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**AGENDA
COUNTY OF NELSON
JOINT MEETING OF BOARD OF SUPERVISORS AND PLANNING COMMISSION
APRIL 22, 2026 AT 5:00 P.M.
FORMER BOARD ROOM AT THE COURTHOUSE IN LOVINGSTON
(The meeting is a continued session from 04/16/26 (BOS) and 03/25/26 (PC))**

- I. CALL TO ORDER**
- II. JOINT WORKSESSION WITH PLANNING COMMISSION ON ZONING AND SUBDIVISION ORDINANCE UPDATES.**
- III. OTHER BUSINESS (AS PRESENTED)**
- IV. ADJOURN AND CONTINUE TO APRIL 27, 2026 AT 7:00 P.M. TO SET THE 2026 TAX RATES.**

Overview:

Nelson County will hold a joint worksession with the Planning Commission and Board of Supervisors at 84 Courthouse Square, Lovingson, VA 22949, at 5:00 p.m. on April 22, 2026. The purpose of the worksession is for the group to engage in two mapping exercises that will inform decision-making for the current Zoning and Subdivision Ordinance update and for potential future amendments to the zoning map.

Exercise 1 will aid the group in considering how the proposed Zoning and Subdivision Ordinance matches up with the current Nelson County Zoning Map, current uses, and the Nelson County Comprehensive Plan. Conflicts between the documents will be identified and discussed. (See Memo and Attachments A – E).

Exercise 2 will aid the group in considering appropriate minimum lot sizes for the agricultural district.

This process will be facilitated by Nelson County and Berkley Group staff.

Agenda:

1. Introduction (10-15 minutes)
 - Purpose: Big-picture alignment and direction
 - Map methods and comparison highlights
2. Exercise 1 - High-level (not parcel level) match areas with proposed districts that should apply to them. (45 minutes)
 - Work in several small groups
 - Review Comprehensive Plan villages and special areas descriptions, core concepts, use types, assets, and constraints
 - Review proposed Ordinance district intent statements, dimensional standards, and use permissions
 - Choose 2-3 primary zoning districts that should apply to each area
 - Report out
3. Exercise 2 - Agricultural district lot size considerations (45 minutes)
 - Work in several small groups
 - Review Comprehensive Plan: Rural Areas
 - Review agricultural lot size map, comparisons, scenarios
 - Choose a preferred approach
 - Report out
4. Next Steps – 5 minutes
 - The next worksession's objective will be to reach consensus on proposed ordinance text regarding lot sizes, setbacks, use definitions, and any other text that needs to be refined in the draft ZO.

To: Nelson County Board of Supervisors
Nelson County Planning Commission

From: Rebecca Cobb, Deputy Director of Planning
Cecile Gaines, Senior Planner
Berkley Group

Date: April 22, 2025

Subject: Zoning Map & Draft Zoning & Subdivision Ordinance Comparison

Overview

Berkley Group conducted a high-level comparison of Nelson County's Comprehensive Plan Future Land Use (FLU) Framework and Map (FLUM) (Attachment A), the existing Zoning Map (Attachment E), and proposed Zoning & Subdivision Ordinance regulations (Attachments C and D) to identify areas where they may not be aligned. The purpose of this analysis is to highlight broad patterns of consistency and inconsistency between planned land uses and current zoning regulations, and to inform future discussions regarding potential rezonings and ordinance amendments. Attachment B, Comparisons & Potential Conflicts contains the results of this analysis. This effort supports the County's ongoing Zoning & Subdivision Ordinance (ZOSO) update by ensuring that regulatory standards are generally consistent with the policy direction established in the Comprehensive Plan.

Methodology

This evaluation consisted of a GIS-based comparison of the FLUM and the current official zoning map, supplemented by a review of the FLU framework, proposed zoning district intent statements, permitted uses, and density provisions. The analysis was conducted at a generalized level and did not include parcel-by-parcel review; instead, it focused on identifying larger geographic areas where zoning districts may not fully support the intended land use patterns depicted in the FLUM.

Areas of potential conflict between the proposed ZOSO and the maps were identified based on discrepancies in use, intensity, or district purpose. To that end, a few areas identify specific parcels due to the nature of the current zoning map. For each identified area or parcel, potential approaches were considered, including rezoning or targeted edits

to the proposed zoning ordinance text to create better alignment between policy and regulation.

In addition to the map comparison, a focused review of agriculturally zoned areas was conducted to support ongoing discussions regarding appropriate minimum lot size standards for the Agriculture District (A-1). This analysis included a high-level evaluation of existing parcel size patterns and the distribution of agriculturally zoned land across the County. [Note: This effort was not intended to inform policy-level discussions by identifying key trends, tradeoffs, and implications of potential regulatory changes.] Attachment F, Agriculture Preservation Options, is provided to aid discussion regarding minimum lot sizes and sliding scale standards.

Purpose

This memo and its attachments are provided to Nelson County's Planning Commission and Board of Supervisors for their joint worksession on April 22, 2026. The purpose of the worksession is to conduct mapping exercises to compare the County's current official Zoning Map with the draft ZOSO and discuss areas of conflict between the two. Further, the group will consider options and potential amendments to the Zoning Map that would be made during a Zoning Map amendment process after the draft ZOSO is adopted. At the subsequent joint worksession the group will make decisions to revise provisions in the draft ordinance based on the results of the first worksession.

The table below highlights the conflicts between the Comprehensive Plan's (CP) Future Land Use Framework and FLUM and the draft ZOSO. Attachment B, Comparisons & Potential Conflicts, includes an analysis of comparisons and potential conflicts along with maps. This table includes only those areas from the Comparison & Potential Conflicts that have conflicts between the CP/FLUM and draft ZOSO. Optional actions are provided in the table for the County to consider. Any rezoning considerations should be addressed during the process of amending the Zoning Map, which will follow adoption of the draft ZOSO.

CONFLICTS & CONSIDERATIONS

Location	Conflict Description
RURAL DESTINATIONS: Afton	
Afton, southern edge	The M-1 parcels where the landscaping business (garden center/commercial greenhouse use in the draft ZOSO) is located conflict with the draft ZOSO and the CP/FLUM.
<p>Considerations</p> <ul style="list-style-type: none"> Rezone the M-1 parcels to A-1 and amend Garden Center definition in the draft ZOSO (see below) to include landscaping businesses and specify outdoor storage of materials. Leave as is, and the current use would be considered allowed as nonconforming; but change the definition of garden center in the draft ZOSO to include future similar uses. 	
<p>Current Definition: Garden center/commercial greenhouse. An establishment or place of business primarily engaged in retail sales from the premises including trees, shrubs, seeds, fertilizers, pesticides, plants, and plant materials primarily for agricultural, residential, and commercial consumers. Such an establishment may include a structure used for the cultivation and exhibition of plants under controlled conditions in which plants are offered for sale to the public, either at wholesale or at retail.</p> <p>Suggested Definition: Garden center/commercial greenhouse. Establishments or places of business primarily engaged in retail or wholesale (bulk) sale from the premises, of trees, shrubs, seeds, fertilizers, pesticides, plants, plant materials, and landscaping materials primarily for agricultural, residential, and commercial consumers. Such establishments typically sell products purchased from others but may sell some material which they grow themselves. Typical uses include plant nurseries, plant stores, green houses, lawn and garden centers with indoor and/or outdoor sales and storage of goods, and landscaping businesses.</p>	
Afton, Route 6 & 151	The M-2 parcels in the Avon area all possibly conflict with the CP/FLUM. The winery (either agritourism or alcohol production or sales, depending on which definition it fits) would be allowed by the draft ZOSO by-right in A-1 if agritourism, and by-right in M-1 if alcohol production or sales. The other two M-2 uses (self-storage and aerospace technology) fall under self-storage facility and laboratory, research and development and are by-right in M-1 and M-2; these two do not conflict with the draft ZOSO but do conflict with the CP/FLUM.
<p>Potential Solutions</p> <ul style="list-style-type: none"> If defined as Agritourism, rezone winery parcel from M-2 to A-1; would be conforming. Rezone self-storage & aerospace tech to B-1, B-2, or SE-1; they will be nonconforming unless/until the use changes Leave as is 	

CONFLICTS & CONSIDERATIONS

Location	Conflict Description
RURAL VILLAGES: Piney River	
M-2 parcels along Patrick Henry Highway	The parcels appear to contain a vehicle service or repair (business use), a lumber operation, and a U.S. EPA designated Titanium Superfund site. As proposed in the draft ZOSO, the vehicle service or repair use is allowed in B-1 and B-2, and heavy manufacturing in M-2. The business uses align with the CP/FLUM, but the industrial uses and M-2 zoning do not. Further, some of the R-1 parcels may benefit from strategic rezoning to R-2 and/or R-3 to better match the Comprehensive Plan/FLUM during the process of adopting a new zoning map.
Considerations <ul style="list-style-type: none"> Rezone one or more of the M-2 parcels to B-2. This may cause some nonconforming uses unless/until the uses change. During the process of adopting a new zoning map consider rezoning some of the R-1 parcels to R-2 and/or R-3. Leave as is 	
RURAL VILLAGES: Gladstone	
B-1 parcels on Gladstone Road	The B-1 district does not conflict with the draft ZOSO or the CP/FLUM, however, based on the guidance provided by the CP/FLUM and the draft ZOSO, the B-1 areas may be more appropriate as either Business (B-2) or Service Enterprise (SE-1) which would better align with the FLUM and protect the surrounding residential and agricultural character in the event that development occurs.
Considerations <ul style="list-style-type: none"> Rezone the B-1 parcels to B-2 and/or SE-1 During the process of adopting a new zoning map consider rezoning some of the R-1 parcels to R-2 and/or R-3. Leave as is 	
RURAL VILLAGES: Schuyler	
M-1 parcels along Schuyler Road, Rockfish River Road	The M-1 and M-2 parcels are currently owned by, or operating, as a soapstone quarry and product supplier (identified as resource extraction and light manufacturing uses in the draft ZOSO). The M-1 and M-2 parcels align with the draft ZOSO but may not align with the CP/FLUM, which supports small-scale business and employment uses rather than large-scale industrial. However, this quarry has deep history in Schuyler and it may be best to leave as is. Further, the quarry is not as active or large as it once was and there has been recent activity with potential property sales and other uses.

CONFLICTS & CONSIDERATIONS

Location	Conflict Description
Considerations	
<ul style="list-style-type: none"> Leave the active quarry parcels as is, but if some of the M-1 parcels are not in use as industrial, or if they are being sold for other uses, rezone them to B-1 or SE-1. Consider and analyze recent and expected activity in the area and ways to implement the CP/FLUM. Wait until the time that the quarry is not operating to consider rezoning. Leave as is 	
RURAL VILLAGES: Shipman	
M-2 parcels along railroad and James River Road	Several contiguous Industrial (M-2) parcels are located along the Norfolk Southern Railroad line. These parcels appear to be either undeveloped, low-density residential, and one parcel with a dilapidated industrial use. Their current uses and zoning conflict with both the draft ZOSO and the CP/FLUM. Rezoning these parcels to M-1, B-2, and/or SE-1 would be more compatible with Rural Village character identified in the CP/FLUM.
Considerations	
<ul style="list-style-type: none"> Rezone M-2 parcels to M-1, B-1, SE-1 as appropriate Leave as is 	
RURAL VILLAGES: Arrington	
M-1 parcels contiguous to the railroad and Cold Storage Lane	The M-1 parcels are contiguous to the railroad, and appear to be a mix of undeveloped, residential uses, and possibly agricultural uses, with an architectural salvage store, storage, and dumpster rental operating in an old cold storage warehouse on Cold Storage Road (Currently some of these parcels are being rezoned). The M-1 parcels are not in conflict with the draft ZOSO but may conflict with the CP/FLUM. Some of the undeveloped parcels may be more appropriately zoned as A-1 or R-1, while the parcels in the center of Arrington would more closely match the Comprehensive Plan if rezoned to B-2 or SE-1.
Considerations	
<ul style="list-style-type: none"> Consider the uses allowed in M-1 (draft ZOSO) to determine if they fit with the CP/FLUM. Rezone some of the M-1 parcels along Cold Storage Lane and Arrington Road to B-1 or SE-1, while rezoning some of the large parcels on Cold Storage Lane to R-1 or A-1. Leave as is 	

CONFLICTS & CONSIDERATIONS

Location	Conflict Description
CENTRAL VILLAGES: Nellysford	
Parcels along Route 151 zoned R-1, R-2, B-1, SE-1, A-1	These parcels are within the CO151 Overlay District of the draft ZOSO. These parcels do not conflict with the CP/FLUM and draft ZOSO as is, but the area may benefit from strategic rezoning when adopting a new zoning map. In addition, the map will need to be updated to show the CO151 Overlay.
M-2 parcels on Route 151	These parcels are within the CO151 Overlay District of the draft ZOSO, which disallows particular uses, many of them industrial. The M-2 parcels are in conflict with both the draft ZOSO and the CP/FLUM, and would be more appropriately rezoned to Business (B-2) or Service Enterprise (SE-1).
Considerations <ul style="list-style-type: none"> Rezone the M-2 parcels to B-2 or SE-1. Consider a rezoning strategy for the 151 corridor through this area during the process of adopting a new zoning map. Leave as is 	
CENTRAL VILLAGES: Lovingston	
Parcels in central Lovingston along Route 29, Front Street, and James River Road, zoned as R-1, R-2, B-1, B-2, SE-1, M-1, and M-2, and the surrounding A-1 parcels	<p>As developed and zoned, these districts do not conflict with either the CP/FLUM or draft ZOSO. However, with more consideration of the CP/FLUM and where the County wants to direct future growth, Lovingston may benefit from strategic rezoning during the process of adopting a new zoning map.</p> <p>These parcels are within the Village Overlay (VO) District of the draft ZOSO. These parcels do not conflict with the CP/FLUM and draft ZOSO as is, but the area may benefit from strategic rezoning when adopting a new zoning map. In addition, the map will need to be updated to show the VO.</p>
Considerations <ul style="list-style-type: none"> During the process of adopting a new zoning map consider rezoning parcels currently in the A-1 districts surrounding Lovingston’s business, industrial, and R-2 districts to a mix of R-1, R-2, B-2, and SE-1, and some parcels in the R-1 district to R-2 and/or R-3. 	

