The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109****

B = Allowable by-right
B(R) = Allowable by-right (with restrictions)
SE = Special Exception
C = Conditional use per
X = Not allowable

Section 86-134. Permitted uses – Generally. (A-1)

INDUSTRIAL

~~Motor vehicle towing services~~

Section 86-152. Permitted uses – Generally. (A-2)

INDUSTRIAL

~~Motor vehicle towing services~~

Section 86-337. Permitted uses – Generally. (A-1 GAOD)

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INDUSTRIAL

~~Motor vehicle towing services~~

Section 86-357. Permitted uses – Generally. (A-2 GAOD)

INDUSTRIAL

~~Motor vehicle towing services~~

DRAFT AMENDMENT

The purpose of this amendment is to amend the Land Development regulations to provide clarification on certain language contained in Article I. General Provisions, Division 4. Vested Rights, Non-Conforming Uses, Lots or Structures.

Sec. 86-31. - Non-conforming uses, lots or structures.

(a) If at the effective date of this chapter, any legal activity is being pursued, or any lot or structure legally utilized in a manner or for a purpose which does not conform to the provisions of this chapter, such manner of use or purpose may be continued as provided in this article; except that, advertising structures that become nonconforming because of a rezoning shall have 24 months within which to relocate in a permitted area.
(b) If any change in title or renewal of a lease of a nonconforming lot or structure occurs, the use existing may be continued.
(c) If any nonconforming use, structure or activity is discontinued for a period exceeding two years after the enactment of this chapter, it shall be deemed abandoned, and any subsequent use shall conform to the requirements of this chapter.
(d) Whenever a nonconforming structure, lot or activity has been changed to a more limited nonconforming use, such existing use may only be changed to an even more limited use.
(e) Temporary seasonal nonconforming uses that have been in continual operation for a period of two years or more prior to June 18, 1969, may be continued.
(f) Per Code of Virginia, § 15.2-2307, if the local government has issued a building permit, the building or structure was thereafter constructed in accordance with the building permit, and upon completion of construction, the local government issued a certificate of occupancy or a use permit therefore, or the owner of the building or structure has paid taxes to the locality for such building or structure for a period in excess of 15 years, the building or structure is deemed to be nonconforming.

Sec. 86-32. - Repair and maintenance of non-conforming buildings or structures.

On any building devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to such extent that the structure is kept in a usable condition. Nothing in this chapter shall prevent the strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by any official charged with promoting public safety, upon order of such official.

Sec. 86-33. - Changes in zoning district boundaries resulting in non-conforming lots or uses.

Whenever the boundaries of a district are changed, any lawful uses of land or building which become nonconforming as a result of such change shall become subject to the provisions of this division. **(Division 4. Vested Rights, Non-Conforming Uses, Lots or Structures)**

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Sec. 86-34. - Expansion or enlargement of non-conforming uses.

A lawful nonconforming structure to be extended or enlarged shall conform to the provisions of this chapter, except that a legal nonconforming structure may be extended or enlarged so long as the portion to be extended or enlarged does not encroach any further into any setback or yard regulations than the existing structure. A nonconforming activity may be extended throughout any part of a structure which was arranged or designed for such activity at the time of enactment of this chapter.

Sec. 86-35. - Non-conforming residential lots.

Lawfully existing residential lots, including lots shown on a subdivision plan approved or recorded prior to the adoption of this chapter **(July 1, 1969)**, which have areas or yard dimensions less than the minimums required by this chapter, shall not be considered in violation of any of the following specific regulations:

(1) Area of lot;
(2) Setback;
(3) Side, front or rear yard dimensions; and
(4) Off-street parking.

For parcels recorded prior to July 1, 1969, the following regulations shall not apply to those parcels that have been determined to be legally non-conforming: area of lot; setbacks; side, front and rear yard dimensions; and off-street parking.

~~Editor's note —~~The effective dates of the chapter are July 1, 1969**,** ~~and~~ February 16, 2021, respectively. Lawfully existing residential lots are subject to those requirements based on the recordation date **and applicable regulations at the time of plat recordation**.

Sec. 86-36. - Restoration or replacement on non-conforming lots.

(a) If a lawfully nonconforming activity or structure is destroyed or damaged in any manner, **or dilapidated or run-down**, to the extent that the cost of restoration to its condition before the occurrence shall exceed 50 percent of the cost of reconstructing the entire activity or structure, it shall be restored only if such use complies with the requirements of this chapter. However, property owners so affected may take recourse to obtain rezoning.

(b) Where a conforming structure devoted to a nonconforming activity or a nonconforming structure is damaged less than 50 percent of the cost of reconstructing the entire structure, either may be repaired or restored, provided any such repair or restoration is started within 12 months and completed within 30 months from the date of partial destruction.

(c) **The cost of reconstruction or restoration based on the percentage of destruction in (a) and (b)~~,~~ shall be provided by a contractor licensed in the Commonwealth of Virginia.** The cost of land or any factors other than the cost of the structure are excluded in the determination of cost of restoration for any structure or activity devoted to a nonconforming use.

