

Overview

King George County is in the process of updating, modernizing, and restructuring the Zoning and Subdivision Ordinances into one seamless regulatory document. The revised Zoning and Subdivision Ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current Code of Virginia requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and
- Consider citizen needs and issues identified through the public engagement process.

This memo is intended to update the Board of Supervisors on the project status and major changes proposed to date. Drafting is approximately 90% complete with final edits to occur in joint worksessions after the public open house. Public hearings and adoption are planned for summer 2023.

Progress & Schedule

Progress to date includes:

- **Staff Kickoff** – Held on July 14, 2021. The Berkley Group conducted a kickoff meeting with King George County staff to review the scope of work and deliverable items.
- **Joint BOS and PC Kickoff** – Held on September 15, 2021. During this meeting, the Berkley Group gave a presentation on the scope of work, schedule, and Zoning and Subdivision Ordinance diagnostic report.
- **Public Engagement** – Public engagement offered opportunities to collect community feedback on priorities for the ordinance update. An online public survey was conducted from October 1-31; public workshops were held on October 20 and October 26; and stakeholder interviews were conducted on October 26.
- **Planning Commission Worksession #1** – Held on November 30, 2021. The focus of this meeting was to discuss the overall public engagement summary and key findings, and to review the proposed structure of the revised ordinance.
- **Planning Commission Worksession #2** – Held on January 25, 2022. The focus of this meeting was to review and discuss drafts of Article I, In General; Article II, Administration; Article III, Permits and Applications; and Article IX, Nonconformities. Edits and revisions were discussed and sent back for additional PC review on March 1, 2022.
- **Planning Commission Worksession #3** – Held on March 29, 2022. The focus of this meeting was to review and discuss drafts of Article IV, Primary Zoning Districts and Article V, Overlay Zoning Districts. Edits and revisions were discussed and sent back for additional PC review on May 2, 2022.
- **Planning Commission Worksession #4** – Held on May 31, 2022. The focus of this meeting was to review and discuss drafts of Article VI, Use Matrix, and Article V, Division 5, Military Compatibility

Overlay District (MCAOD). The MCAOD was a joint discussion between Berkley Group, King George County, and NSF Dahlgren representatives. Edits and revisions were discussed and sent back for additional NSF Dahlgren staff and PC review on July 5, 2022. At this time, drafting to the MCAOD has been halted pending input from NSF Dahlgren.

- **Planning Commission Worksession #5** – Held on July 29, 2022. The focus of this meeting was to review and discuss a draft of Article VII, Use Performance Standards. Edits and revisions were discussed and sent back for additional PC review on September 2, 2022.
- **Planning Commission Worksession #6** – Held on September 27, 2022. The focus of this meeting was to review and discuss a draft of Article VIII, Community Design Standards. Edits and revisions were discussed and sent back for additional PC review on November 8, 2022.
- **Planning Commission Worksession #7** – Held on November 29, 2022. The focus of this meeting was to review and discuss a draft of Article X, Subdivision. The Wetlands and Stormwater Management Articles were also sent for review by staff and Planning Commission. Edits and revisions to Article X were discussed and sent back for additional PC review on December 14, 2022.
- **Joint Worksession #8** – To be held on January 24, 2023. The focus of this meeting is to review project status and determine next steps.

Next Steps

The draft Ordinance will be shared during a Public Open House (proposed for March 2023). Public feedback and comments from the Board of Supervisors will be reviewed during worksessions in April and May 2023. Based on the results of the final review worksessions, Berkley Group will incorporate final changes for public hearings in June (PC) and July (BOS) 2023.

See next page for full project schedule.