CONFLICTS & CONSIDERATIONS

Location	Conflict Description
SERVICE CENTER: Colleen	
Parcels in Colleen along Route 29, Tye Brook Highway, Colleen Road, and Arrington Road zoned as R-1, R-2, B-1, and M-1, and the surrounding A-1 parcels	These zoning districts and uses in Colleen do not conflict with the draft ZOSO or the CP/FLUM. However, the area is missing some zoning districts that would allow many of the uses prescribed by the Comprehensive Plan, particularly residential medium density (R-2), high density (R-3), and neighborhood business (B-2). More consideration should be given to the CP/FLUM and where the County wants to direct future growth. Colleen may benefit from strategic rezoning during the process of adopting a new zoning map.
Split zoned (B-1 and SE-1) parcel on Tye Brook Highway	The split zoned parcel conflicts with the draft ZOSO and best practices.
Considerations <ul style="list-style-type: none"> Rezone the split zoned parcel to either B-1 or SE-1 during the process of adopting a new zoning map. During the process of adopting a new zoning map consider strategically rezoning parcels in and around Colleen in consideration with the Comprehensive Plan/FLUM and where the County wants to direct future growth. 	

Attachments:

- A. Future Land Use Framework & Map
- B. Comparisons & Potential Conflicts
- C. Article 4, Primary Zoning Districts, excerpt
- D. Article 6, Use Matrix, excerpt
- E. Nelson County Zoning Map
- F. Agriculture Preservation Options

NELSON COUNTY

MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON

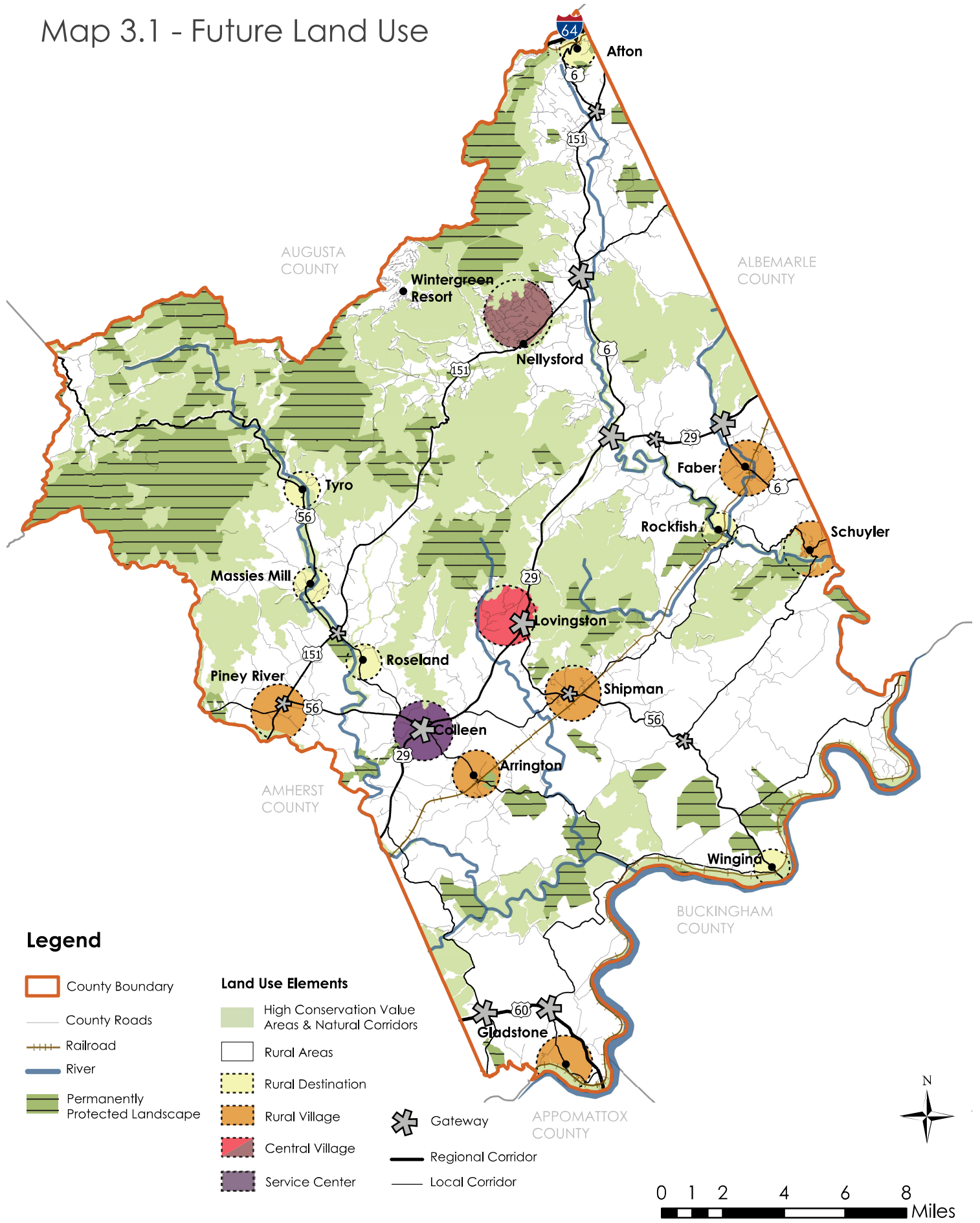
ATTACHMENT A: Nelson 2042 Future Land Use Framework

Table 3.1 - Existing Development Villages & Features

	Lovington	Nellysford	Colleen	Piney River	Gladstone	Schuyler	Shipman	Faber	Afton	Massies Mill	Montebello	Roseland	Arrington	Wingina	Tyro	Rockfish
Development Asset																
Water Service	●	●	●	●	●	●	●									
Sewer Service	●	●	●	●	●	●										
Potential for VDOT UDA Designation*	●	●														
Primary Transportation Corridor Proximity	●	●	●	●	●		●	●	●	●	●	●		●	●	
Community Center and/or School	●	●	●		●	●			●	●						
Fire / EMS Facility	●	●	●	●	●	○	○	●	●	○	●	●				
Recreation Amenities and/or access	●	●		●	○	○		●	●	●	●		●	●	●	
Existing Residential Development	●	●		●	●	●	●	●	●	●	●	●				
Existing Commercial Development	●	●	●	●			●	●	●		●	●	●			
Existing Industrial or Business Development	●	●	●	●												
Development Constraints																
Steep Slopes	●								●	●	●				●	
Floodplain		●						●		●	●	●			●	●
Limited or Untested Septic Suitability	●			●			●			●	●	●			●	
Protected Landscapes						●				●	●				●	●

● Route 29, Corridor of Statewide Significance ○ Asset in Close Proximity *See page 68 for additional information

Map 3.1 - Future Land Use



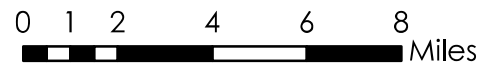
Legend

- County Boundary
- County Roads
- Railroad
- River
- Permanently Protected Landscape

Land Use Elements

- High Conservation Value Areas & Natural Corridors
- Rural Areas
- Rural Destination
- Rural Village
- Central Village
- Service Center

- Gateway
- Regional Corridor
- Local Corridor



Conservation Areas



Description

Conservation Areas are those areas with significant environmental sensitivity and/or areas that are currently protected from development through permanent conservation or recreation use. They are established to minimize detrimental impacts to the environment, maximize groundwater recharge capacity, and protect key natural resources. Examples include steep slopes, flood inundation zones, sensitive environmental corridors, and federal and state lands.

Core Concept

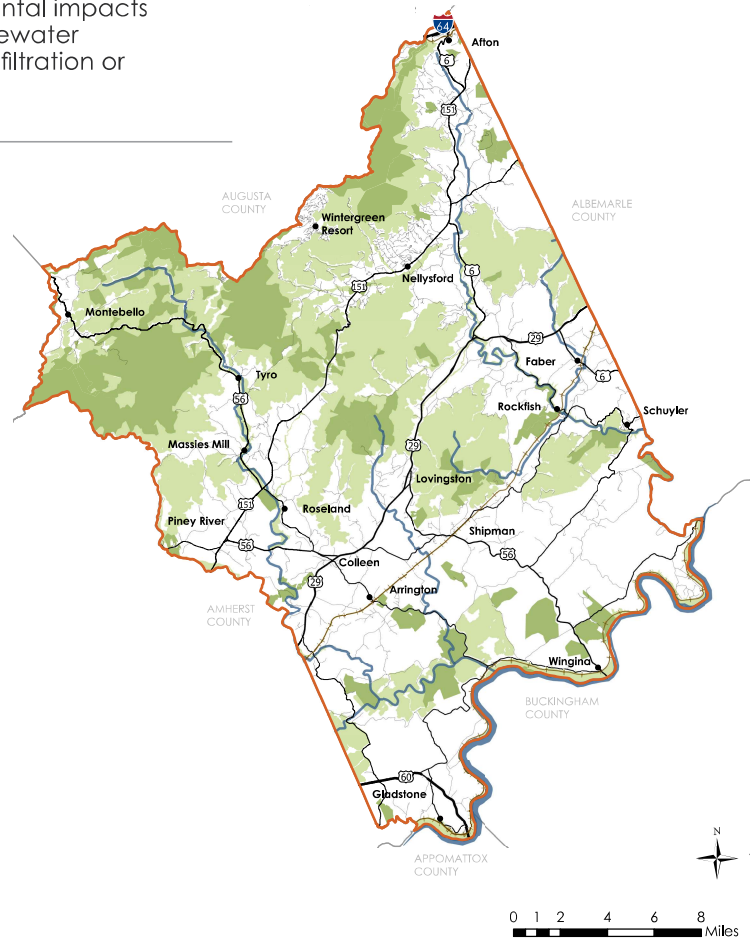
Protect natural areas to maximize environmental services, economic potential, and recreation opportunities for the community.

Primary Land Use Types

- Conservation
- Parks, recreation, and trails
- Low-impact agriculture and other resource-based uses

Planning Guidelines

- Incorporate cluster and/or conservation development principles in areas adjacent to this planning area to protect open space, productive land, views, and sensitive resources.
- Improve and mitigate negative environmental impacts with conservation design, alternative wastewater systems, and low impact development for filtration or runoff protection.



Rural Areas



Description

The aspect of Nelson County valued most by the people who live and visit here is its rural character. *Rural Areas* comprise the majority of the County, aiming to protect rural character by maintaining natural areas and agricultural uses while allowing low density residential development that fits into the landscape. Rural Areas typify the historic and natural landscape of Nelson County that includes prime agricultural areas, forested mountains, and rural homesteads. The area also currently includes some low-density single-family subdivisions. Alterations and retrofits to these developments to enhance resiliency and conform to current health, environmental, zoning and subdivision standards is appropriate and encouraged; however, expanded, or new subdivisions is not the primary intent of this planning area. Any new residential development must be carefully planned for, taking into account slope, soil, and septic suitability, viewshed protection, resource impact, and other factors.

