

2.04.01 Agricultural Rural-1 – AR-1

Purpose. The purpose and intent of the Agricultural Rural-1 (AR-1) Zoning District is to:

- Implement the Rural North Place Type of the General Plan;
 - Support the use of land that protects, preserves, and enhances natural areas and open space, retains farmland, and the vitality of the rural economy, and fosters a high quality of life for residents;
 - Ensure complimentary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and are compatible with existing residential development in the AR-1 Zoning District through mitigation or other standards;
 - Recognize the County’s tourism industry is interconnected with the rural economy and rural economy uses in the AR-1 Zoning District by allowing for tourism uses related to agricultural uses, public, civic, and institutional uses; rural activity, and special event uses;
 - Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses;
 - Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and
 - Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.
- A. **Applicability and Location.** The AR-1 Zoning District must be located within the boundaries of the Rural North Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-1 Zoning District is considered an agricultural district.
- B. **Use Regulations.** Refer to Table 3.02.03 for uses allowed in the AR-1 Zoning District.
- C. **Development Options.** Land within the AR-1 Zoning District must be subdivided under 1 of the 3 development options identified in Table 2.04.01-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing for a Family Subdivision in accordance with the requirements of the LSDO.
- D. **Dimensional Standards.** Refer to Table 2.04.01-1 for required dimensional standards.

Table 2.04.01-1. AR-1 Zoning District Dimensional Standards

	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option
Density Requirements				
1	Lot Yield (max.)	1 lot per 20 acres	1 lot per 10 acres	1 lot per 5 acres
Lot Requirements				
2	Originating Tract (min.)	N/A	20 acres prior to development	20 acres prior to development
3	Lot Size (min.)	20 acres	80,000 SF exclusive of major floodplain; Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	Residential Cluster Lot
				Rural Economy Lot
				On-site Water and Wastewater: 40,000 sf, exclusive of major floodplain Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater: No minimum lot
				Min. one 15-acre Rural Economy Lot per Cluster Subdivision

Table 2.04.01-1. AR-1 Zoning District Dimensional Standards

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	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option	
				size	
4	Lot Size (max.)	N/A	N/A	4 acres	N/A
5	Lot Width (min.)	175 ft	175 ft	N/A	175 ft
6	Depth to Width Ratio (max.)	N/A	3:1	N/A	3:1
Setback Requirements^{1, 2}					
7	Front Yard (min.) ¹	25 ft from property line; 35 ft from road ROW; private road ; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private road ; and/or prescriptive easement	35 ft ³	35 ft ³
8	Side Yard (min.) ¹	25 ft	25 ft	15 ft ³	15 ft ³
9	Rear Yard (min.) ¹	25 ft	25 ft	35 ft ³	35 ft ³
Building Requirements					
10	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural structures not open to the public	15%	Lots less than 40,000 sf: 8% Lots 40,000 sf. to 4 acres: 15%	8%
11	Building Height (max.) ⁴	35 ft	35 ft	35 ft	

TABLE KEY:

ft = feet
sf = square feet
min. = minimum; max. = maximum

TABLE NOTES:

- ¹Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02.
- ²Setback and yard requirements may be modified in accordance with Section 10.03.
- ³All dwelling units within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.
- ⁴Except when building height is exempt pursuant to Section 7.01.06.B.3.

- E. **Lot Access.** Individual lots in the 3 AR-1 development options must be accessed pursuant to Section 7.07.01. In addition to the requirements of Section 7.07.01.C.1.d., private road access meeting the requirements of Section 7.07.01.C. may also be provided to a Base Density Division Option development provided the private road serves a maximum of 7 individual lots.
- F. **Landscaping/Buffering.** Notwithstanding the requirements of Section 7.04.03., required buffers may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.