King George County Zoning & Subdivision Ordinance Update
 Board of Supervisors – Project Summary Memo
 January 24, 2023



Phase	Task	Task Description	2021					2022												2023							
			August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August
A	A1	Project Management																									
	A2	Kick-off Meeting with Staff																									
	A3	Document Review & Diagnostic																									
	A4	Public Survey																									
	A5	Joint Public Officials Meeting		X																							
	A6	Public Input Workshop (Up to 2)			X																						
	A7	Stakeholder Listening Sessions (up to 4)			X																						
B	B1	PC Work Sessions (up to 8)				X		X		X		X		X		X		X		X							
	B2-12	Drafting																									
	B2	TOC				*																					
	B3	Definitions																									
	B4	General, Admin, Nonconformity						*																			
	B5	Permits & Application Provisions						*																			
	B6	Districts Standards								*																	
	B7	Overlay & Special Districts								*																	
	B8	Use Matrix									*																
	B9	Use Performance Standards										*															
	B10	Community Design Standards											*														
	B11	Subdivision													*												
		Compiled Draft Ordinance Review																	*								
B12	Mapping Analysis & Graphics																										
C	C1	Public Review & Open House																			X						
	C2	Pre-Adoption Work Session (up to 2)																				X	X				
	C3	Incorporate Final Revisions																									
	C4	PC Public Hearing																						X			
	C5	BOS Public Hearing																							X		
	C6	Post-Adoption Materials																									

Note: X indicates anticipated in-person meeting

Complete

Draft Zoning & Subdivision Ordinance Changes

The following summary highlights major changes to the Draft King George County Zoning and Subdivision Ordinance proposed to date. This list is not exhaustive; it excludes editorial changes and constitutes the most substantive changes.

General Re-Organization

- The existing Ordinance was analyzed for cohesive flow; clarity; compliance with Code of Virginia; planning best practices; and input from Planning Commission, King George County Staff, and community engagement. This analysis and input resulted in the rearrangement (combining of articles and sections to provide like-material in one place), revision (changing of content/text for clarity, streamlining, and Code compliance), and addition and/or removal of items (for Code compliance and appropriateness for King George County’s needs).
- The existing Ordinance has been reorganized to provide a more user-friendly structure. The Draft Ordinance is organized as follows:
 - Article I: In General (*draft complete*)
 - Article II: Administration (*draft complete*)
 - Article III: Permits and Applications (*draft complete*)
 - Article IV: Primary Zoning Districts (*draft complete*)
 - Article V: Overlay Zoning Districts (*partially complete; MCAOD not complete*)
 - Article VI: Use Matrix (*draft complete*)
 - Article VII: Use Performance Standards (*under review*)
 - Article VIII: Community Design Standards (*drafting underway*)
 - Article IX: Nonconformities (*draft complete*)
 - Article X: Subdivision
 - Article XI: Definitions

Article I: In General

Article I, In General, provides information on the authority, purpose, and applicability of the Zoning and Subdivision Ordinance, among other regulations. Major changes include:

- Consolidated and updated existing Article I (General Provisions) and portions of Article 2 (District Regulations) pertaining to the Zoning Map and district boundaries.
- Updated with Code of Virginia requirements and references; the purpose of Zoning Ordinances and the purpose of Subdivision Ordinances has been expanded to include all items, as explicitly listed in Code of Virginia §15.2-2283.
- Added section to describe how zoning district boundaries are to be determined.

- Added provisions to give the Zoning Administrator the authority to interpret zoning district boundaries, rather than the BZA; appeals to those interpretations will go to the BZA.
- Added new sections to address applications and approvals prior to the Ordinance effective date; these previously approved matters will fall under the purview of the existing Ordinance.

Article II: Administration

Article II, Administration, outlines powers, duties, and procedures for the Zoning Administrator, Subdivision Agent, Planning Commission, and Board of Zoning Appeals. It also addresses enforcement procedures for violations of the Ordinance. Major changes include:

- Consolidated and updated existing Article 5 (Administration and Enforcement) and Article 6 (Violations and Penalties).
- Updated with Code of Virginia requirements and references, including the duties and rules for Zoning Administrators and Subdivision Agents.
- Removed Planning Commission provisions for creation, appointment, terms, and removal of members (these are supplied in Chapter 2, Article 3 of the County Code); this is to prevent conflicting or duplicative text across County regulations.
- Included provisions to allow the Planning Commission to hear exceptions to the HCOD, rather than by the BZA through a variance process.
- Added provision to enable the Zoning Administrator to obtain a warrant to enter land or structures that are suspect of a violation.
- Added criminal penalties (misdemeanor), for injuries and/or repeat offenses, rather than only civil penalties. In this case, if a violation results in injury to a person(s), or if civil penalties exceed \$5,000, it will be a criminal misdemeanor. Additionally, all penalties for violations have been updated to include current Code of Virginia references.
- Increased civil penalty amounts to align with the Code of Virginia.
- Added section that requires proof of payment for any outstanding taxes, charges, and other fees owed to the County prior to the issuance of any permits or approvals.