Core Concept

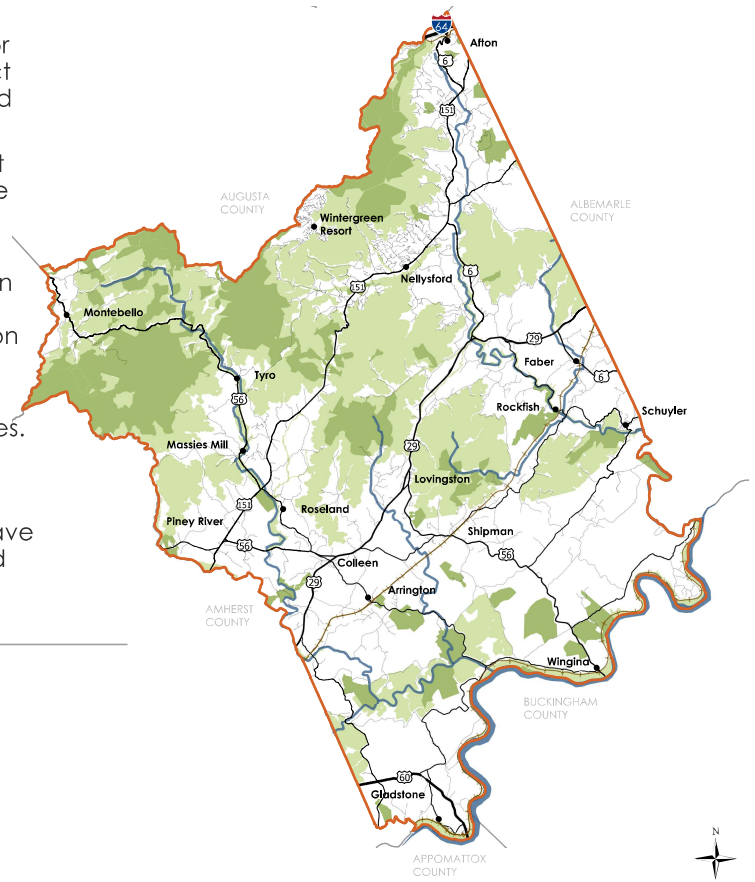
Ensure the protection of the County's rural landscape and economy by maintaining open space, scenic views, and agricultural uses with compatible low density residential uses.

Primary Land Use Types

- Farms, agriculture, forestry
- Agritourism uses
- Institutional uses
- Solar installations (contingent on-site conditions)
- Single-family detached residential
- Single-family attached residential
- Manufactured homes
- Accessory dwelling units
- Parks, recreation, and trails

Planning Guidelines

- Incorporate cluster and/or conservation development principles in areas within or adjacent to this planning area to protect open space, productive land, views, and sensitive resources.
- Setback, screen, or locate development located along primary routes to minimize impact to views from these corridors.
- Improve and mitigate negative environmental impacts with conservation design, alternative wastewater systems, and low impact development for filtration or runoff protection.
- Buffer residences from more intense farming, forestry, or extraction-based uses.
- Discourage development of areas with prime agricultural soils.
- Solar development should be sited to have minimal impact to scenic viewsheds and natural resources.



Rural Destinations

Description

Nelson County's *Rural Destinations* are places with distinct character and identity within the County's rural landscape. These places have specific place names and carry historic and cultural significance for the community but did not develop into larger villages. Today, these places are home to many of the cultural assets and recreation amenities that identify Nelson County. Because of the development constraints that limited and continue to limit development in these areas, focused development is not encouraged. Rather, investment should prioritize improving and expanding access to community centers and recreation assets that serve as the backbone for these Rural Destinations and help bolster economic growth throughout the County.

Core Concept

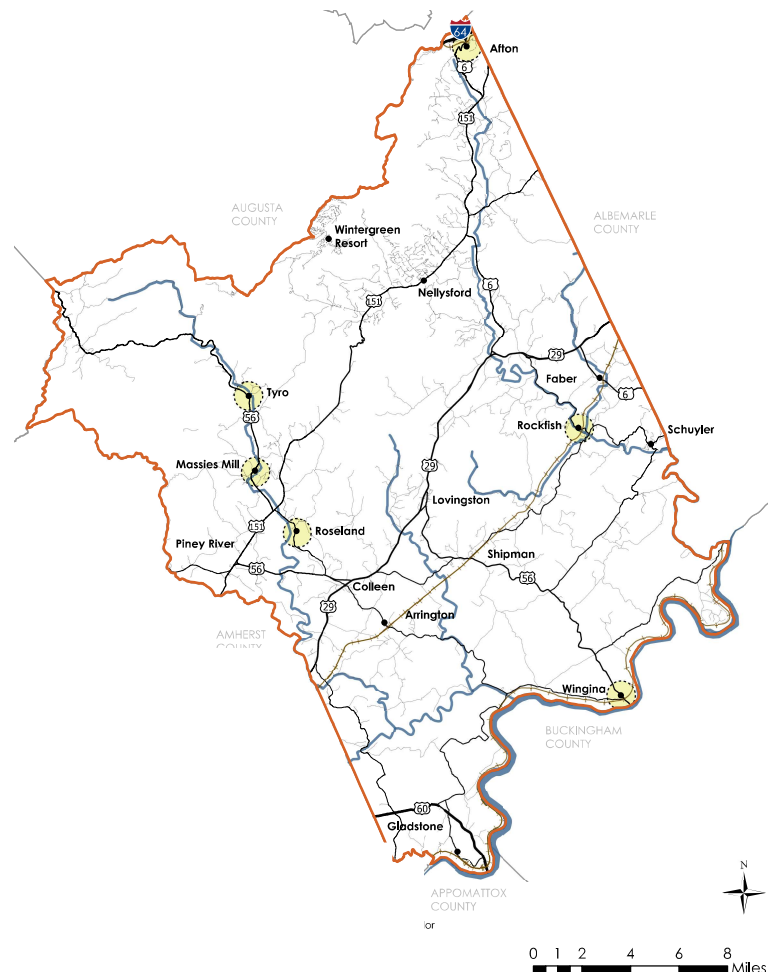
Maintain the existing character of and enhance amenities within the County's Rural Destinations to create places with a distinct identity that draw recreation and economic investment and improve quality of life for residents.

Primary Land Use Types

- Single-family detached residential
- Single-family attached residential
- Accessory dwelling units
- Small-scale commercial (cafes, shops)
- Agritourism businesses
- Institutional uses
- Parks, recreation, and trails

Planning Guidelines

- Ensure materials, scale, and character of new buildings is compatible with existing structures in each Village.
- Enhance and protect cultural resources.
- Connect existing and establish new trails, bicycle routes, and other recreation amenities in and around Rural Destinations.
- Encourage shared open space or park space.
- Encourage infill development and retrofitting of existing buildings.
- Incorporate pedestrian connections and safety enhancements, such as stop bars and crosswalks.
- Encourage traffic calming, particularly along primary routes.
- Incorporate wayfinding and signage for Rural Destinations.





Afton

Afton is located in the Northwestern quadrant of Nelson County near the intersection of Routes 6 and 250. Afton is gateway to Nelson County and a stop for tourists and travelers. The Blue Ridge Parkway, Shenandoah National Park, Blue Ridge Tunnel, and several breweries and wineries are located in the area. Steep slopes, protected lands, and traffic saturation hinder additional development in the area, but the community is a distinct destination with assets that contribute to a unique identity and opportunity for additional economic growth.



Massies Mill

Massies Mill is located in the Southwestern quadrant of Nelson County along Route 56 and adjacent to the headwaters of the Tye River. Once a flourishing community with over 40 homes, a community center, businesses, and served by the now defunct Virginia Blue Ridge Rail, Massies Mill was one of the hardest hit communities during the 1969 floods spawned by Hurricane Camille. Of the 153 people killed in Nelson, 22 were from Massies Mill. Today, much of the community is classified as AE floodzone and unsuitable for development. However, the community remains a distinct destination with a sense of place and history.



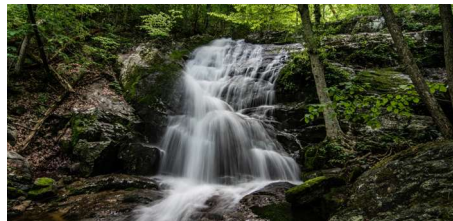
Roseland

Roseland is a crossroads community near the intersection of Route 655 and 151. Agritourism businesses, country stores, a post office, and other community services are located in the region. The Tye River passes through the community and is a stop over for fisherman and paddlers. River and road access make Roseland a prime rural destination and continuing to support connectivity and services should be a priority.



Wingina

Located along Route 56 near the James River and Southeastern border of Nelson County, Wingina is named after a Native American chief of the 16th century. The area was long home to the Monacan people before European settlers arrived. The relatively flat lands near the James River, which made it appealing as homelands for the Monacans, also appealed to railroad developers. Today little remains in Wingina to remind of us this history other than the post office and general store. The community remains a destination for those looking to access the James River and experience rural Nelson.



Tyro

Located on Route 56 between Massies Mill and Montebello, Tyro is a distinct rural community. Two designated historic properties, Pharsalyia and Tyro Mill, are located here and add to the rural mountain charm of the region. Along with agritourism businesses, these sites are destinations for tourists and events that contribute to the economic vitality of the County.



Rockfish

Rockfish is a railroad community located in Northeastern Nelson along the Rockfish River. There is no longer a depot in Rockfish and the community is today little more than a rural crossroads. However, the community retains much of its charm along with the historic Rockfish post office. The landmark is a favorite destination for many people as the village was often highlighted in "The Waltons" who traveled there from neighboring Schuyler. These vestiges of rural Nelson and popular culture continue to serve as a draw for visitors.

Rural Villages

Description

Nelson County's *Rural Villages* are reminders of the County's rail and rural heritage. These communities grew up along rail lines and near rural commercial enterprises and traditionally functioned and continue to function as community focal points and gathering places. These areas contain a higher concentration of development than in other rural areas of the County and are served by water and/or sewer infrastructure. In addition to a clustering of homes, villages often contain a post office, church, general store, or similar facility that serves residents of the immediate rural area. While they did not develop into larger towns, they have specific place names and carry historic and cultural significance for the community. Future investment and development of these communities should take cues from the historic qualities of the villages, ensuring a continued sense of place that provides economic vitality.

Core Concept

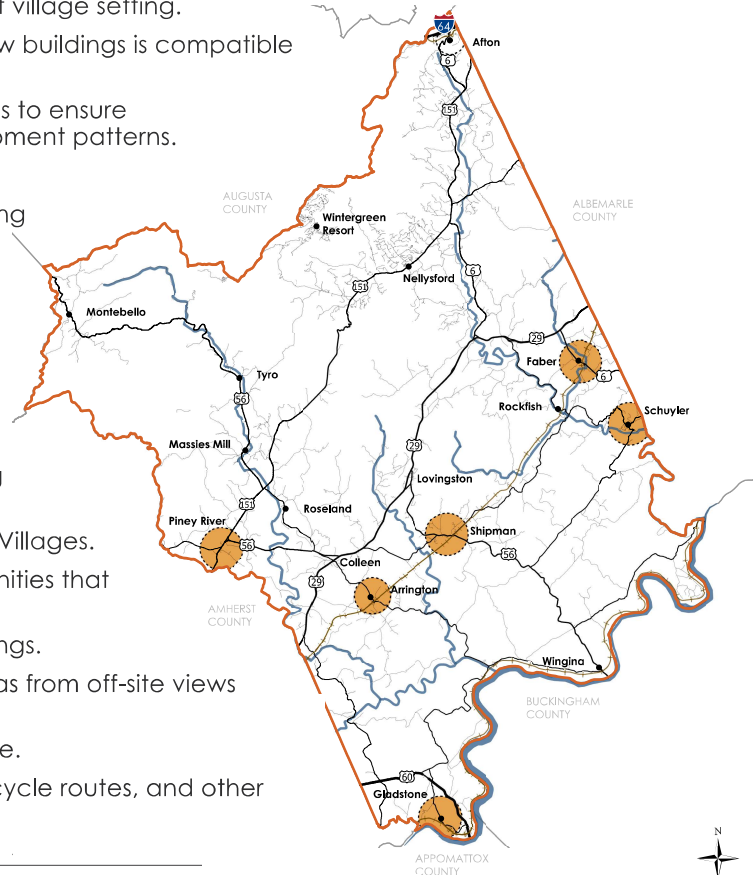
Focus investment and small-scale development within the County's Rural Villages to protect the rural landscape, ensure more efficient and effective provision of community services, create a sense of place to bolster economic development, and improve quality of life.