(d) If a nonconforming structure is a single-family dwelling ~~or an historical area~~, as defined in this chapter, it may be restored or replaced regardless of the percentage of destruction.

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DRAFT AMENDMENT

DIVISION 5. - GROWTH AREA OVERLAY STANDARDS

The purpose of this amendment is to provide more flexibility for commercial development landscape design and façade design for accessory structures.

DIVISION 5. - GROWTH AREA OVERLAY STANDARDS

Sec. 86-122A. - Purpose, intent and exceptions.

The growth area overlay zoning districts are hereby created to provide additional architectural and site requirements for development and redevelopment in the mixed-use and industrial land use areas as identified in the 2040 Comprehensive Plans' future land use map adopted September 3, 2019. Exceptions include the majority of the Ferncliff growth area showing industrial uses and the Louisa growth area showing mixed use and industrial uses. However, parcels 67-30-12, 67-16-1, 67-30-B, 67-30-A, 67-30-16, 67-30-15, 67-30-14, 67-30-13, 67-30-11, 67-30-10, 67-30-9, 67-30-8, 67-30-7, 67-30-6, 67-30-5, 67-30-5A, 67-30-4, 67-30-3, 67-30-2 and 67-30-1 shall remain designated in the Ferncliff Growth Area Overlay District. The additional requirements in these areas will ensure the development or redevelopment that occurs meets the expectations of the citizens of Louisa County by:

(1) Ensuring adequate buffering, screening and landscaping to help reduce the visual impacts of development;

(2) Promoting architectural standards that will improve the quality and appearance of development and redevelopment; and

(3) Encouraging well-planned development that employs consistent site design themes and practices and that provides quality development.

Sec. 86-123. - Landscaping, buffering and screening.

(a) *Commercial and civic uses; multifamily dwellings:*

(1) *Landscaping.*

a. Street trees—Street trees shall be provided and placed along all existing and proposed streets and travel ways in the development. Trees shall be a large shade tree or evergreen with a minimum two-inch caliper at the time of planting. Trees shall be planted in an even row adjacent to the right-of-way at a maximum distance of 35 feet on center. Where spacing allowances may be made to accommodate infrastructure elements.

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b. Ornamental and shade trees—No less than one ornamental or shade tree will be placed in groupings around the site for every ~~2,500~~ **5,000** square feet of the development area.

c. Parking lot trees—Such trees shall be provided and placed in elevated landscaped medians or islands throughout the parking facility. Medians or islands shall be no smaller than nine feet by 18 feet in size. One such median or island is required for every 20 spaces of required parking. Each median or island is required to have one tree which meets the type and size requirements of street trees.

d. Shrubs—No less than **four** ~~eight~~ shrubs shall be required for every required tree. Such shrubs shall be provided and dispersed throughout the site with a heavier concentration along primary roads, secondary roads, entrances and landscape medians or islands. Shrubs shall be a low growing variety and will not interfere with VDOT site distance requirements. The purpose of shrubs provide additional planting in the vacant areas between trees and other features to improve the appearance of the overall development. Shrubs shall be place in groupings around the site according to best landscaping practices and approval by the zoning administrator.

e. Maintenance—Maintenance of required landscaping is the responsibility of the property owner in perpetuity.

(2) *Screening.*

a. All dumpsters, loading areas and utilities shall be screened from view of the street and from view of adjacent properties by one or a combination of the following methods:

1. Landscaping in addition to the requirements above,

2. Opaque fencing designed to blend into the structure and landscaping,

3. Extension of the building structure.

(3) Landscaping, buffering, and screening requirements may be waived or altered by the zoning administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:

a. Required buffering and screening of the proposed development from a public road or adjacent properties may be waived or altered if the proposed development is adequately screened from the public road or adjacent properties by existing natural forested buffer that is to be maintained. Maintenance of the existing vegetation will become a condition of final site plan approval. A natural, forested buffer for the purposes of this section is an indigenous, undisturbed, riparian forest with ground cover, shrub, and tree canopy layers. Vegetation that dies or becomes diseased may be removed, after notification to the zoning

administrator, and submittal and approval of a new plan complying with the requirements of this ordinance.

b. Required buffering and screening of the proposed development may be waived or altered if located within an existing developed project where the proposed new development is located towards the "inside" of the existing development area, and is screened from the public road or adjacent properties by a combination of existing structures, parking areas, existing vegetation, and/or other unique features specific to the site.

c. The Zoning Administrator or designee may review the Landscape portion of a site plan prepared by a Landscape Architect. The plan must be designed in a manner that meets the intent of a quality development with appropriate screening to adjacent properties.

~~c~~**d**. Such waivers and alterations may not conflict with the purpose of the requirements.