Article III: Permits and Applications

Article III, Permits and Applications, outlines requirements for zoning text and map amendments, special exceptions, variances, Site Plans, zoning permits, zoning determinations, appeals, and public hearings. Major changes include:

- Consolidated and updated existing Article 5 (Administration and Enforcement), Article 7 (Site Plan Regulations), and minor portions of Article 2 (District Regulations) pertaining to Site Plans.
- Updated with Code of Virginia requirements and references, including timeframes for approvals and decisions on applications.
- Introduced requirement for a Concept Plan process as part of the Map Amendment and Special Exception processes. This process allows developers to proceed with discretionary review and public

hearings without undertaking a fully engineered Site Plan. The Concept Plan replaces the current Preliminary Site Plan process.

- Modified Special Exception process to require that Special Exceptions be heard by the Planning Commission, which makes a recommendation to the Board of Supervisors, as provided in the Code of Virginia. This replaces the existing process, which provides that Special Exceptions go straight to the Board, which may then send it back to the Planning Commission for review and recommendation. The proposed change as described above is to create an efficient process that is the same for all applications.
- Added timeframe for the expiration of approved Special Exception Permits in cases where the use does not commence.
- Added provisions for variances relating to persons with a disability.
- Edited text to allow all final Site Plans to be administratively approved.
- Clarified that Site Plans are always required, unless exempt; exemption list has been updated and reflective of the updated uses within the Draft Ordinance.
- Modified the existing Site Plan process as follows:
 - Removed “Preliminary Site Plans” and “Final Site Plans”; rather, all development requires only a Major or Minor Site Plan. For applications of a discretionary nature, Special Exceptions and Rezonings, a Concept Plan is also required as a first step – see above.
 - Added requirement for Major Site Plans for most development within the County (anything not exempt or uses requiring a Minor Site Plan).
 - Added requirement for Minor Site Plans for all other development – including single- and two-family dwellings, additions to single- and two-family dwellings that have a land disturbance of 2,500 ft. or greater, and accessory structures or improvements greater than 256 sq. ft. or with a land disturbance of 2,500 sq. ft. or greater.
- Added DEQ-required statements pertaining to private septic systems to Major Site Plan requirements.
- Revised requirement that a bond be supplied *after* a Major Site Plan has been approved, but before any construction or land disturbance can occur – rather than at the time of filing an application for a Site Plan, as currently provided in the existing Ordinance. This has been changed to require bond(s) reflect approved Site Plan contents.
- Clarified process for amendments to Major and Minor Site Plans, including when they are administratively approved and when they are not.
- Added a new Division that outlines the applicability, standards, and procedures for Zoning Permits.
- Added a new requirement that when Site Plans are not required, Zoning Permits shall require a scale drawing or plan that provides similar, but simpler, information.

Article IV: Primary Zoning Districts

Article IV, Primary Zoning Districts, provides the purpose and standards for development in the ten primary zoning districts in King George County. Major changes include:

- Consolidated and updated existing Article 2 (District Regulations), Article 11 (Residential Cluster Provisions), and Article 14 (Mixed Use Development).
- Updated with Code of Virginia requirements and references.
- Renamed A-1 district to “Agriculture Preservation” (previously “Limited Agriculture”) to better distinguish the differences between the three Agricultural districts.
- Renamed R-1 district to “Single-Family Dwelling” (previously “One-Family Dwelling”) to better align with the terminology and definitions used in the Ordinance.
- Renamed C-1 district to “Neighborhood Commercial” (previously “Retail Commercial”) and renamed C-2 district to “General Commercial” (previously “General Trade”) to better align with their intents.
- Grouped all district purpose and intent statements together; Agricultural, Residential, and Commercial intent statements have been revised to provide greater context and expectations for development.
- Revised provision that permits only one principal structure per lot in Agricultural and Residential districts; this was previously 2 principal structures.
- Added height maximums for all districts. Provided text and graphics to aid in determining height. Provision has been added to detail exemptions (flood zones) and exceptions (spires, chimneys, etc.) to height limits.
- Added provision in all districts that allows non-residential structures to be erected to a height of 50 ft., if required front, side, and rear setback minimum standards are increased 1 foot for each foot in height over 35 ft.
- Changed term of “yards” to “setbacks.” The existing Ordinance utilizes the term “yard” for the distance that a structure is to be located from a property line. This is more commonly referred to as “setback.” Yard will remain as a definition in the Ordinance.
- Changed methods for the determination and measurement of lots; these changes were designed for ease of administration and use by developers/applicants.
 - Changed measurement of setbacks for “Convex” and “Concave” lots; setbacks are to be measured radially from the edge of the ROW.
 - Changed setbacks requirements for “Corner Lots”; now requires two front setbacks, one along each street/road, rather than one full-depth and one half-depth front setback.
 - Introduction of measurements for “Through Lots.”
- Removal of “irregular lots,” as staff expressed that these types of lots are not often used. Removal of irregular lot provisions further streamlines and simplifies the regulations. Provision included that allows the Zoning Administrator to determine the boundary lines/setbacks for Irregular Lots.

- Added provisions for Steep Slope development.
- Provided district standards in table format.
- Revised residential district standards as follows:
 - Added side setback requirement in R-1 and R-2 for non-residential structures to address Comprehensive Plan policies regarding transitioning and buffers; setback is 25 ft.
 - Added requirement that community water/sewer be provided for multi-family dwellings.
 - Increased R-3 density to 12 dwelling units/acre (previously 8 du/acre).
 - Revised R-3 rear setbacks so that all structures (not accessory structures) require 20-ft. setbacks.
 - Increased R-3 minimum open space requirement to 20% (previously 15%) for all R-3 development.
- Commercial districts revisions:
 - Decreased C-2 front setbacks to 15 ft. (previously 30 ft.) to account for space needed to encourage parking to the side and rear of a building, and to encourage a more walkable commercial area with sidewalks and landscaping.
 - Added provision that accessory structures are prohibited in front yards.
- Industrial districts revisions:
 - Increased side setbacks to 20 ft. (previously 10 ft.)
- Planned Development districts revisions:
 - Added section that provides the purpose of Planned Developments.
 - Restructured the districts so that the Resort Community (R-C) and Mixed-Use Development (M-U) districts are now considered “Planned Development” districts.
 - Added a waiver provision for Planned Development regulations (R-C and M-U districts) to allow for variation from the regulations, when appropriate and approved through the rezoning process.
 - Provided district standards for the R-C district. They have been drafted similarly to the M-U district to provide consistency in the standards of both Planned Developments.
 - Removed two-family dwellings from the district standards and as a permitted use in M-U districts, as directed by the Planning Commission.
 - Added a maximum density for townhouses in M-U districts (12 du/acre.)
- Cluster Development Standards
 - Added a requirement for a minimum setback for all boundary lines of a cluster development, to ensure the development is set back from roads and adjoining properties to allow for open space. In A-1 and A-2, a 300-ft. setback is required from any public road and a 100-ft. setback is required from all other property lines; in Residential districts, minimum setbacks for boundary lines of the cluster development are same as Agricultural, if abutting those districts.

Article V: Overlay Zoning Districts

Article V, Overlay Zoning Districts, provides the purpose and standards for the four overlay zoning districts in King George County. Major changes include:

- Consolidated and updated existing Article 8 (CBPA Overlay District), Article 9 (Floodplain Management Overlay District), and Article 10 (Highway Corridor Overlay District).
- Added a new Military Compatibility Area Overlay District (pending information and review by NSF Dahlgren staff)
- Updated with Code of Virginia requirements and references.
- Added a new section that provides the overall purpose of overlay zoning districts and what districts are included in this Article.
- Chesapeake Bay Preservation Area Overlay revisions:
 - Added provision that allows the Zoning Administrator to determine boundaries and waive assessments; this is permitted by Code of Virginia 9VAC25-830-110.
 - Added updated Virginia Department of Health requirements for on-site sewage systems that do not require a VPDES permit to have one of three designated maintenance provisions, and a requirement for pump out every five years.
 - Additional provisions for activity on agricultural land, including recommendations for conservation practices; soil and water quality conservation assessments on agricultural fields adjacent to RPAs are to be the highest priority, but assessments can be required for all fields/tracts within an operation, even if there are RMA areas; and findings and soil and water quality conservation plans are to be sent to the local Soil and Water Conservation District Board for approval.
 - Added requirement that a Pre-Application Conference is required prior to submitting a Plan of Development within the CBPA.
- Floodplain Management Overlay revisions:
 - Provided a comprehensive overhaul to this division using information from the 2017 floodplain model Ordinance provided by Virginia Department of Conservation and Recreation. These revisions are intended to clarify existing standards and to ensure compliance with Code of Virginia requirements.
 - Added provision that requires a freeboard of 12 inches (additional inches of elevation added above the base flood elevation) to be added to the height standard [lowest floor] as an additional margin of safety in case the models have an error or are based on incomplete data; this change may also help reduce flood insurance rates.
 - Removed specific standards for manufactured homes; all construction and improvements to any type of structure should be treated the same.

- Highway Corridor Overlay:
 - Modified process requirements to allow the Planning Commission to hear exceptions to the HCOD, rather than by the BZA through a variance process.
 - Replaced specific design standards (landscaping, parking etc.) with reference to Article VIII, Community Design Standards, of the Draft Ordinance.
- Military Compatibility Area Overlay:
 - Proposed adding a Military Compatibility Overlay District (MCAOD), based on the 2015 NSF Dahlgren Joint Land Use Study. **Drafting of this Overlay was put on pause by King George County after the latest review in June 2022.**

Article VI: Use Matrix

Article VI, Use Matrix, identifies where each land use is permitted across each zoning district. Major changes include:

- Revised uses and definitions to align with best practices and King George County needs identified through staff and community engagement. Consolidating and revising uses streamlines the Ordinance, eases administration, and ensures that similar uses are regulated consistently within each zoning district. Broader terminology allows for greater adaptability and flexibility as new land uses arise.
- Created a matrix of all uses, which replaces the list format provided in the existing Ordinance. This matrix provides a list of all permitted uses in the County and identifies whether the use is allowed by-right or by Special Exception in each zoning district. The matrix also identifies when the use has performance standards and references the pertinent Ordinance section.
- Consolidated similar uses and terms. Examples include, but are not limited to:
 - “Manufacturing, Light” and “Manufacturing, Heavy” are proposed to consolidate over ten individual uses, easing administration.
 - “Recreation/Entertainment, Commercial Indoor” and “Recreation/Entertainment, Commercial Outdoor” will consolidate various recreational use terms – including bowling alleys and golf courses.
- Added modern uses and terms. Examples include, but are not limited to:
 - “Restaurant, Mobile” to open new avenues for restaurant activity in select districts.
 - “Solar Energy, Small Scale” and “Solar Energy, Medium Scale” to allow for homes and businesses to have solar for their building(s) or communities.
 - “Accessory Dwelling,” which is recommended to increase housing options and affordability.
- Added uses required or regulated by the Code of Virginia Code. Examples include, but are not limited to:
 - “Family Home Day Care 1-4 Individuals” and “Family Home Day Care 5-12 Individuals”; proposed to replace “Family Day Home” in the existing Ordinance. Virginia Code § 15.2-2292

requires that “Family Day Homes” for 1-4 individuals be allowed where single-family dwellings are permitted. “Family Day Homes” for 5-12 individuals may be permitted at the discretion of the community but must be licensed.

- “Telecommunications Facility, Small Cell Facility” and “Amateur Radio Tower”.
- “Agritourism” and “Farm Winery,” as King George County is a rural community that likely has many opportunities for agritourism activities that can boost tourism and the economy (pick-your-own, farm tours, etc.)