Primary Land Use Types

- Single-family detached residential
- Single-family attached residential
- Accessory dwelling units
- Duplexes, triplexes, fourplexes
- Small-scale commercial (cafes, shops)
- Agritourism businesses
- Small-scale business and employment uses
- Parks, recreation, and trails

Planning Guidelines

- Preserve existing structures and traditional patterns of development while allowing for a mix of uses in a more compact village setting.
- Ensure materials, scale, and character of new buildings is compatible with existing structures in each village.
- Enhance design and development standards to ensure compatibility with traditional Village development patterns.
- Enhance and protect cultural resources.
- Foster the development of a variety of housing types, including affordable housing.
- Orient new buildings toward the street.
- Encourage infill development and retrofitting of existing buildings.
- Incorporate pedestrian connections and safety enhancements, such as stop bars and crosswalks.
- Encourage traffic calming, particularly along primary routes.
- Incorporate wayfinding and signage for the Villages.
- Incorporate streetscape, planting, and amenities that contribute to the Village environment.
- Locate parking to the side and rear of buildings.
- Screen commercial parking and service areas from off-site views with low walls and hedges.
- Encourage shared open space or park space.
- Connect existing and establish new trails, bicycle routes, and other recreation amenities in and around Villages.





Piney River

At the intersection of Route 151 and 56, Piney River is the Southwestern gateway to the County. The Virginia Blue Ridge Rail Trail and several long-standing agricultural businesses, such as the Saunders Brothers Orchard, are located in the Village. Though Piney River is small, it is served by water and sewer infrastructure and Fire/EMS facilities. The existing assets, access to transportation corridors, and infrastructure make Piney River a strategic location to absorb additional growth and investment in the County.



Gladstone

The Gladstone community, known as Horsley's Landing until 1881, was established as a terminal on the C&O railroad main line. Railroad investment in the community included a church, YMCA and depot. The railroad terminal was closed in 1985, though the rail line remains active and the Village retains its historic rail town character. Without an active rail depot, the Village has declined, but it remains one of the most unique communities in the County with many assets to support redevelopment and investment. Close access to Route 60, proximity to James River State Park, and existing, though limited, water and sewer service, can be leveraged to support housing and commercial development.



Schuyler

Schuyler is perhaps one of Nelson County's most well know Villages. Home to the Walton family in the popular "Walton's" TV show, Schuyler epitomizes the rural mountain character captured in the show. In addition to this fame, the community thrived as a small industrial center supporting the quarries of the Alberene Soapstone Company. Like other Villages in Nelson, the closure of industry halted growth and investment in the community. Today, Schuyler retains much of its historic character which is recognized by the Schuyler Historic District. The unique character of the Village, existing water and sewer infrastructure, and relative close proximity for commuters heading north on Routes 6 and 20 to Charlottesville, can serve as a catalyst for investment in the community.



Shipman

Like many of Nelson's Rural Villages, Shipman reflects the prosperity of the late 19th and early 20th century industry and rail communities. The Oak Ridge Rail Overpass, a recognized historic site, is one of several landmarks that represent Shipman's past. Located at the intersection of Route 56 and 639, the area is served by public water. Shipman has assets that support new investment. The Shipman Civic Center - one of many underutilized community centers in Nelson - provides an opportunity to provide additional services to support the surrounding community. Additionally, large-scale events at nearby festival grounds create the potential for economic gain to the area.



Faber

Faber is one of Nelson's smallest Rural Villages. Located on Route 6 with close proximity to Route 29, the community has easy vehicular access that is one of its major assets. The Village is not currently served by water or sewer, but does have a volunteer Fire Department. With rural character, easy access to a major transportation corridor, and emergency services, Faber has the potential to support additional commercial investment such as event centers.



Arrington

Arrington shares many of the same characteristics of other rail oriented Rural Villages in Nelson. Though the Village is not served by water and sewer, Arrington has, in the past, and can in the future, accomodate large-scale events at nearby festival grounds. These new economic opportunities combined with the Village's existing assets, provides a catalyst for investment in Arrington.



Description

Nellysford is one of Nelson's largest Villages and the largest center along the 151 corridor. While Nellysford is not a designated growth area in the County, it has served as basecamp for many of the county's tourists, which has created a concentration of commercial and recreation development including grocery and supplies, restaurants and breweries, and a golf course. Limited private water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort. Alternative transportation along and across 151 is a challenge and increased traffic volumes in recent years has compounded safety and connectivity issues. Future investment and development of Nellysford should focus on creating a sense of place by focusing on increased connectivity and alternative modes of transportation, expanding uses and services, such as water and sewer, to both serve the community and grow the County tax base. The character of development should take cues from rural character of the County and encourage a mix of use types in a traditional Village development pattern.

Core Concept

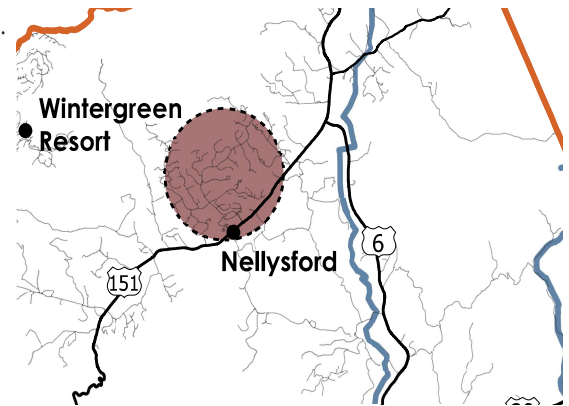
Prioritize protection of rural landscape and moderate small-scale village-style mixed-use development, restoration and connectivity, efficient and effective provision of community services, and improved quality of life.

Primary Land Use Types

- Conservation & preservation
- Single-family detached residential
- Single-family attached residential
- Small-scale duplexes, triplexes, fourplexes
- Small-scale apartments
- Community & senior services
- Agritourism Businesses
- Small-scale Commercial (retail, shopping, dining)
- Professional & Offices
- Business & Employment
- Institutional uses
- Parks, recreation, and trails

Planning Guidelines

- Focus on allowing for a mix of uses in a village setting.
- Enhance design and development standards to ensure compatibility with surrounding landscape and traditional Village development patterns.
- Enhance and protect cultural resources.
- Allow the development of a variety of housing types.
- Orient new buildings toward the street.
- Encourage infill development and restoration of existing buildings.
- Incorporate pedestrian connections and safety enhancements.
- Encourage traffic calming, particularly along Route 151.
- Setback, screen, or locate higher intensity development located along 151 to minimize impact to views along this corridor.
- Incorporate branding and signage for Nellysford.
- Incorporate streetscape, planting, and amenities that contribute to a Village environment.
- Locate parking to the side and rear of buildings.
- Screen commercial parking and service areas from off-site views with low walls and hedges.
- Encourage shared open space or park space.
- Connect existing and establish new trails, bicycle routes, and other recreation amenities in and around Nellysford.





Description

Lovingston is Nelson's County seat and a hub for commerce and community services. The Village is one of the County's designated Historic Districts and retains much the historic look and feel of a traditional Village. Lovington is served by water and sewer and contains a wide mix of uses - commercial, institutional, and residential. Lovington is primed for additional residential growth, particularly multi-family, and expanded commercial uses such as hotels and lodging, but limited water and sewer capacity hinders investment. Route 29, while a vital corridor for access and economic development, also presents a connectivity barrier and safety concern. Lovington has the potential for designation as an Urban Development Area (UDA)* to support transportation improvements though further study is needed to determine eligibility. Future investment and development of Lovington should focus on expanding uses and services to both serve the community and grow the County tax base. Development should create a sense of place by protecting historic resources and taking cues from the scale and character of the Village. Transportation improvements should focus on increased connectivity and alternative modes of transportation within the Village and to the surrounding area and amenities.

**See page 68 for additional information*

Core Concept

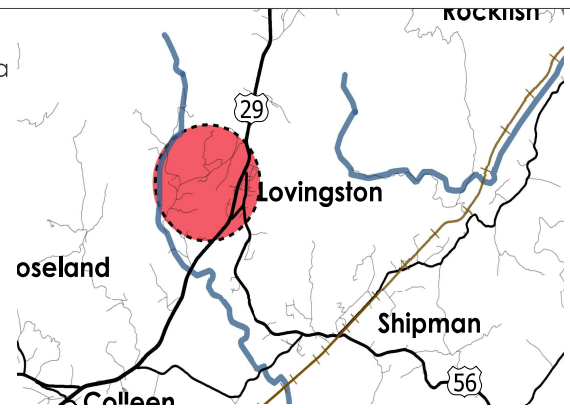
Prioritize regional scale development, redevelopment, and infill within Lovington to protect the rural landscape, ensure more efficient and effective provision of community services, bolster economic development, and improve quality of life.

Primary Land Use Types

- Single-family detached residential
- Single-family attached residential
- Accessory dwelling units
- Duplexes, triplexes, fourplexes
- Apartments
- Live-work units
- Hotels & Lodging
- Agritourism Businesses
- Commercial (retail, shopping, dining)
- Professional & Offices
- Business & Employment
- Institutional uses
- Parks, recreation, and trails

Planning Guidelines

- Preserve existing structures and traditional patterns of development while allowing for a mix of uses in a more compact village setting.
- Create design and development standards to ensure compatibility with traditional Village development patterns.
- Enhance and protect cultural resources by adopting design guidelines for new development and rehabilitation of historic structures.
- Foster the development of a variety of housing types, including affordable housing.
- Orient new buildings toward the street.
- Encourage infill development and retrofitting of existing buildings.
- Incorporate pedestrian connections and safety enhancements, such as stop bars and crosswalks.
- Encourage traffic calming, particularly along Route 29.
- Incorporate branding, wayfinding, and signage for Lovington.
- Incorporate streetscape, planting, and amenities that contribute to the Village environment.
- Locate parking to the side and rear of buildings.
- Screen commercial parking and service areas from off-site views with low walls and hedges.
- Encourage shared open space or park space.
- Connect existing and establish new trails, bicycle routes, and other recreation amenities in and around Lovington.





Description

Colleen is an established center for business, industry, and community services including the Colleen Industrial Park and Blue Ridge Medical Center. This is a highly accessible location with water and sewer service that provides opportunity for additional business and residential development. Infill, redevelopment, and expansion of industrial and business uses in Colleen is preferable to new developments elsewhere in the County that might impact rural character and resources. Though the area currently has few mixed use or residential uses, thoughtful residential development can complement existing business uses and capitalize on proximity to Route 29, community services, and schools. Balancing these existing and new uses will require careful review of development proposals and a focus on high-quality design and site planning that prioritizes environmental sensitivity, buffering of uses, and design standards.

Core Concept

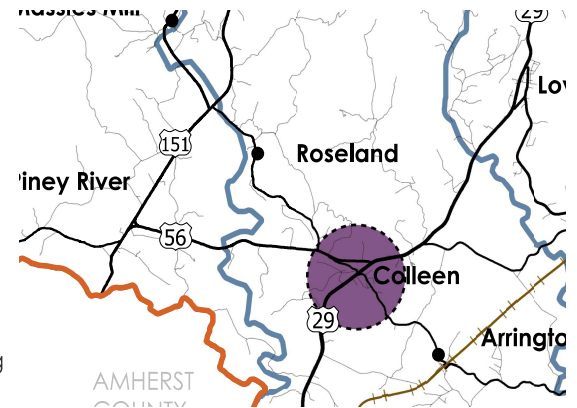
Promote more cost-efficient land use to protect the rural landscape by providing opportunity for new employment and housing uses in a highly accessible location.

Primary Land Use Types

- Farms, agriculture, forestry
- Agritourism uses
- Institutional uses
- Solar installations (contingent on-site conditions)
- Single-family detached residential
- Single-family attached residential
- Manufactured homes
- Accessory dwelling units
- Parks, recreation, and trails

Planning Guidelines

- Incorporate setbacks and perimeter buffers between incompatible land uses.
- Encourage a high degree of architectural design and environmentally sensitive site design.
- Ensure that developments reflect coordinated site design, architecture, signage, and lighting.
- Incorporate high-quality, enduring materials for all buildings, including franchise architecture.
- Incorporate sustainable, low impact, and energy efficient design in buildings.
- Encourage infill development and retrofitting of existing buildings.
- Incorporate coordinated wayfinding and signage.
- Setback, screen, or locate higher intensity development located along Route 29 to minimize impact to views from these corridors.
- Parking lots should be well landscaped and provide on-site stormwater management.
- Locate parking lots to the side or rear of buildings or screened from view by outparcel development.
- Screen commercial parking and service areas from off-site views with low walls and hedges. Locate fleet vehicle parking to the rear of the property.
- Incorporate landscaping and streetscape planting and amenities that improve the community aesthetic.
- Provide access-management and inter-parcel connections.



Gateways & Corridors



Description

Gateways and Corridors serve as the “front door” for Nelson County and connect and integrate the different elements of the Future Land Use Framework. Gateways are the key entrance points or intersections in the County. They should create a sense of arrival that portrays the identity of the County. Nelson County’s Regional Corridors include Routes 29, 6, and 151, which connect the County and Villages to the region. The County’s Local Corridors are those frequently traveled routes that connect Villages and Centers. The County prides itself on the rural scenery enjoyed along all of these corridors. These routes connect the community regionally and locally and should reflect the rural character of the community.

