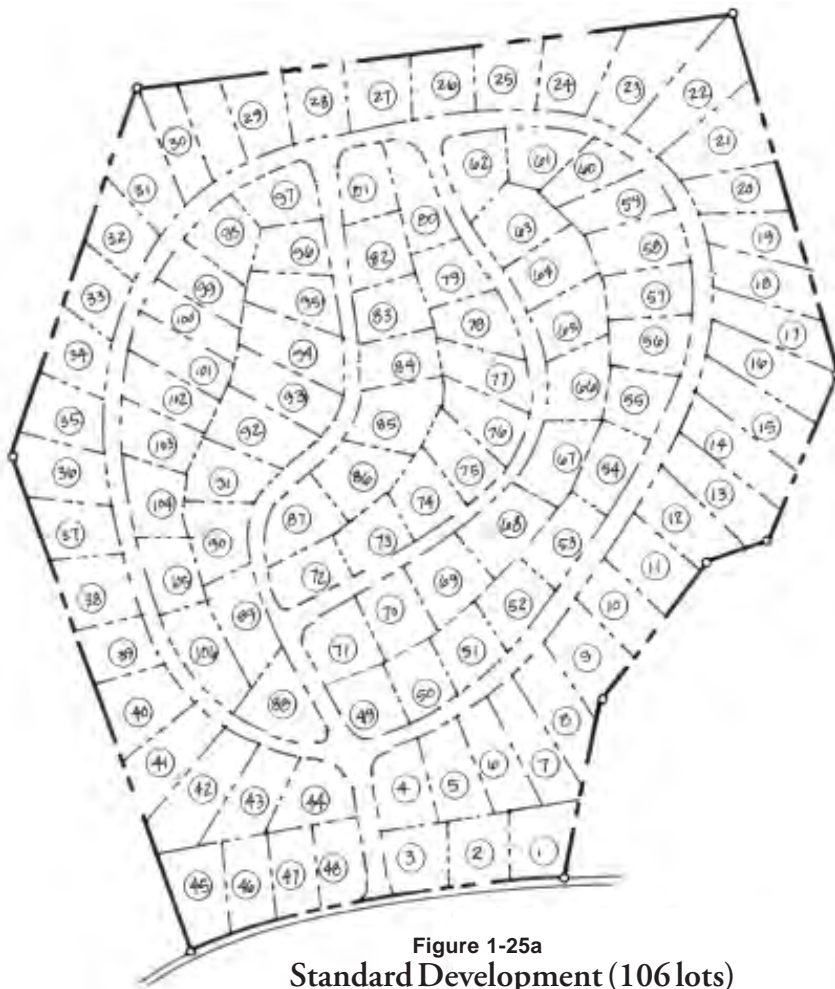


Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential



Allegheny County: Rural Development Potential

100 acres zoned AR Agricultural-Rural Residential



Assumptions (see p. 45 for details.): Used the dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-Specific Considerations: Any road proposed must be a public road with a 50-foot dedicated right-of-way maintained by the Virginia Department of Transportation. This proposed subdivision must be served by public water and sewer.

**000 square feet
road frontage**

Figure 1-25a
Standard Development (106 lots)

Context

Growth Pressure: Very Low
 Ag Importance: Low (10th in region; 90th in state)
 Forestry Importance: High (2nd in region; 39th in state)
 Ag/Forestal Districts: 0
 Easements: 1 (least in the VCC region)
 Land Use Tax: Yes
 Farm Preservation Goal: No
 Farm Preservation Program: No

Preservation Strategy

Zoning and subdivision provisions only.



Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential

Augusta County: Rural Development Potential 100 acres zoned GA (General Agriculture)