Article VII: Use Performance Standards

Article VII, Use Performance Standards, provides provisions and regulations are to limit the impact of specific uses on surrounding property and the County at large. These pertain to the use, whether it is permitted by-right and/or by Special Exception. Major changes include:

- Organized use standards by use category: Agricultural, Residential, Public/Civic/Recreational, Commercial, Industrial, and Miscellaneous.
- Reorganized and streamlined existing standards for increased readability (e.g. Biosolid Application).
- Introduced new standards for uses that were based on content in the existing Ordinance (e.g., Private and Commercial Stables; and Outdoor Furnaces).
- Introduced new standards for entirely new uses (see Use Matrix for new additions) (e.g. Agritourism, Accessory Dwelling, Mobile Restaurant, EV Charging Station).
- Revised and/or reconfigured use standards based on existing *and* new uses (e.g. Home Occupations Class A, B, and C; Small-, Medium-, and Utility-Scale Solar).

Article VIII: Community Design Standards

Article VIII, Community Design Standards, provides provisions and regulations for those elements that pertain to the character of development within the community. The community showed strong support for design standards through the public survey, and staff has expressed a need for more buffers/beautification through landscaping in commercial and industrial areas. These standards promote consistent community aesthetics, safety, and enforceability. Major changes include:

- Consolidated and revised various provisions throughout the existing Ordinance (including Article 10, HCOD Overlay and Article 14, Mixed-Use).
- Organized the type of provisions by type, for readability and user-friendly provisions (Visibility; Lighting; Landscaping and Screening; Walls and Fences; Parking and Loading; Signs; Open Space; Utilities; and Sidewalks, Curb, and Gutter).
- Lighting:
 - Consolidated existing lighting provisions from HCOD in with new lighting provisions that pertain to development universally.
- Landscaping and Screening:

- Introduced tree measurement standards and tree preservation standards.
- Introduced new concept of “Transitional Buffers” between conflicting districts/uses.
- Revised provision to require a parking lot landscape buffer for all parking areas that abut a residential or agricultural district, or public ROW.
- Added provision(s) for one landscaping island per every other double-row of parking, if the total size of the parking lot exceeds 100 total parking spaces.
- Added the ability for an applicant to request a modification to the landscaping requirements, by waiver, granted by the Administrator.
- Walls and Fences:
 - Expanded wall and fence standards to apply in A-3, R-1, R-2, R-3, commercial, industrial, and planned development districts.
 - Added height limits (7 ft. in ag (A-3), residential and planned development districts; 8 ft. in commercial districts; and 10 ft. in industrial districts).
 - Added requirements for vinyl covering and/or opaque slats on chain-link fencing in R-3, commercial, and industrial districts.
- Parking and Loading:
 - Revised number of the minimum required off-street parking spaces for various uses, based on best practices (e.g., Dwelling Multi-Family based on bedroom count, Restaurants based on square footage, etc.)
 - Increased provision for shared/joint parking; shared parking space(s) may be used to meet a maximum of 50% of the required off-street parking requirement (up from 10%).
 - Added provision that requires handicap spaces in accordance with the Virginia Uniform Statewide Building Code.
 - Revised standard so that all parking areas comply with lighting standards, not just those parking areas of 8+ spots.
 - Introduced bicycle parking requirements for all commercial developments with buildings totaling 10,000 sq. ft. or more and all multi-family developments.
 - Added provision that gravel loading areas only be permitted for uses that require 1 loading space; 2 or more loading space shall require a *paved* surface.
- Signs:
 - Added new types of prohibited signs (e.g., signs over ROW, signs affixed to poles and trees, and signs affixed to parked cars/trailers).
 - Added new types of exempt signs (e.g., memorial plaques/building cornerstones, flag signs, etc.).
 - Revised maximum height limits for signs based on type of sign and district it is located within, rather than blanket maximum of 25 ft. (as currently provided).