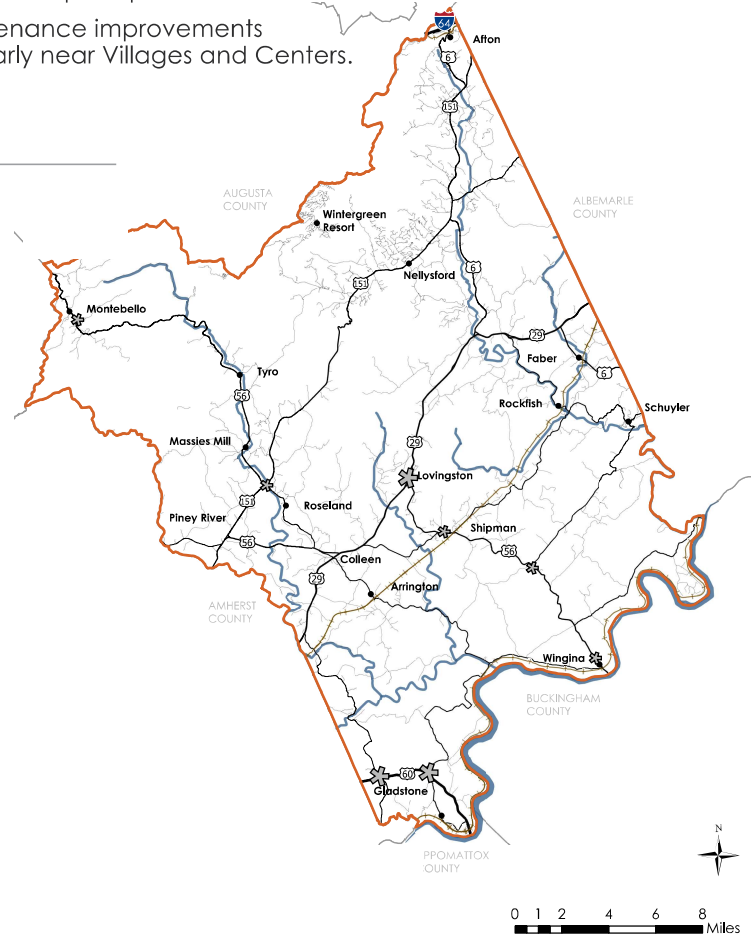
These designations overlay and include other Land Use Elements and are meant to supplement those land use designations. These designations should generally apply to any parcel adjacent to or highly visible from the corridors and gateways.

Core Concept

Development along and within Gateways and Corridors should protect the rural landscape and incorporate features and quality design that enhance community character and quality of life.

Planning Guidelines

- Incorporate signage controls, special wayfinding, public art, landscaping standards, quality lighting, undergrounding utilities (where feasible) in Community Gateways to elevate community appearance and create a sense of arrival.
- Discourage the removal of existing mature trees in Community Gateways and Regional Corridors along the front of sites, and parking should be screened from off-site views using plants of different types and heights.
- Prioritize Regional Corridors for viewshed protection through increased setbacks, cluster development, and conservation development principles.
- Include traffic calming, safety, and maintenance improvements in Regional and Local Corridors – particularly near Villages and Centers.



NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

CONSERVATION AREAS

Comparison

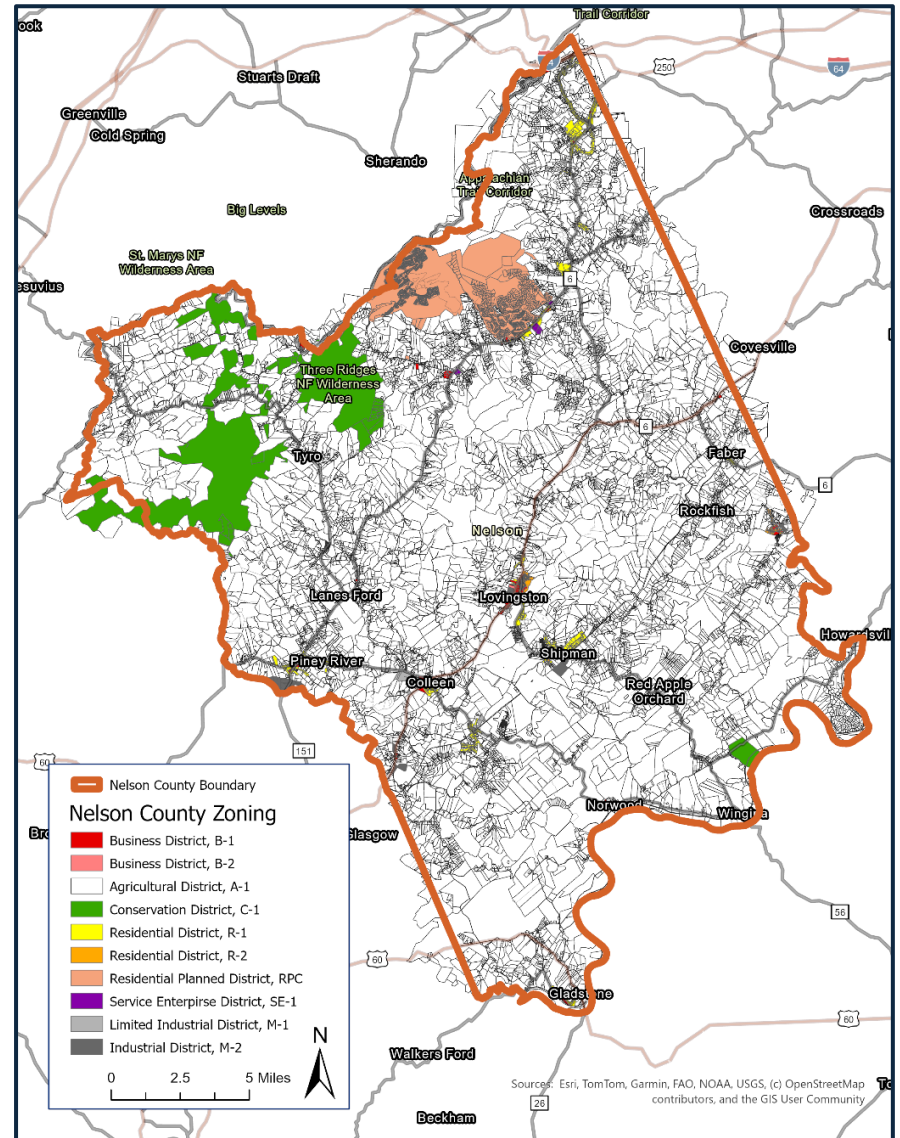
As shown in Figure 0.1, the County currently has multiple parcels zoned Conservation (C-1) largely concentrated in the northwestern portion of the County, which is part of *The Priest Wilderness (George Washington National Forest)*. These C-1 parcels fall within the protected and conservation areas identified on the Comprehensive Plan's Future Land Use Map (FLUM).

The C-1 purpose and intent, as stated in Article 4 of the draft Zoning Ordinance, "Land uses should be limited to those that directly support these conservation objectives, including agricultural activities and single-family dwellings that adhere to best conservation practices." The A-1 purpose and intent states, "While some rural areas may experience residential growth, this district seeks to prevent the scattered encroachment of residential, commercial, or industrial development that could compromise agricultural operations and open space preservation."

Potential Conflicts

No conflict exists between these districts and the draft Zoning Ordinance or the Comprehensive Plan's Future Land Use Framework.

Figure 0.1 | Nelson County Zoning Map



RURAL DESTINATIONS

The Comprehensive Plan/FLUM identifies the following as appropriate primary land use types within Rural Destinations:

- Single-family dwellings, attached and detached
- Accessory dwellings
- Small-scale commercial (cafes, shops)
- Agritourism
- Institutional
- Parks, recreation, and trails

Comparisons

Tyro

All parcels within the Tyro area are zoned Agricultural (A-1), which is consistent with the primary land uses envisioned for Rural Destinations. The area contains a substantial amount of open space and supports low-density residential and agricultural activities, consistent with the purpose and intent of the A-1 district in the draft Zoning Ordinance.

Massies Mill

All parcels within the Massies Mill area are zoned Agricultural (A-1), which is consistent with the primary land uses envisioned for Rural Destinations. The area contains a substantial amount of open space, supports low-density residential and agricultural activities, and includes a community center. These uses are consistent with the purpose and intent of the A-1 district in the draft Zoning Ordinance.

Roseland

All parcels within the Roseland area are zoned Agricultural (A-1), which is consistent with the primary land uses envisioned for Rural Destinations. The area contains a substantial amount of open space and low-density residential. These uses are consistent with the purpose and intent of the A-1 district in the draft Zoning Ordinance.

NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

Wingina

Wingina contains a substantial amount of open space, forested lands, and low-density residential uses, which is consistent with guidance provided for Rural Destinations by the Comprehensive Plan/FLUM. All parcels are zoned Agricultural (A-1), except for one parcel of Conservation (C-1), which is identified as permanently protected land on the FLUM. No conflicts exist between this area and the Comprehensive Plan/FLUM or the draft Zoning Ordinance.

Rockfish

All parcels within the Rockfish area are zoned Agricultural (A-1), which is consistent with the primary land uses envisioned for Rural Destinations in the Comprehensive Plan. The area contains a substantial amount of open space and low-density residential uses. This area also has the Rockfish River and a railroad line. These uses are consistent with the purpose and intent of the A-1 district in the draft Zoning Ordinance.

Potential Conflicts

No conflicts exist between the zoning districts in the above Rural Destinations and the draft Zoning Ordinance or the Comprehensive Plan's Future Land Use Framework.

NELSON COUNTY
 MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
 ATTACHMENT B: Comparisons & Potential Conflicts

Afton

Comparison

The majority of the Afton area (see Figure 0.1) is zoned Agricultural (A-1) and Residential (R-1). Several Business (B-1) parcels are located on Routes 151 and 250. These zoning districts generally align with the guidance provided for Rural Destinations in the Comprehensive Plan/FLUM.

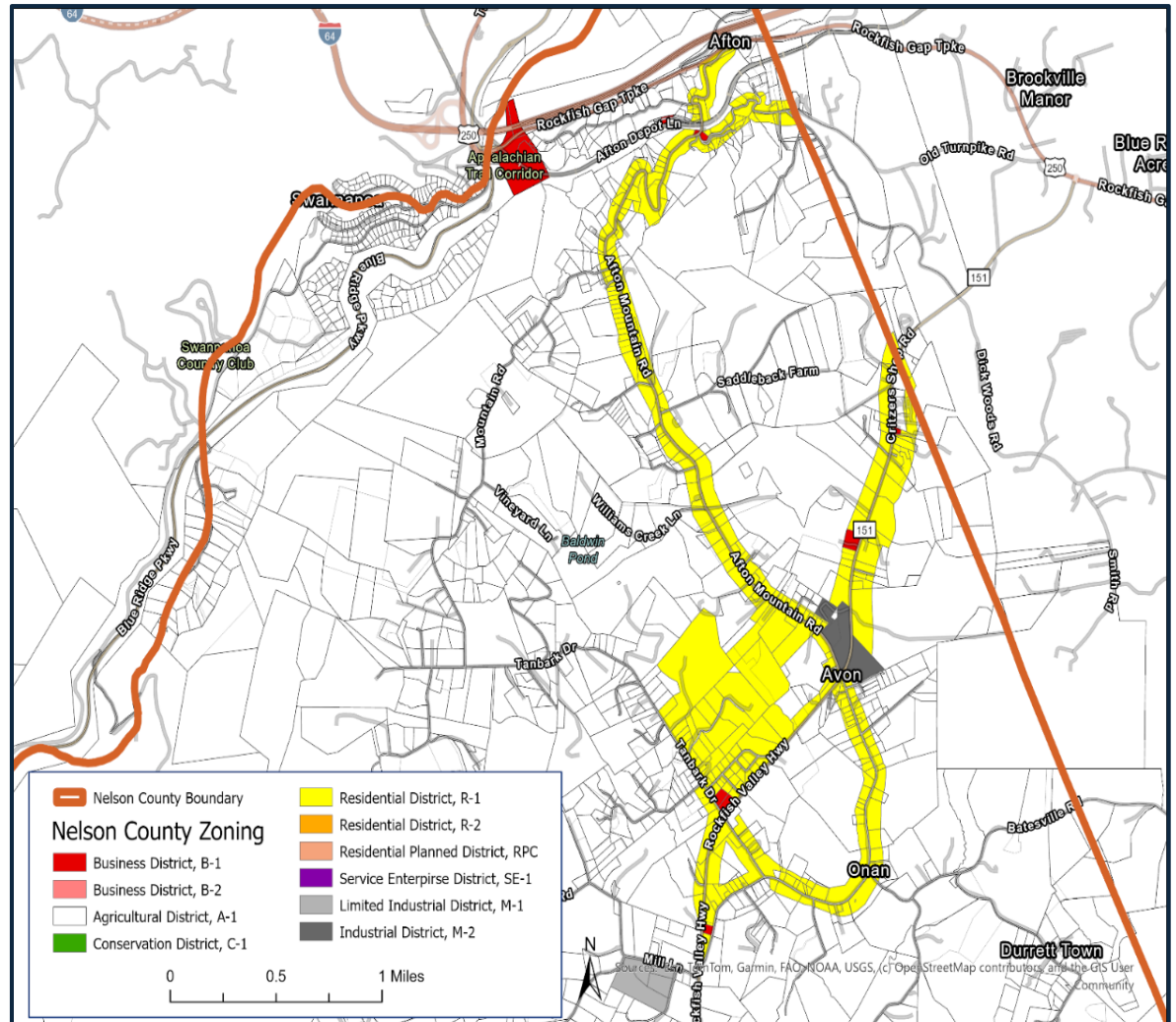
A group of parcels at the southern edge of the Afton Rural Destination are zoned Limited Industrial (M-1), which appears to be a garden center/commercial greenhouse use that is proposed to be by-right in A-1 and not allowed in M-1 in the draft Zoning Ordinance.