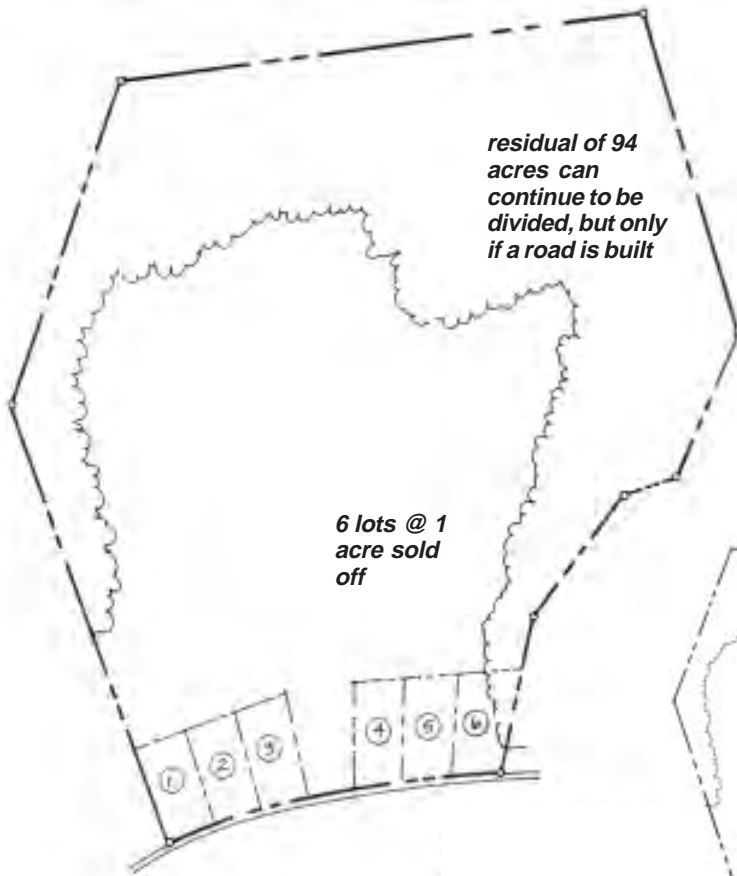


Figure 1-25b

Lots Along Road (after 6 years)

Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-Specific Considerations: Parent tract can be redivided indefinitely at the rate of 1 lot per year per parcel (5-year wait before newly created parcel can be redivided). The practical limitation for many tracts will be the required 50 feet of frontage on a public road (150 feet at setback line). The significant up-front costs of road construction and master planning can be recouped only at the slow pace of 1 lot per year (2 lots per year after year 5, 4 lots per year after year 10 and so on), making full-scale development of a tract into small lots unlikely.



Figure 1-25b (alt.)

Lots on New State Road (after 10 years)
(Unlikely But Possible)

Context

Growth Pressure: High
Ag Importance: Very High (2nd in region and state)
Forestry Importance: Medium (6th in region; 61st in state)
Ag/Forestal Districts: 3
Easements: 36 (most in the VCC region)
Land Use Tax: Yes
Farm Preservation Goal: Yes
Farm Preservation Program: No

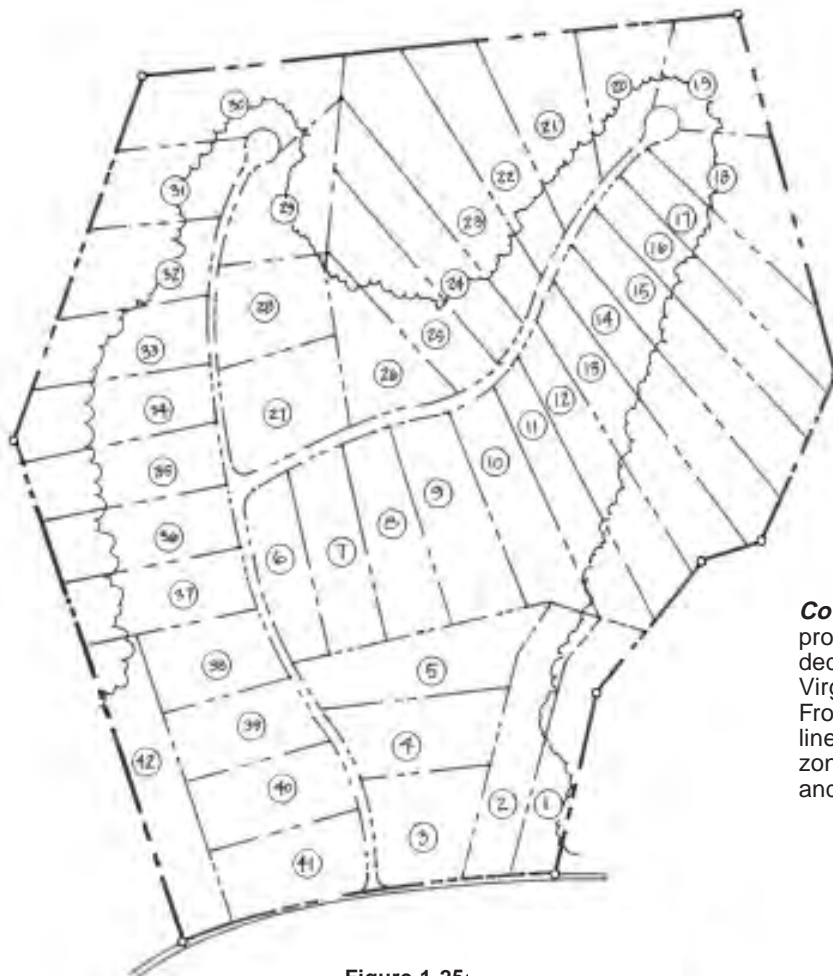
Preservation Strategy

- Zoning and subdivision provisions:
- Differentiated ag zoning (exclusive and general)
 - Time release of subdivisions (limit of one lot per year, 5-year wait to redivide a newly created parcel)
 - Road frontage requirement
 - No exemption for large lots

Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential



Bath County: Rural Development Potential *100 acres zoned A-2 Agricultural General*



Assumptions (see p. 45 for details): Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

42 lots @ 80,000 square feet

County-Specific Considerations: Any road proposed must be a public road with a 50-foot dedicated right-of-way maintained by the Virginia Department of Transportation. Frontage requirement is 100 feet at setback line, (125 for corner lots). C-1 Conservation zoning district has stricter lot size (120,000 sf) and frontage (200 feet) requirements.

Figure 1-25:
Standard Development (42 Lots)

Context

Growth Pressure: Very Low
 Ag Importance: Very Low (92nd in state; 11th in region)
 Forestry Importance: Very Low (11th in region; 84th in state)
 Ag/Forestral Districts: 0
 Easements: 17 (most acres in the region)
 Land Use Tax: No
 Farm Preservation Goal: No
 Farm Preservation Program: No

Preservation Strategy

Zoning and subdivision provisions only.



Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential

Botetourt County: Rural Development Potential 100 acres zoned A-1 Agricultural

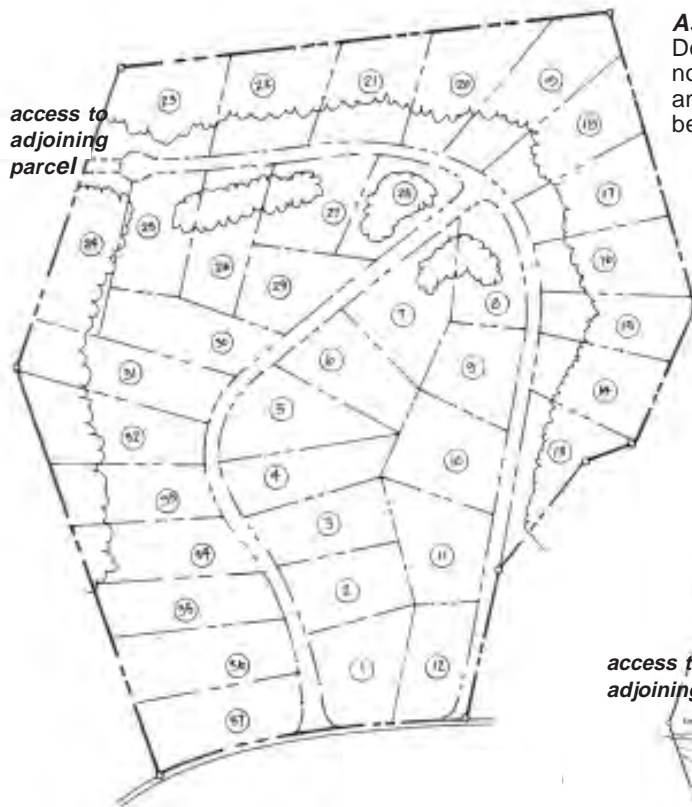


Figure 1-25d
Standard (37 lots @ 2.25 acres)

Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-Specific Considerations: Connection is required to adjoining parcels. Any road proposed must be a public road with a 50-foot dedicated right-of-way maintained by VDOT. Lots must have 150 feet of frontage. Cluster option allows same density with minimum 50% of lot preserved by a permanent open space easement. Forest Conservation (FC) zoning district also covers much of the county and has a 5.0-acre minimum lot size with 200 feet of frontage.