- G. **Recognizing Protection by Right to Farm Act.** Subdivision plats and deeds pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).
- H. **Fire Protection.** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.
- I. **Base Density Division Option.** A Base Density Division is permitted as follows:
1. In accordance with the standards of the FSM and the LSDO; and
 2. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).
- J. **Principal/Subordinate Subdivision Option.**
1. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
 2. **Principal/Subordinate Subdivision Option Procedures.** A Principal/Subordinate Subdivision must follow the following procedures:
 - a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created;
 - b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered;
 - c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot;
 - d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat;
 - e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;
 - f. The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided;
 - g. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/Subordinate Subdivision Option must contain a statement to this effect;
 - h. Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements; and
 - i. Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.
- K. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an originating tract with a more compact residential design plus 1 or more large lots suitable for rural economy uses and/or common open space.
1. **Characteristics of Cluster Subdivision Option.**

- a. Depending on the tract size, the cluster subdivision may include 1 or more Rural Cluster Lots and at least 1 Rural Economy Lot and may include Common Open Space.
 - b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
 - c. All lots within the cluster subdivision must be created at 1 time.
 - d. The lots created by cluster subdivision are not permitted to be further subdivided.
 - e. A Homeowners' Association is required for any subdivision with common elements as described in Section 7.09.
 - f. Each subdivision plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
 - g. The perimeter setback required in Table 2.04.01-1 must be indicated and clearly labeled on each subdivision plat.
 - h. Community water supply and wastewater systems may be used for such developments and may be located within the common open space.
2. **Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and to avoid monotonous streetscapes. Variety is determined as follows:
- a. No more than 25% of all lots are permitted to be similar in total area; and
 - b. For purposes of this subsection, "similar" lot areas is defined as within 1,500 square feet of each other.
3. **Site Design and Layout Standards for Residential Cluster Lots.** Development of the cluster option must comply with all of the following standards, in addition to the LSDO:
- a. The site layout of the proposed development must be depicted on the subdivision plat; and
 - b. **Number of Lots in Cluster(s).** Rural Cluster Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any one of the following applies:
 1. There will be fewer than 5 lots in the entire subdivision;
 2. In the AR-1 Zoning District, the area of the site is less than 50 acres; and
 3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD), and/or land containing steep slopes and/or wetlands.
4. **Number of Clusters.** Rural Cluster Lots must be provided as follows:
- a. Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25; and
 - b. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, FOD lands, and/or land containing steep slopes and/or wetlands.
5. **Distance Between Clusters.** If more than 1 grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must separate the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).
- L. **Common Open Space.** Common Open Space must be provided in accordance with Section 7.02 and meet the following requirements:

1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner's Association as described in Section 7.09;
 2. Common Open Space must be designed to constitute a contiguous and cohesive unit of land, which may be used in accordance with common open space uses in Table 3.02.03;
 3. Common Open Space has no minimum or maximum lot size and no lot width regulations; and
 4. Common Open Space does not count against the lot yield allotted to the subdivision.
- M. **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the AR-1 Zoning District identified in Table 3.02.03 and are administered in accordance with the requirements for the Base Density Division option under Section 2.04.01.
- N. **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the Zoning Ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section 7.10.

2.04.02 Agricultural Rural-2 – AR-2

Purpose. *The purpose of the Agricultural Rural-2 (AR-2) Zoning District is to:*

- *Implement the Rural South Place Type of the General Plan;*
 - *Support the use of land that protects, preserves, and enhances natural areas and for open space, retains farmland and the vitality of rural economy uses, consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry, while fostering high quality of life for residents;*
 - *Ensure complementary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and compatible with existing residential development in the AR-2 Zoning District through mitigation or other standards;*
 - *Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the AR-2 Zoning District by allowing for tourism uses related to agricultural uses; public, civic, and institutional uses; and rural activity and special event uses for tourists;*
 - *Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses, and consistent with the land use patterns in the AR-2 Zoning District, which are marked by low density and large parcels relative to the other portions of the County;*
 - *Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and*
 - *Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.*
- A. **Applicability and Location.** The AR-2 Zoning District must be located within the boundaries of the Rural South Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-2 Zoning District is considered an agricultural district.
- B. **Use Regulations.** Refer to Table 3.02.03 for uses allowed in the AR-2 Zoning District.
- C. **Development Options.** Land within the AR-2 Zoning District may be subdivided under 1 of the 3 development options identified in Table 2.04.02-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing a Family Subdivision in accordance with the requirements of the LSDO.
- D. **Dimensional Standards.** Refer to Table 2.04.02-1 for required dimensional standards.