At the intersection of Route 6 and Route 151 (Avon), a cluster of parcels are zoned Industrial (M-2). These parcels appear to currently be a winery (agritourism), self-storage facility, and an aerospace technology facility.

Potential Conflicts

The M-1 parcels where the garden center/commercial greenhouse use is located conflicts with the draft Zoning Ordinance and the Comprehensive Plan/FLUM.

Figure 0.1 | Afton Zoning Map



NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

The M-2 parcels in the Avon area all conflict with the Comprehensive Plan/FLUM. Agritourism (the winery) is proposed as allowed by-right in A-1 and not allowed in M-1 or M-2 in the draft Zoning Ordinance; this is a conflict with the draft. The other two M-2 uses (self-storage and aerospace technology) fall under M-1 and/or M-2, depending on the specifics of the uses. These two do not conflict with the draft Zoning Ordinance.

RURAL VILLAGES

The Comprehensive Plan/FLUM identifies the following as appropriate primary land use types within Rural Villages:

- A variety of residential, ranging from single-family to fourplexes
- Small-scale commercial
- Agritourism businesses
- Small-scale business and employment uses
- Parks, recreation, and trails

NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

Piney River

Comparison

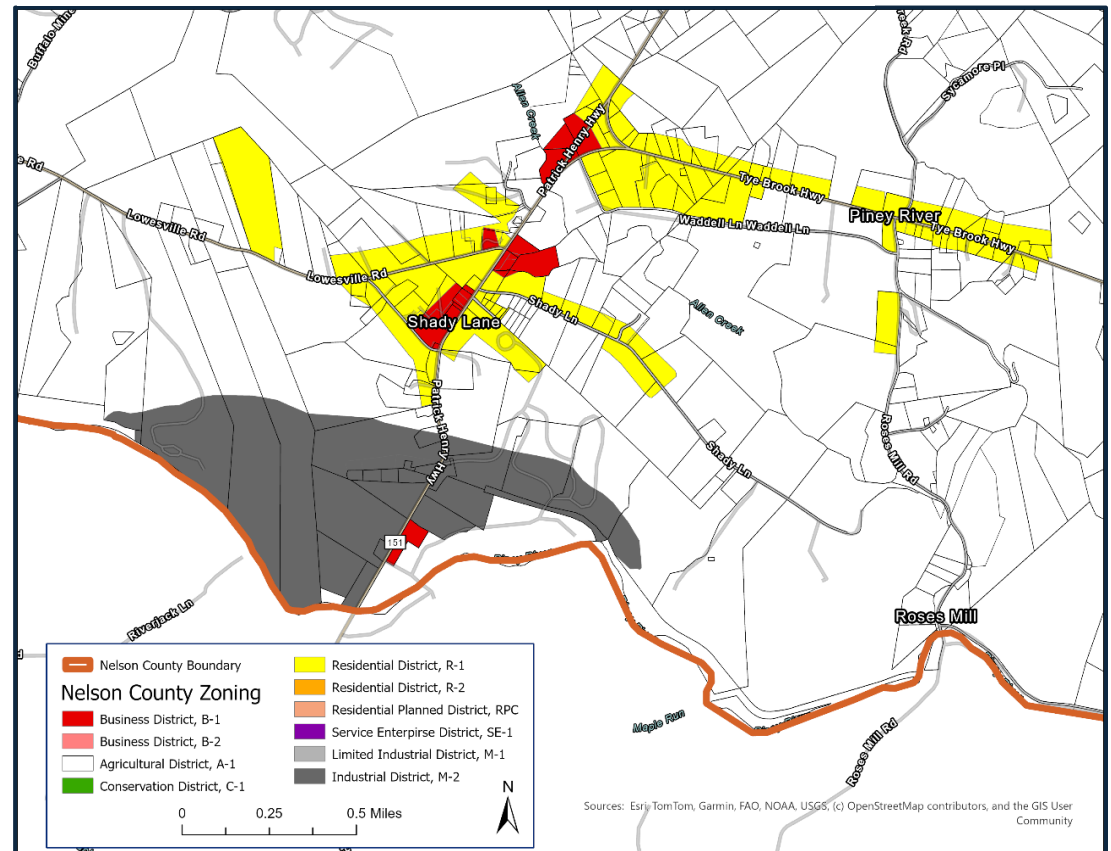
Piney River (see Figure 0.1) is largely zoned Agricultural (A-1) and Residential (R-1). Several parcels along Route 151 are zoned Business (B-1).

Several parcels along Patrick Henry Highway at the southern County border are designated Industrial (M-2). Currently in this M-2 area are the Virginia Blue Ridge Railway Trail (Piney River Trailhead), a vehicle service or repair (business use), a lumber operation, and a U.S. EPA designated Titanium Superfund site (both heavy manufacturing uses).

Potential Conflicts

As proposed in the draft Zoning Ordinance, vehicle service or repair use is allowed in B-1 and B-2, and heavy manufacturing in M-2. The business uses align with the Comprehensive Plan/FLUM, but the industrial uses and M-2 zoning do not. Further, the R-1 parcels may benefit from strategic rezoning to R-2 and/or R-3 to better match the Comprehensive Plan/FLUM during the process of adopting a new zoning map.

Figure 0.1 | Piney River Zoning Map



NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

Gladstone

Comparison

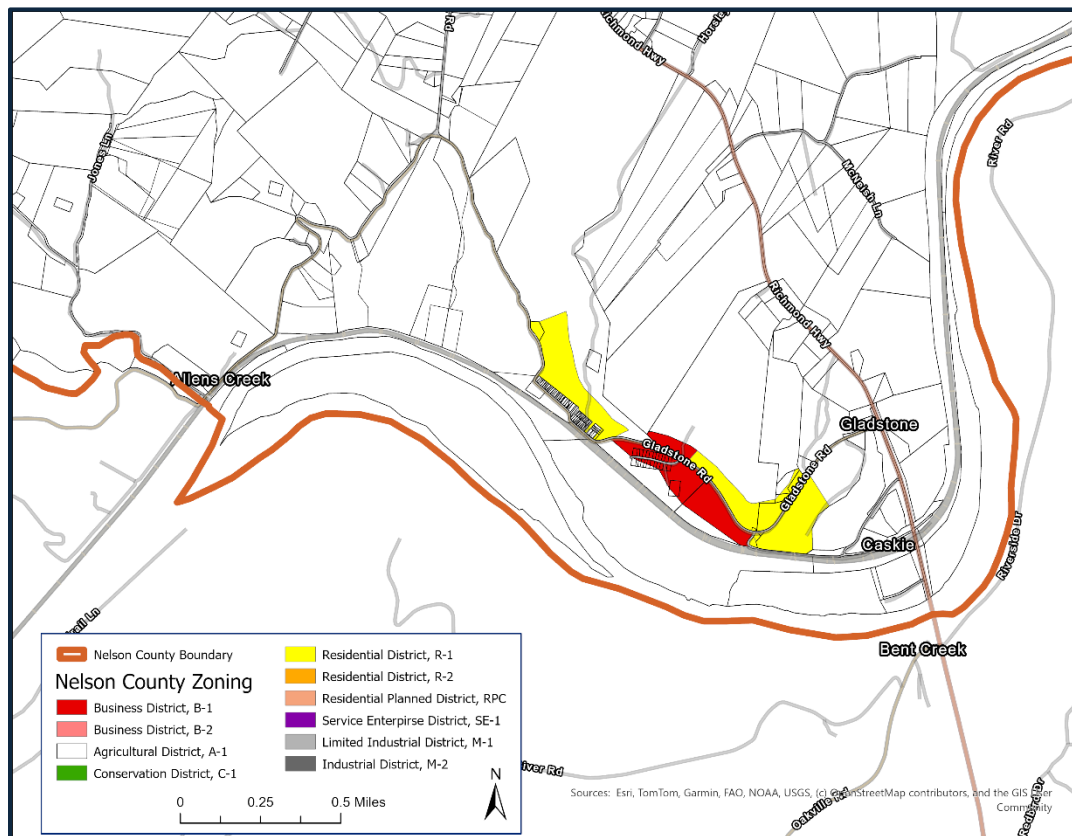
The Gladstone area (see Figure 0.2) is largely zoned Agricultural (A-1) surrounding several Residential (R-1) and Business (B-1) parcels along Gladstone Road. The B-1 parcels appear to be in forest or residential development. A bed and breakfast use is operating in the residential district. The village has a historic rail town character and still has a historic depot building.

This area contains a substantial amount of forested lands, open space, and small-lot, single-family homes. Gladstone is also characterized by the James River.

Potential Conflicts

The B-1 district does not conflict with the draft Zoning Ordinance or the Comprehensive Plan/FLUM, however, based on the guidance provided by the Comprehensive Plan/FLUM and the purpose and intent statements in Article 4 of the draft Zoning Ordinance, the B-1 areas may be more appropriate as either Business (B-2) or Service Enterprise (SE-1) which would better align with the FLUM and protect the surrounding residential and agricultural character in the event that development occurs.

Figure 0.2 | Gladstone Zoning Map



NELSON COUNTY
 MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
 ATTACHMENT B: Comparisons & Potential Conflicts

Schuyler

Comparison

Schuyler Rural Village (see Figure 0.3) has a cluster of Residential (R-2), Limited Industrial (M-1), Industrial (M-2), and Business (B-1) parcels surrounded by Agricultural (A-1).

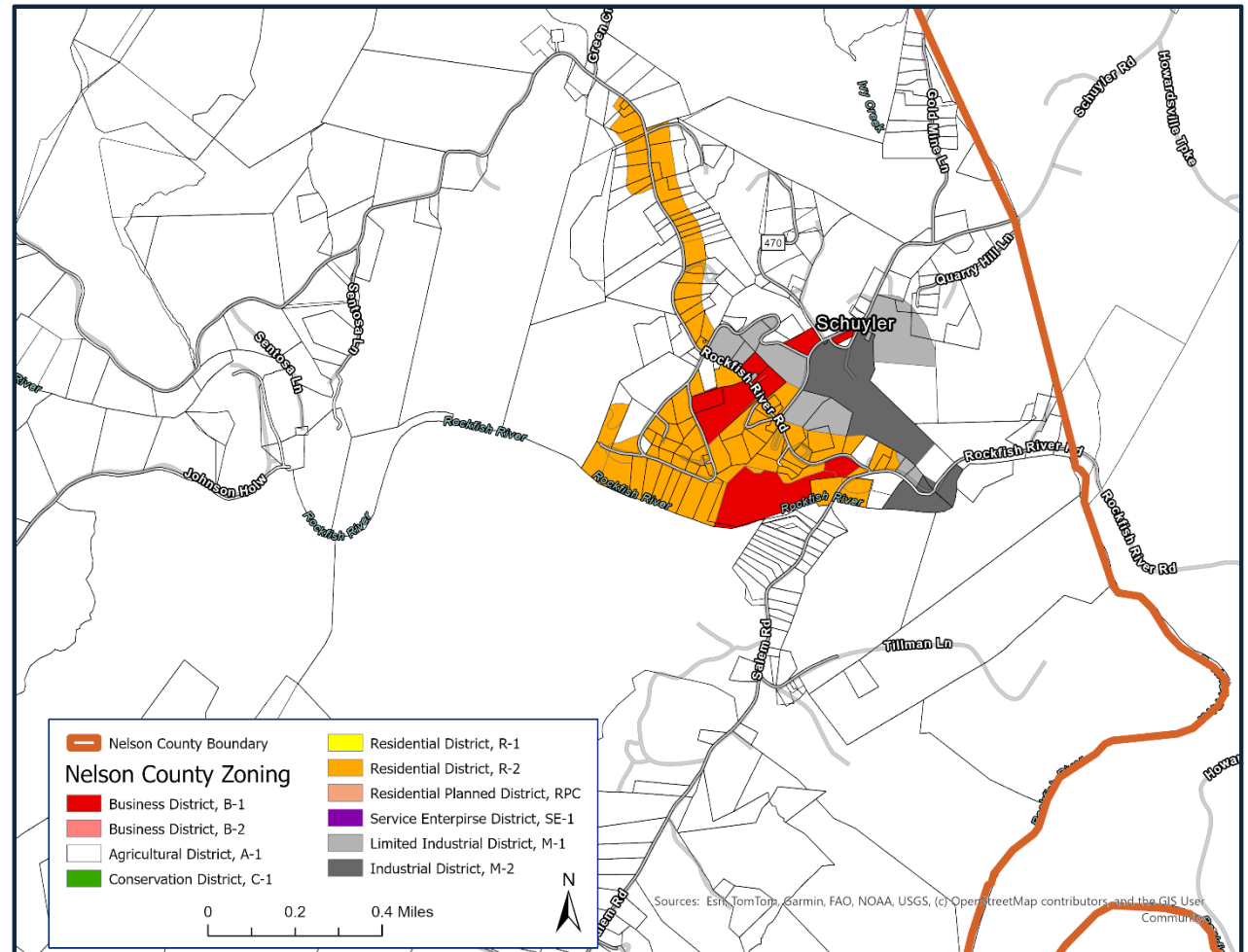
The B-1 parcels are currently a museum, general store, post office, and undeveloped.