(b) *Industrial uses:*

(1) *Buffering and screening.*

a. Industrial uses shall be shielded from primary roads, secondary roads and adjacent properties by the use of buffers and screening. The buffering and screening area shall be no less than 100 feet. The width of the buffering and screening area may be increased by the zoning administrator based in the intensity of the use or the height of structures within the site. Buffering and screening may be accomplished with one**,** or any combination of the following methods provided the purpose of this section is met:

1. Landscaped berms.

2. Landscaping.

3. Existing trees.

4. New plantings**,** that must be a minimum of five feet in height at the time of planting.

b. Maintenance of required buffering and screening is the responsibility of the property owner in perpetuity.

c. Buffering and screening requirements may be waived or altered by the zoning administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:

1. Required buffering and screening of the structures from a public road may be waived or altered if the road(s) only serve**s** a planned industrial development where all uses are from an industrial use group.

2. Required buffering and screening of the structures from an adjacent ~~properties~~ **property** may be waived or altered if the adjacent properties are part of a planned industrial development where all uses are from an industrial use group.

3. Any waivers or alterations to requirements above do not exempt screening and buffering for non-exempt areas of the property. Such waivers and alterations may not conflict with the purpose of the requirements.

Sec. 86-124. - Site design and architectural guidelines.

Requirements of this section create and promote high quality and well-planned development within the growth area overlay districts. Residential single-family dwellings not constructed as part of a planned unit development (PUD) are exempt from these requirements. A plan for development shall incorporate the site and building design requirements below:

(1) *Lighting.* In order to preserve the rural character of the county all exterior lights for commercial, industrial, multifamily uses, subdivision common areas, subdivision streetlights, and public utility pole lights shall be Dark-Sky compliant. Existing lighting once replaced or upgraded will be required to be Dark-Sky compliant. Single family residential uses shall be excluded from this requirement. If lake structures utilize light fixtures, the following standards are required:

a. Lights should have initial output less than 2,000 lumens (equivalent to 120-watt incandescent bulbs) or should be fitted with opaque shields to prevent direct visibility of the lamp to persons more than 50 feet beyond the structure.

b. Light specifications should meet International Dark-Sky Association (IDA) standards for either landscape or wall-mount style fixtures, or equivalent. Landscape fixtures should be under 2,000 lumens and partially shielded. Wall-mount fixtures should be fully shielded.

c. Solar lighting is encouraged.

(2) *Building variety.* Monotony shall be avoided through the uses of a variety of building styles, floor plans, widths, mass, setbacks, roof types, heights and slopes, entry details, height, trim detailing, porches, fenestration, materials and color.

(3) *Building materials.* Colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Building features should be broken up to prevent repetitive common form. Large expanses of walls and roof surfaces shall be broken up with architectural elements such as:

• Steps in the building walls,

• Façade step-backs,

• Window detailing,

• Roof pitch,

• Eave breaks,

• Variation in siding material.

When building several similar buildings along the same frontage or in a group, variations in the facade shall be required in order to provide distinction between buildings. These variations shall include different doorways, roofs, porches, trim details, and wall materials.

(4) *Building visuals.* The following is a list of minimum building design requirements that the zoning administrator (ZA) **or designee** shall use when reviewing and considering proposed buildings and their approval. The following is a list of minimum building design requirements to promote quality rural development that the zoning administrator (ZA) **or designee** shall use when reviewing and considering proposed buildings and their approval:

a. Three-hundred-and-sixty-degree architecture is generally required unless offering a better option. Treat all sides of all buildings with the same architectural style, use of materials, and details as the front elevation of the building, as determined by the ZA.

b. The use of brick, stone and/or stucco as primary materials is required unless a better option exists as determined by the ZA **or designee**.

c. Quality finish materials can be used in conjunction with primary materials to provide additional building character. These secondary materials should be used to add character and highlight particular elements of the building or the occupying businesses' brand. Such materials are permitted but shall be limited, not to supersede the primary materials and the overall quality of the development. Permitted materials included integrally tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick or stone facing, glass, ~~stucco and external insulation finish system that simulates a stucco appearance~~, fiber-cement siding, structural metal siding, wood siding and smooth faced concrete blocks.

d. Precast concrete must have integral color, contain other materials embedded within, and articulated with design detailing or have application of other building materials to create design interest.

(5) *Building variety industrial.* Building materials and colors for the facades and front of buildings should blend into the surrounding environment by use of a natural earth tone pallet and natural materials. Outside storage is to be screened from adjacent parcels or roads. Internal boulevard streets are encouraged that promote a rural sense of place. **The Zoning Administrator or designee may allow flexibility for primary and secondary building facades that are not facing roads (interior to the development) or adjacent parcels that could be further developed.**

(6) Accessory structures should blend with the façade of primary commercial structures. The Zoning Administrator or designee may allow flexibility for sheds, carports, pole barns, storage buildings, etc.

(~~6~~7) The board of supervisors will consider modifications to any of the above site design and architectural guideline elements when requested by the applicant, after review by the zoning administrator **or designee, through a resolution**. Such requests come before the board during the next available regularly scheduled meeting.

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