

**ORDINANCE O2015-01**  
**NELSON COUNTY BOARD OF SUPERVISORS**  
**AMENDMENT OF ARTICLE 2 AND ARTICLE 4 OF APPENDIX A, ZONING**  
**ORDINANCE, OF THE CODE OF NELSON COUNTY VIRGINIA**  
**TO INCLUDE NEW LAND USE –ARTIST COMMUNITY**  
**IN (A-1) AGRICULTURAL DISTRICT**

**BE IT HEREBY ORDAINED**, that the Nelson County Board of Supervisors does hereby amend Article 2 (Definitions) and Article 4 (Agricultural District A-1) of Appendix A (Zoning Ordinance) of the Code of Nelson County, as follows:

1. That Article 2, Definitions, be amended as follows:

a) Add the following new definitions:

*Artist Community*: A facility that provides resident artists with artist community residencies in a rural setting. An artist community includes art studio(s), exhibition and presentation space(s), and temporary lodging accommodations for resident artists; and includes the accompanying office(s), kitchen and food service(s), communal space(s), and maintenance area(s) to service the resident artists and staff. An artist community shall be a not-for-profit organization governed by a Board of Directors, managed by a professional staff, and focused on a specific mission.

*Artist Community Residencies*: time and space scheduled for resident artists to create work not at the artists' home base; residencies are applied for on a competitive basis, selected through a peer review process, documented in a written contract, and scheduled for a period not to exceed ninety-five (95) consecutive days.

*Resident Artists*: professionals who create new work in literary, visual, musical, theatrical, dance, and other forms, as evidenced by their education in said fields, training, and expenditure of time in their studio endeavor, regardless of whether they make their living by it.

2. That Article 4, Agricultural District (A-1), be amended as follows:

a.) Add the following provisions to "Section 4-1-a Uses – Permitted by Special Use Permit only:"

Section 4-1-46a: Artist Community, conditional upon the following limiting factors:

- Minimum property size of 20 acres;
- Maximum floor area of 40,000 square feet (cumulative / all facilities);
- Maximum of 25 resident artists at any time with each resident artist being limited to a maximum duration of ninety-five (95) consecutive days;
- Maximum of 15 public events per year (monthly Open Houses/Open Studios and infrequent fundraising events);
- Existing structures are adaptively reused (as applicable) and new structures are designed to be compatible with rural character of surrounding area;
- Restrictions on future division of the property

**BE IT FURTHER ORDAINED**, that this Ordinance becomes effective upon adoption.

Adopted: \_\_\_\_\_, 2015

Attest: \_\_\_\_\_, Clerk  
Nelson County Board of Supervisors