Potential Conflicts

The M-2 parcels are currently owned and/or operating as a soapstone quarry and product supplier (identified as resource extraction and light manufacturing uses in the draft Zoning Ordinance). The M-1 parcels appear to be partially in quarry use and partially undeveloped.

The M-2 parcels align with the draft Zoning Ordinance but may not align with the Comprehensive Plan/FLUM, which supports small-scale business and employment uses rather than large-scale industrial. This quarry has a long history in Schuyler.

Figure 0.3 | Schuyler Zoning Map



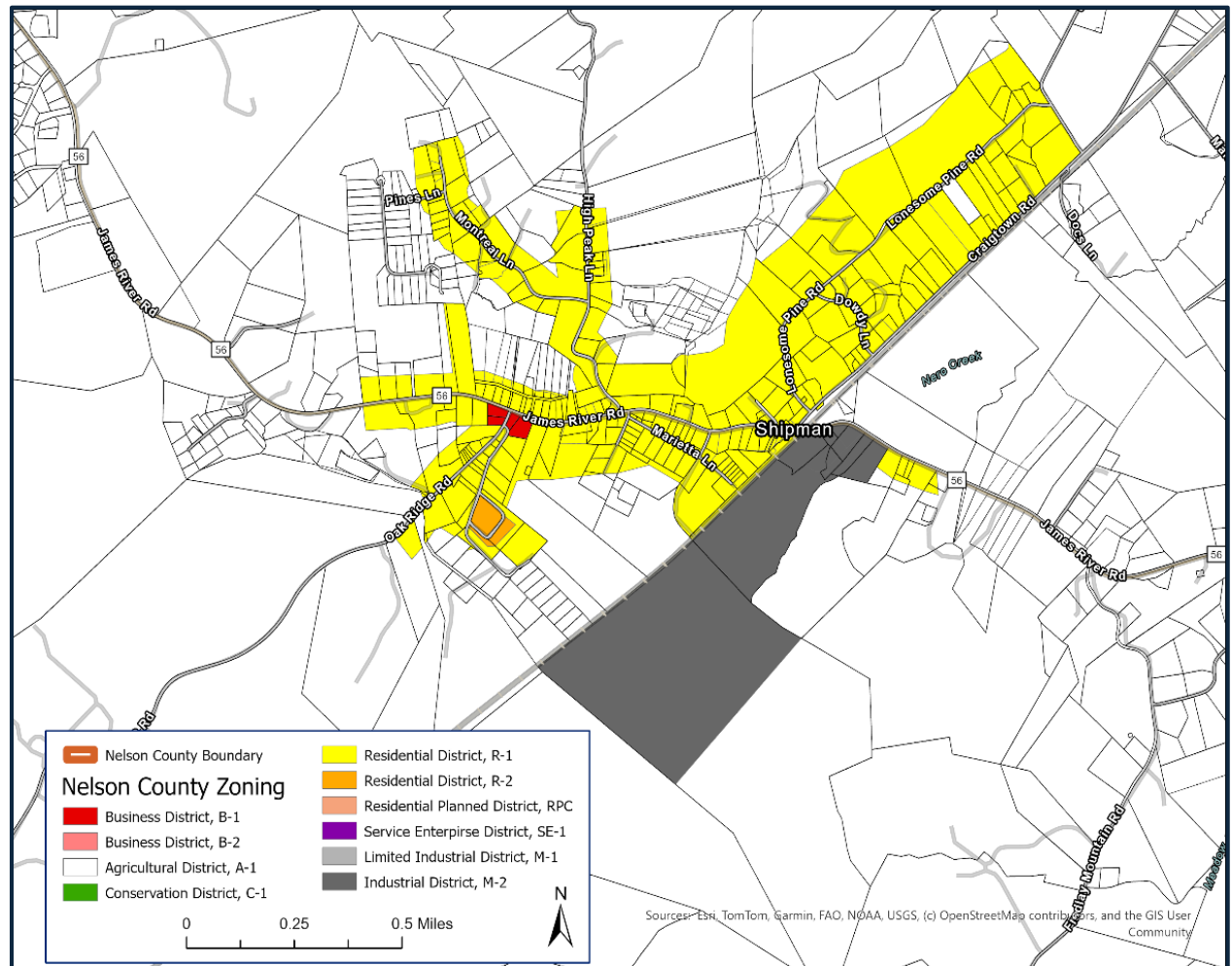
NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

Shipman

Shipman Rural Village (see Figure 0.4) largely consists of Residential (R-1) and Agricultural (A-1) zoning, with one Residential (R-2) parcel (multi-family dwelling use). At the intersection of Oak Ridge and James River Roads, four parcels are zoned as Business (B-1), currently the location of a gas station/corner market. These zoning districts align with the Comprehensive Plan/FLUM and draft Zoning Ordinance.

Several contiguous Industrial (M-2) parcels are located along the Norfolk Southern Railroad line. These parcels appear to be either undeveloped or low-density residential, with one parcel being a dilapidated industrial use. The current uses and zoning conflict with both the draft Zoning Ordinance and the Comprehensive Plan/FLUM. Rezoning these parcels to M-1, B-1, and/or SE-1 would be more compatible with Rural Village character identified in the Comprehensive Plan/FLUM.

Figure 0.4 | Shipman Zoning Map

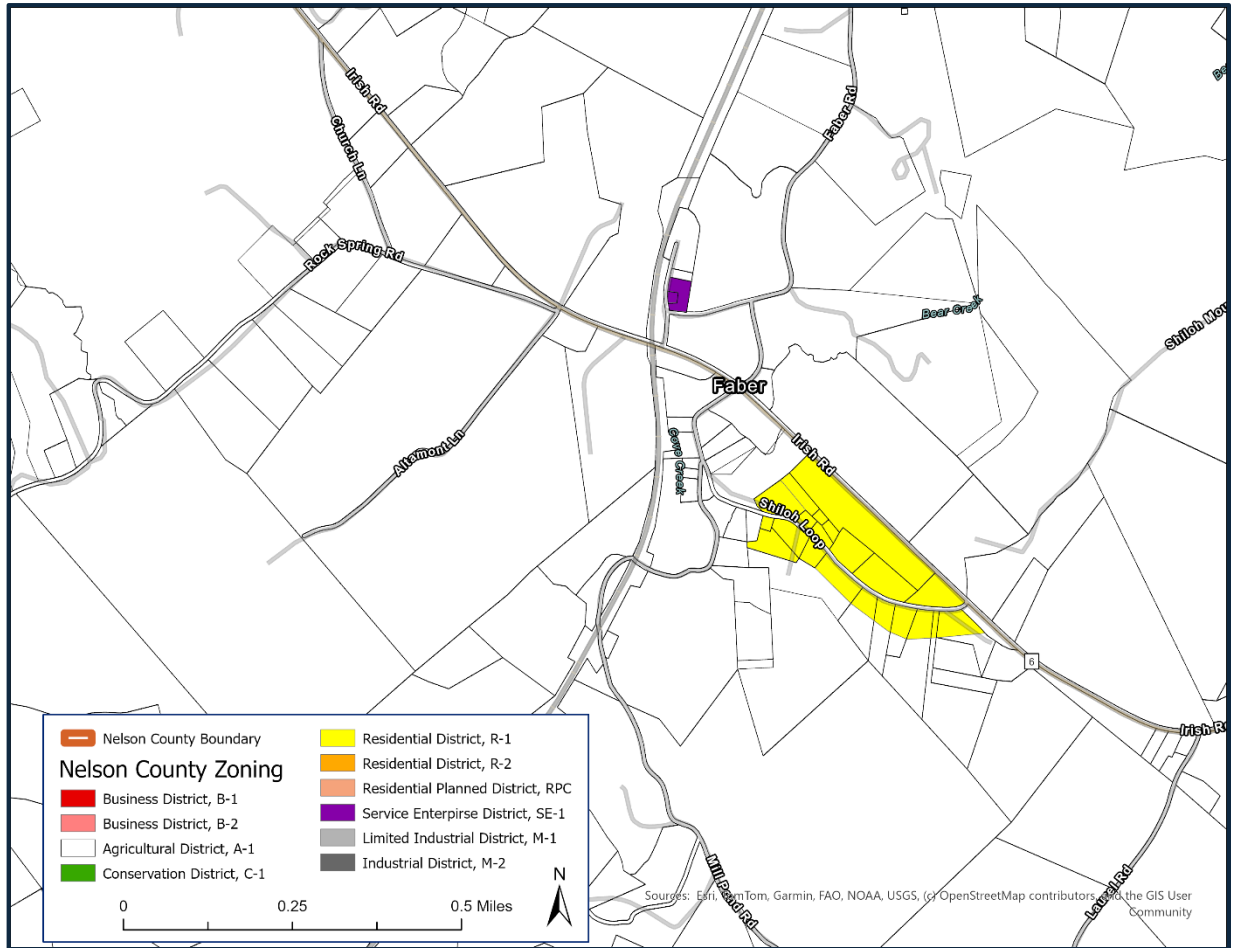


NELSON COUNTY
 MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
 ATTACHMENT B: Comparisons & Potential Conflicts

Faber

Faber Rural Village (see Figure 0.5) is largely Agricultural (A-1) zoning, with a small cluster of Residential (R-1). Additionally, two parcels are zoned Service Enterprise (SE-1). The zoning in this area aligns with both the draft Zoning Ordinance and the Comprehensive Plan/FLUM.