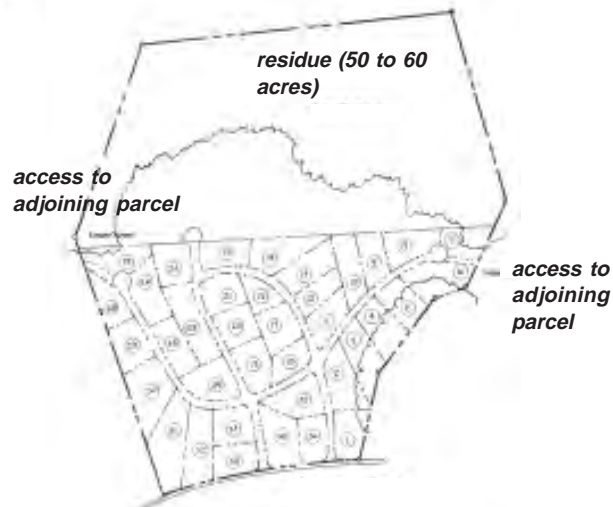


Figure 1-25d (alt)
Cluster Option (37 lots @ 40,000 square feet plus 50-60 acre residue)

Context

Growth Pressure: High
Ag Importance: Low (8th in region; 56th in state)
Forestry Importance: High (3rd in region; 44th in state)
Ag/Forestal Districts: 0
Easements: 7
Land Use Tax: Yes
Farm Preservation Goal: Indirect Only
Farm Preservation Program: No

Preservation Strategy

Zoning and subdivision provisions only.
Strict frontage requirement.



Frederick County: Rural Development Potential

100 acres zoned RA (Rural Areas)



Figure 1-25e
Standard (20 lots at overall density of
1 dwelling per 5 acres)

Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-specific considerations: All of the area of the county outside of the Urban Development Area (where water and sewer is in place or planned) is zoned RA and has a maximum overall density of 1 dwelling unit per 5 acres. All lots proposed must meet the required 4:1 depth-to-width ratio. Cul-de-sacs cannot exceed 1,000 feet; 100-foot road frontage required on cul-de-sacs. All roads must meet VDOT standards. Rural preservation lots function like an open space development (cluster) option, but the 40% required residual can potentially be rezoned later.

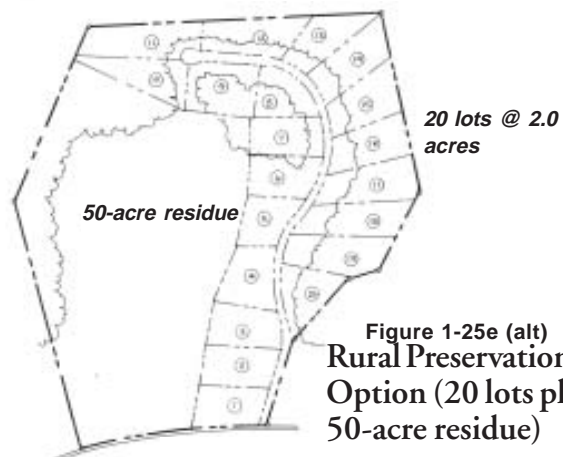


Figure 1-25e (alt)
Rural Preservation
Option (20 lots plus
50-acre residue)

Context

Growth Pressure: Very High
Ag Importance: Medium (5th in region; 27th in state)
Forestry Importance: Low (10th in region; 83rd in state)
Ag Districts: 3
Easements: 7
Land Use Tax: Yes
Farm Preservation Goal: Yes, strongly stated
Farm Preservation Program: No

Preservation Strategy

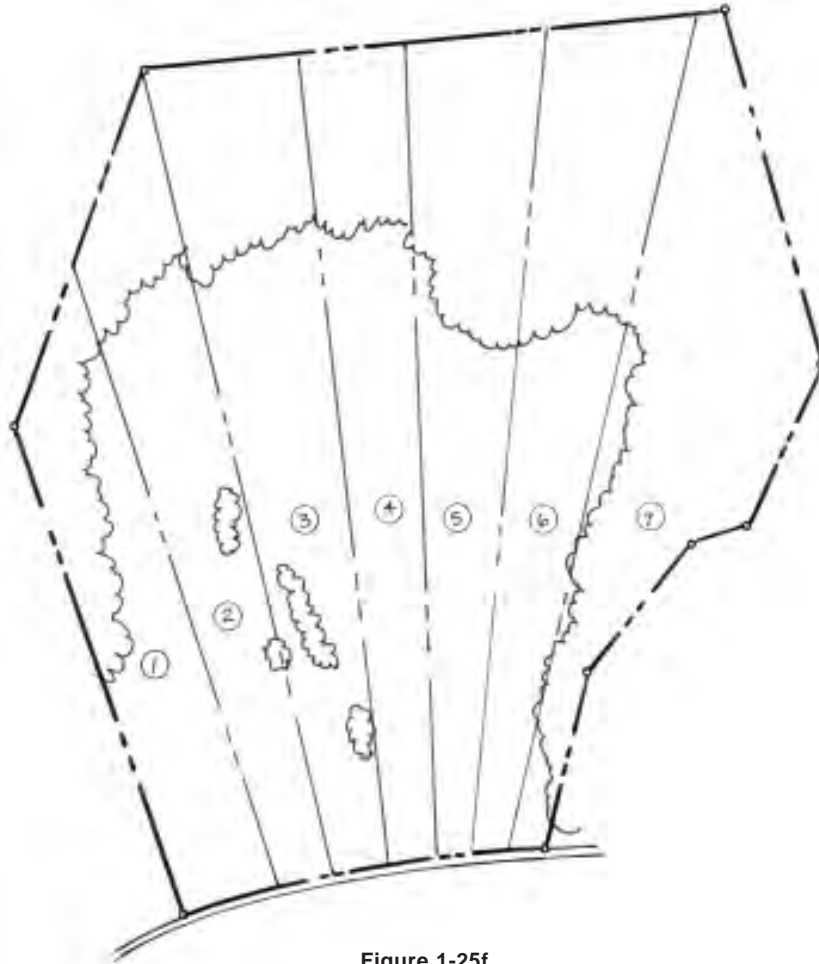
- Service Area Boundary. Maximum density in Rural Areas (outside service area boundary) of 1 dwelling per 5 acres
- Environmental features must be protected from development: wetlands and sinkholes (no disturbance); stormwater retention areas (10%); slopes greater than 15%; woodlands (25%).



Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential

Highland County: Rural Development Potential

100 acres zoned A-2 Agricultural General



Assumptions (see p. 45 for details): Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

7 lots averaging 14.3 acres

County-Specific Considerations: Highland County staff declined to review the graphic, stating that they did not feel it was appropriate to make a determination on a hypothetical situation. In the A-2 zoning district, single-family dwellings are a permitted use, "not including residential subdivision." The ordinance exempts from subdivision regulation divisions in which all lots created are at least 10 acres and no new roads are required. The drawing illustrates such a "large-lot subdivision." The number of lots are constrained by the 100-foot minimum frontage requirement.

Other zoning districts include A-1 (most productive farmland) and a residential estates district (5.0-acre minimum lot size)..

Figure 1-25f
Large-Lot Subdivision (exempt)

Context

Growth Pressure: Very Low
Ag Importance: Medium-Low (7th in region; 53rd in state)
Forestry Importance: High (4th in region; 47th in state)
Ag/Forestal Districts: 0
Easements: 5
Land Use Tax: No
Farm Preservation Goal: Yes
Farm Preservation Program: No

Preservation Strategy

Zoning and subdivision provisions only
A-2 zoning district unclear but appears to exclude subdivisions

Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential



Page County: Rural Development Potential

100 acres zoned A-1 Agriculture



Figure 1-25g

Standard (103 lots @ 0.75 acres)

Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-Specific Considerations:
Minimum frontage 100 feet. The Woodland-Conservation district also covers much of the county and has similar regulations. Large-lot subdivisions (> 10 acres) are exempt from subdivision regulations.

Context

Growth Pressure: Moderate
Ag Importance: Very High (3rd in region and state)
Forestry Importance: Low (8th in region; 67th in state)
Ag/Forestal Districts: 1
Easements: 6
Land Use Tax: Yes
Farm Preservation Goal: Yes
Farm Preservation Program: No