- Added provisions for off-site signage (owner permission required, count towards maximum signage allowed on lot it is placed, maximum of one off-site sign per lot, etc.).
- Comprehensively revised types of signs permitted, the district in which they are permitted, and size limits. See Tables in draft.
- Open Space:
 - Combined, revised, and streamlined existing (now provided in the Subdivision Ordinance) and new provisions for open space.
 - Added requirement that open space is provided for all new development within A-2, A-3, residential, and planned development districts. (Exceptions include single- and two-family dwellings, Minor Subdivisions, and Utility/Agricultural uses.)
 - Introduced minimum percentages of required open space based on district and whether standard or cluster development.
 - Introduced provisions stating what areas can count towards open space (natural areas, passive/active recreation, etc.).
 - Introduced provisions stating what areas cannot count towards open space (residential yards, parking areas, etc.).
 - Introduced design and development standards, including configuration and location.
- Utilities
 - Added new Division to address standards for the development of private wells and on-site sewage disposal systems.
 - Introduced provision that requires compliance with all applicable regulations (KGCSA, VDH, etc.)
 - Introduced basic size and location standards for each utility type.
- Sidewalks, Curb, and Gutter:
 - Added new Division to address standards for sidewalks, curb, and gutter, with reference to applicable existing standards (Subdivision Article or VDOT standards) based on type of development (residential/subdivision or commercial/industrial/planned development).

Article IX: Nonconformities

Article IX, Nonconformities, provides procedures and regulations for properties and land uses that do not conform to Zoning Ordinance requirements. Major changes include:

- Consolidated and updated minor portions of the existing Article 1 (General Provisions).
- Updated with Code of Virginia requirements and references.
- Included new provisions for nonconforming uses, including that a home occupation is permitted within a nonconforming dwelling unit; casual, intermittent, temporary, or illegal use of land or buildings is not sufficient to establish the existence of a nonconforming use; the existence of a nonconforming use on a part of a lot or tract does not establish a nonconforming use on the entire lot

or tract; and when the Zoning Administrator cannot determine whether a use is nonconforming, the BZA shall hear the case.

- Included new provisions for nonconforming lots, including how a nonconforming lot can become conforming.
- Added a new section that provides for the repair and maintenance of nonconformities, including text that meets the Code of Virginia requirements related to repair and replacement as a result of damage from fire, natural disaster, or another act of God.
- Added provision that allows for the full interior remodel of a nonconforming structure, as well as minor exterior alterations and cosmetic modifications.

Article X: Subdivision

Article X, Subdivision, provides procedures and regulations for properties and land uses that do not conform to Zoning Ordinance requirements. Major changes include:

- Moved the Subdivision Ordinance into the Zoning Ordinance as an Article.
- Structurally reorganized for readability and ease of administration.
- Added new type of subdivisions: Single Lot Subdivision (one lot into two).
- Family Subdivisions:
 - Added new provision, permitted by Code of Virginia, that requires a property to be owned for at least 5 years by current family/family member prior to subdividing.
 - Increased timeframe that subdivided property must be held in ownership by grantee – now 15 years (increase from 5 years).
- Revised access points to be based on thresholds on number of lots within a proposed Major Subdivision.
- Increased maximum access points for Minor Subdivisions to 2.
- Block length revised to allow different length based on cluster development and type of district.
- Revised provision requiring sidewalk, curb, and gutter in residential district subdivisions (now required when majority of lots are 25,000 sq. ft. or less; change from 15,000 sq. ft.)
- Added fire protection standards for Major Subdivisions.
- Preliminary Plats:
 - Added requirement for a Preliminary Conference for all Preliminary Plat applications.
 - Increased required contents for Preliminary Plats (GIS department requests, approximate locations of proposed elements, etc.)
 - Revised process language to reflect current process: Planning Commission reviews all Preliminary Plats for subdivision of 50 or more lots and any others, *if* referred to it by Agent.
- Final Plats:
 - Revised process language to reflect current process: All Final Plats are administratively approved.

- Increased required contents for Final Plats (GIS department requests, additional notes and disclaimers, etc.)
- Restructured Final Plat requirements to be based on whether the Final Plat is for a Major Subdivision, or if it is for a Minor, Single Lot, or Family Subdivision or Boundary Line Adjustment.
- Construction Plans:
 - Revised provision to allow the submission of Construction Plans concurrently with Final Plats.
 - Added provision that As-Built Plans are required prior to a Certificate of Occupancy being issued.

Article XI: Definitions

Article XI, Definitions, provides the full set of definitions pertaining to the Ordinance. Major changes include:

- Consolidated and updated definitions as needed, rather than supplying in various Articles.
- Updated with Code of Virginia definitions and references.
Organized by topic (common terminology; abbreviations; general terms that apply to the whole ordinance; Overlay District terms; Use terms by use category.