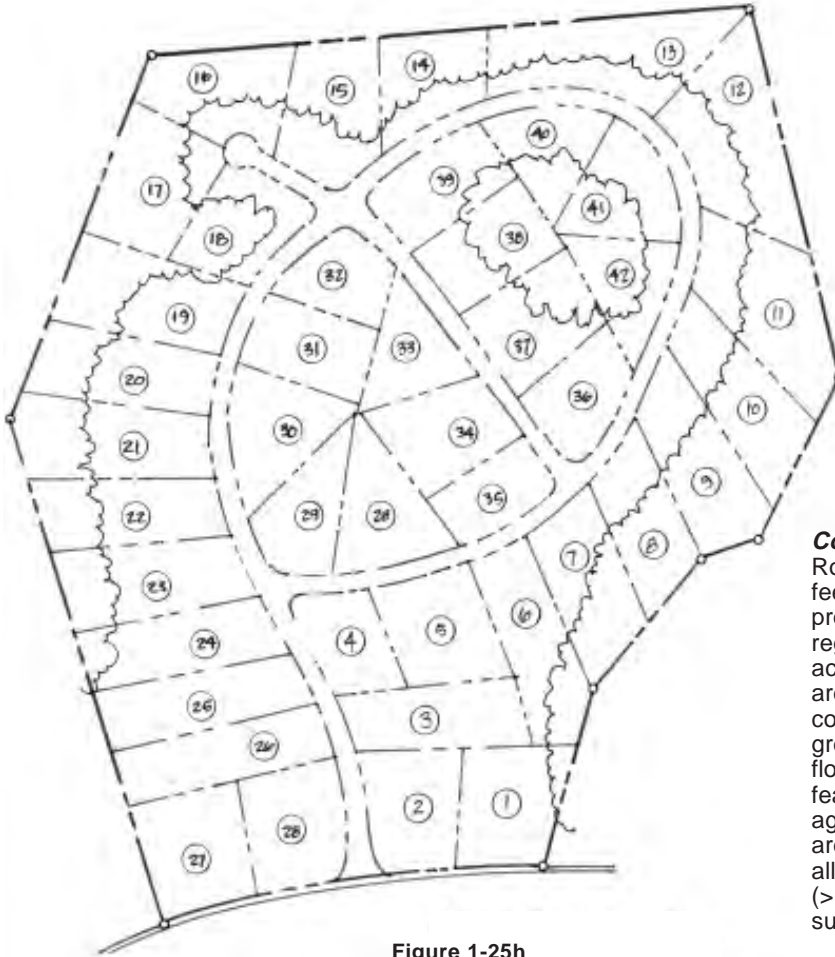
Preservation Strategy

Zoning and subdivision provisions only.



Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential

Rockbridge County: Rural Development Potential *100 acres zoned A-2 Agriculture and General Uses*



Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-Specific Considerations:
Road frontage requirement of 175 feet. Zoning district A-1 (less productive farmland) has similar regulations. Minimum lot size is 2.0 acres. However, net developable area is the gross area minus combined areas of 1) slopes 25% or greater, 2) sinkholes, 3) 100-year floodplain, and 4) wetlands, water features, and streams. In the agricultural districts, 100% of these areas will not be credited toward the allowed density. Large-lot divisions (> 20 acres each) are exempt from subdivision regulations.

Figure 1-25h
Standard (42 lots @ 2.0 acres)

Context

Growth Pressure: Moderate to Low
Ag Importance: Medium (41st in state; 6th in region)
Forestry Importance: High (1st in region; 21st in state)
Ag/Forestal Districts: 5
Easements: 34
Land Use Tax: Yes
Farm Preservation Goal: Yes
Farm Preservation Program: Yes

Preservation Strategy

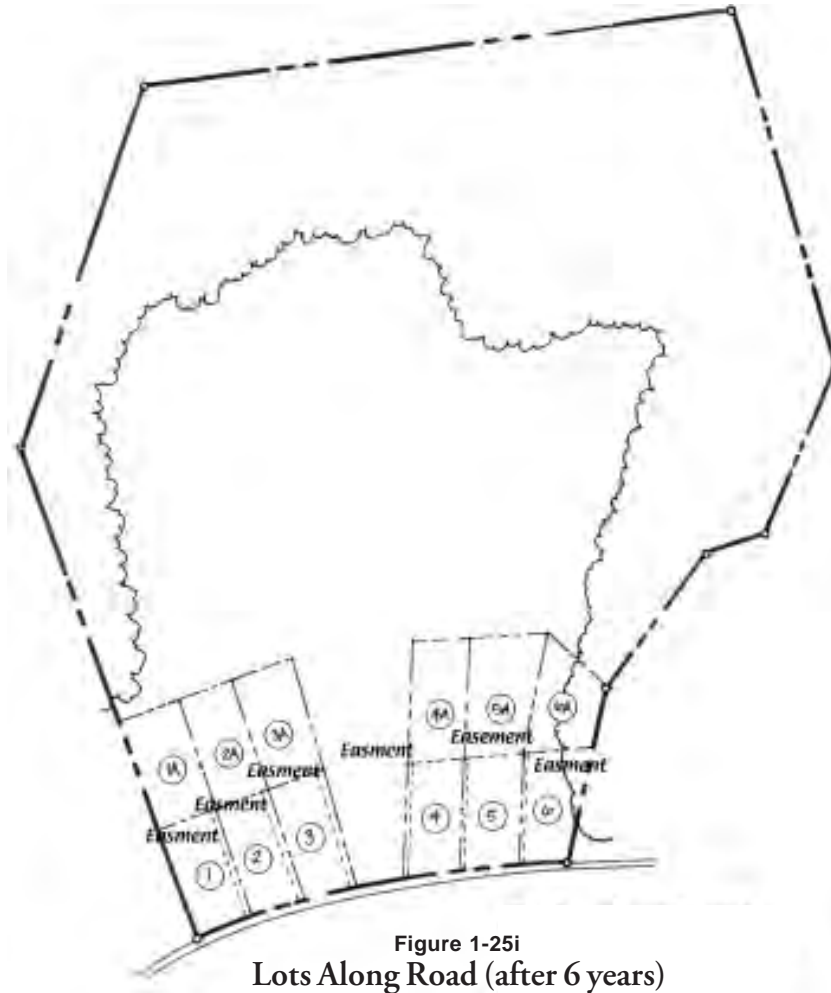
REAP easement purchase program
Protection of natural areas (net developable area regulations)

Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential



Rockingham County: Rural Development Potential

100 acres zoned A-2 General Agriculture



Assumptions (see p. 45 for details): Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

County-Specific Considerations: Time-release clause limits subdivision of an A-2 parcel to once every 3 years. (Subdivision in which all parcels are at least 40 acres can occur at any time.) The county allows a right of way to serve two lots. The drawing presented is just one potential scenario. Lot sizes could vary considerably and, while possible, it is not very likely that many owners would resubdivide the lots in this manner using the shared right of way. Large-lot divisions (>40 acres) are exempt from subdivision regulations.

Context

Growth Pressure: Moderate
 Ag Importance: Very High (1st in region and state)
 Forestry Importance: Low-Medium (7th in region; 66th in state)
 Ag/Forestral Districts: 9
 Easements: 6
 Land Use Tax: Yes
 Farm Preservation Goal: Yes, very strong
 Farm Preservation Program: Yes

Preservation Strategy

Sustainable Agriculture Committee
 Zoning and subdivision provisions:

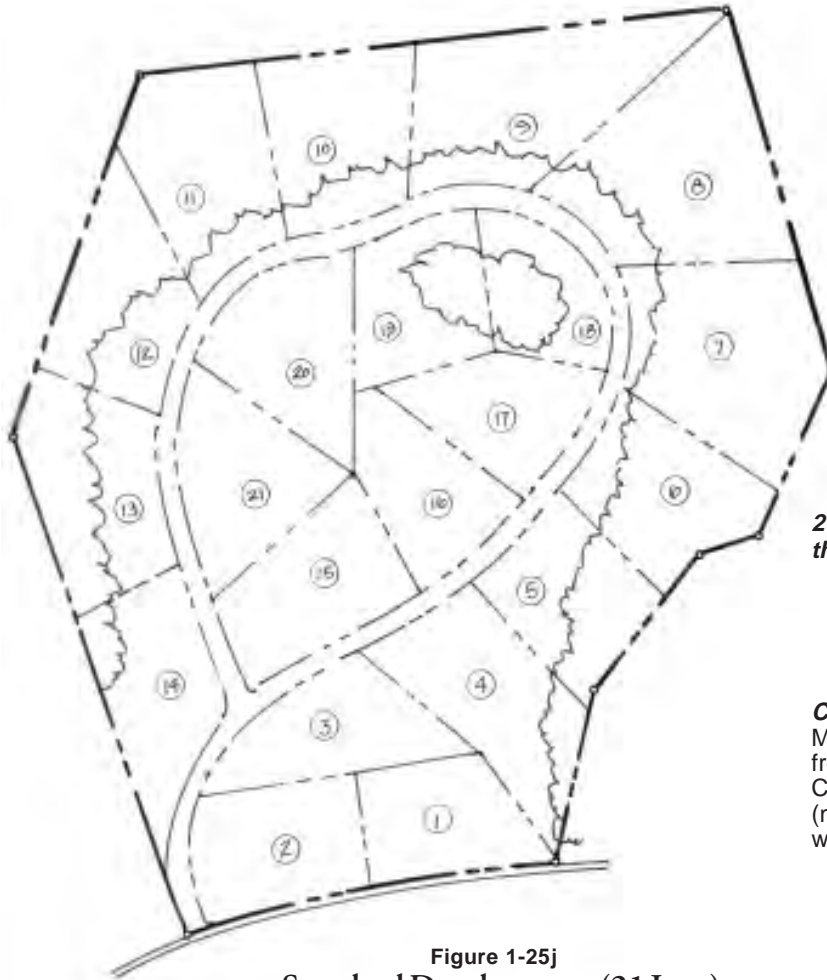
- Differentiated ag zoning (exclusive and general)
- Time release of subdivisions (limit of one lot every 3 years in A-2, every 5 years in A-1 prime farmland)



Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential

Shenandoah County: Rural Development Potential

100 acres zoned A-1 Agriculture



Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

21 lots averaging less than 4.5 acres

County-Specific Considerations:
Minimum lot size of 3.5 acres. Road frontage requirement of 350 feet. Cluster development allowed (minimum 50% open space), but only when water and sewer provided.

Figure 1-25j
Standard Development (21 Lots)

Context

Growth Pressure: High
Ag Importance: High (5th in state; 4th in region)
Forestry Importance: Medium (5th in region; 59th in state)
Ag/Forestal Districts: 21
Easements: 16
Land Use Tax: Yes
Farm Preservation Goal: Yes
Farm Preservation Program: No

Preservation Strategy

Zoning and subdivision provisions only.
Stringent road frontage requirement (350 feet).

Principle 1: Conserve Natural and Scenic Assets: Rural Development Potential



Warren County: Rural Development Potential

100 acres zoned A Agriculture

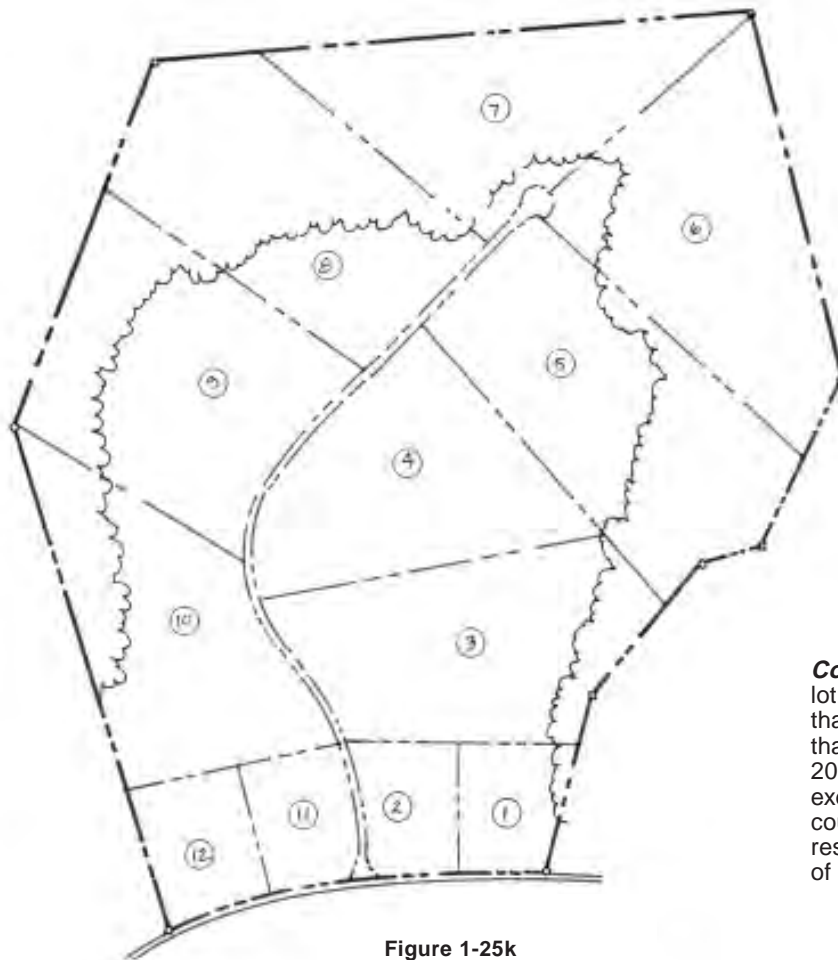


Figure 1-25k
Standard Development (12 lots)

Assumptions (see p. 45 for details):
Dominant zoning district. Assumed non-family partition. Assumed septic and sight distance requirements can be met in the minimum lot size.

4 lots @ 2.0 acres
8 lots @ 10.0+ acres

County-Specific Considerations: Minimum lot size is 2.0 acres. Up to 4 lots can be less than 10 acres, with unlimited number greater than 10 acres. Road frontage requirement is 200 feet. Large-lot divisions (> 20 acres) are exempt from subdivision regulations. The county also has a cluster option and a rural residential district (average maximum density of 1 dwelling per 5 acres).

Context

Growth Pressure: Very High
Ag Importance: Low (75th in state; 9th in region)
Forestry Importance: Low (9th in region; 71st in state)
Ag/Forestal Districts: 1
Easements: 20
Land Use Tax: Yes
Farm Preservation Goal: Yes
Farm Preservation Program: No

Preservation Strategy

Zoning and subdivision provisions, including limit on number of small lots.