Figure 0.5 | Faber Zoning Map



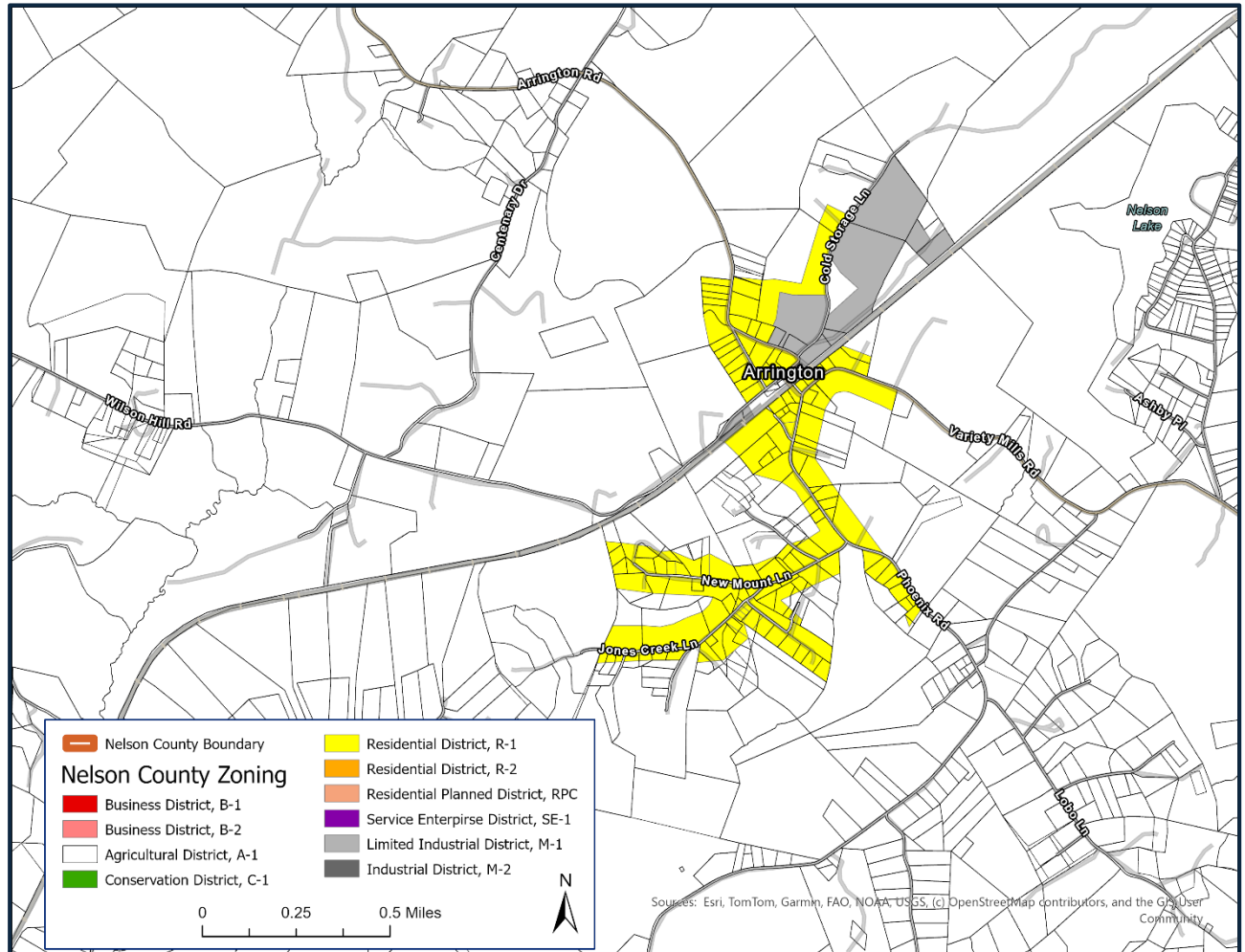
NELSON COUNTY
 MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
 ATTACHMENT B: Comparisons & Potential Conflicts

Arrington

Arrington Rural Village (see Figure 0.6) largely consists of Agricultural (A-1) surrounding contiguous Residential (R-1) parcels, and several parcels of Limited Industrial (M-1). The A-1 and R-1 districts are aligned with both the draft Zoning Ordinance and the Comprehensive Plan/FLUM.

The M-1 parcels are contiguous to the railroad, and appear to be a mix of undeveloped, residential uses, and possibly agricultural uses, with an architectural salvage store, storage, and dumpster rental operating in an old cold storage warehouse on Cold Storage Road. The M-1 parcels are not in conflict with the draft zoning ordinance but may conflict with the Comprehensive Plan/FLUM. Some of the undeveloped parcels may be more appropriately zoned as A-1 or R-1, while the parcels in the center of Arrington would more closely match the Comprehensive Plan if rezoned to B-1 or SE-1.

Figure 0.6 | Arrington Zoning Map



CENTRAL VILLAGES

Nellysford

The Comprehensive Plan/FLUM identifies the following as appropriate primary land use types within Nellysford (see Figure 2):

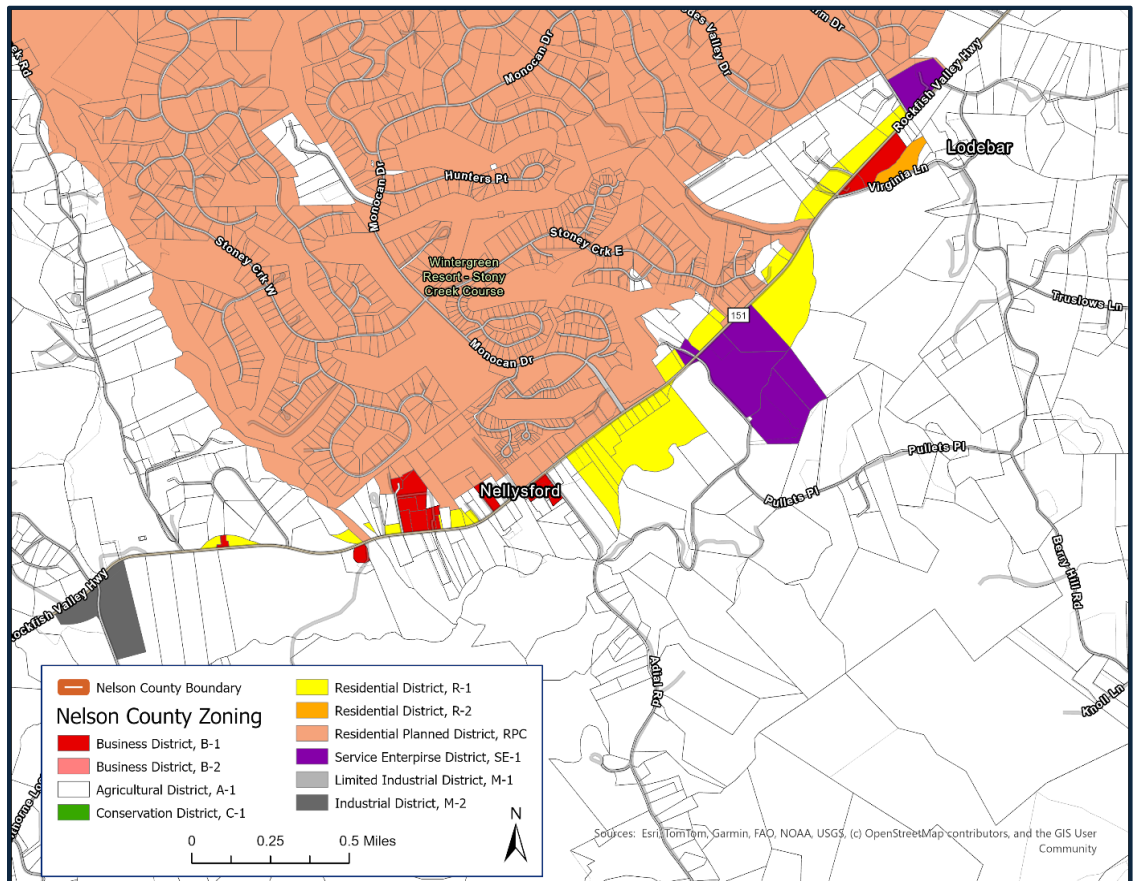
- A variety of residential ranging from single-family to fourplexes
- Community & senior services
- Agritourism businesses
- Small-scale commercial (retail, shopping, dining)
- Professional & Offices
- Business & Employment
- Institutional
- Parks, recreation, and trails

The Nellysford area includes a heavy concentration of contiguous parcels zoned Residential Planned (RPC), currently developed as a variety of housing types within Wintergreen Ski Resort. The RPC district aligns with the Comprehensive Plan/FLUM and draft Zoning Ordinance.

Parcels along Route 151 are zoned a mixture of the following:

- 1) Residential (R-1)
- 2) Residential (R-2)

Figure 2 | Nellysford Zoning Map



NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

- 3) Business (B-1)
- 4) Service Enterprise (SE-1)
- 5) Agricultural (A-1)
- 6) Industrial (M-2)

These parcels are also within the CO151 Overlay District of the draft Zoning Ordinance, which disallows particular uses, many of them industrial. The existing zoning designations align with the Comprehensive Plan/FLUM and draft Zoning Ordinance, except the M-2 parcel. The M-2 parcel appears to be the location of the Rockfish Valley Foundation Natural History Center and a small park. This parcel would be more appropriately rezoned to Business (B-2) or Service Enterprise (SE-1). Further, this section of Route 151, excluding the M-2 parcel, does not conflict as is, but may benefit from strategic rezoning during the process of adopting a new zoning map.

NELSON COUNTY MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON ATTACHMENT B: Comparisons & Potential Conflicts

Lovington

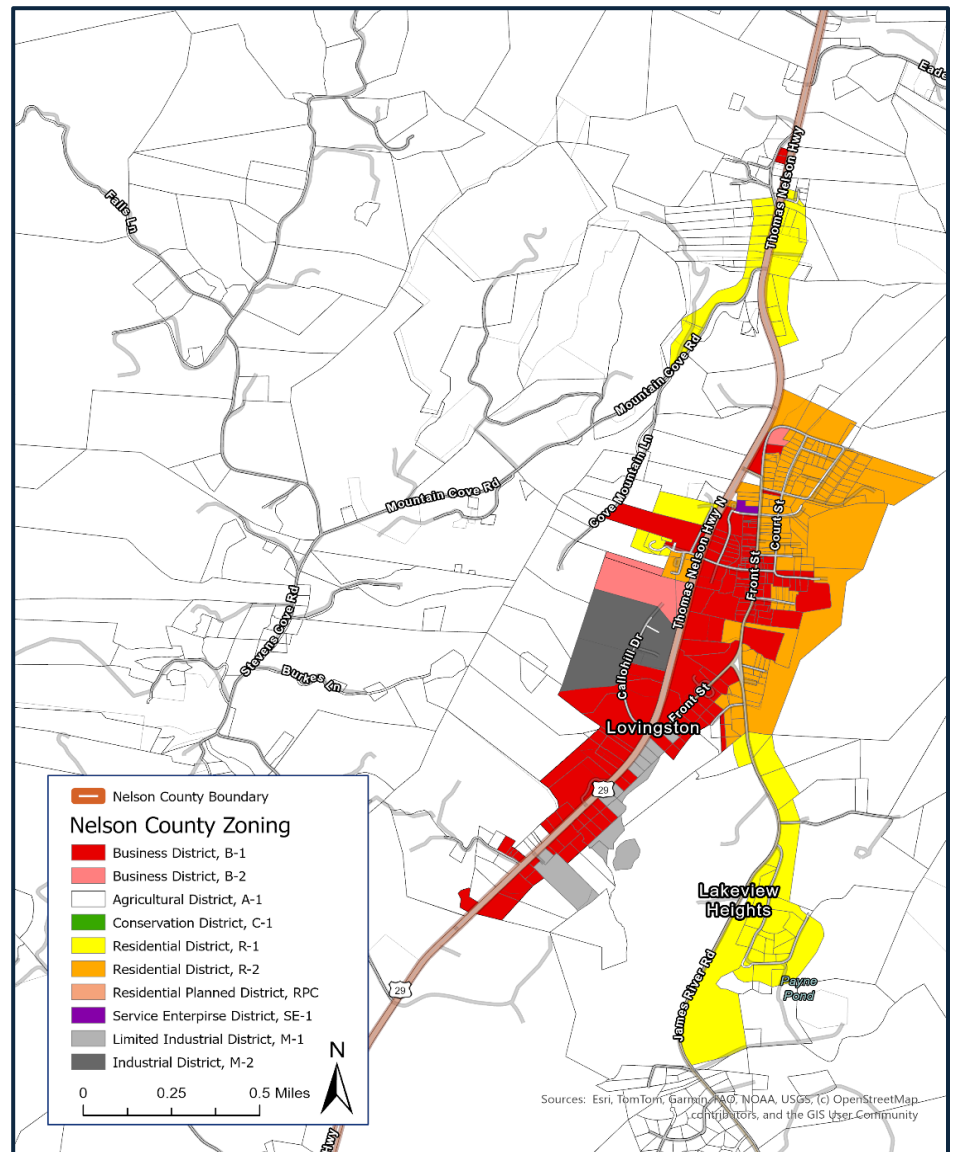
The Comprehensive Plan/FLUM identifies the following as appropriate primary land use types within Lovington (see Figure 0.1):

- A variety of residential ranging from single-family to fourplexes
- Live-work units
- Hotels and Lodging
- Agritourism Businesses
- Commercial (Retail, Shopping, Dining)
- Professional & Offices
- Business & Employment
- Institutional
- Parks, Recreation, and Trails

Lovington Central Village has a mix of zoning districts and active uses, including Residential (R-1), Residential (R-2), Business (B-1), Business (B-2), Service Enterprise (SE-1), Limited Industrial (M-1), and Industrial (M-2), surrounded by Agricultural (A-1).

These parcels are also within the Village Overlay District (VO) of the draft Zoning Ordinance, which disallows particular uses. As developed and zoned, these districts do not conflict with either the Comprehensive Plan/FLUM and draft Zoning Ordinance. However, with more consideration of the Comprehensive Plan/FLUM and where the County wants to direct future growth, Lovington may benefit from strategic rezoning during the process of adopting a new zoning map.

Figure 0.1 | Lovington Zoning Map



NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

SERVICE CENTER

Colleen

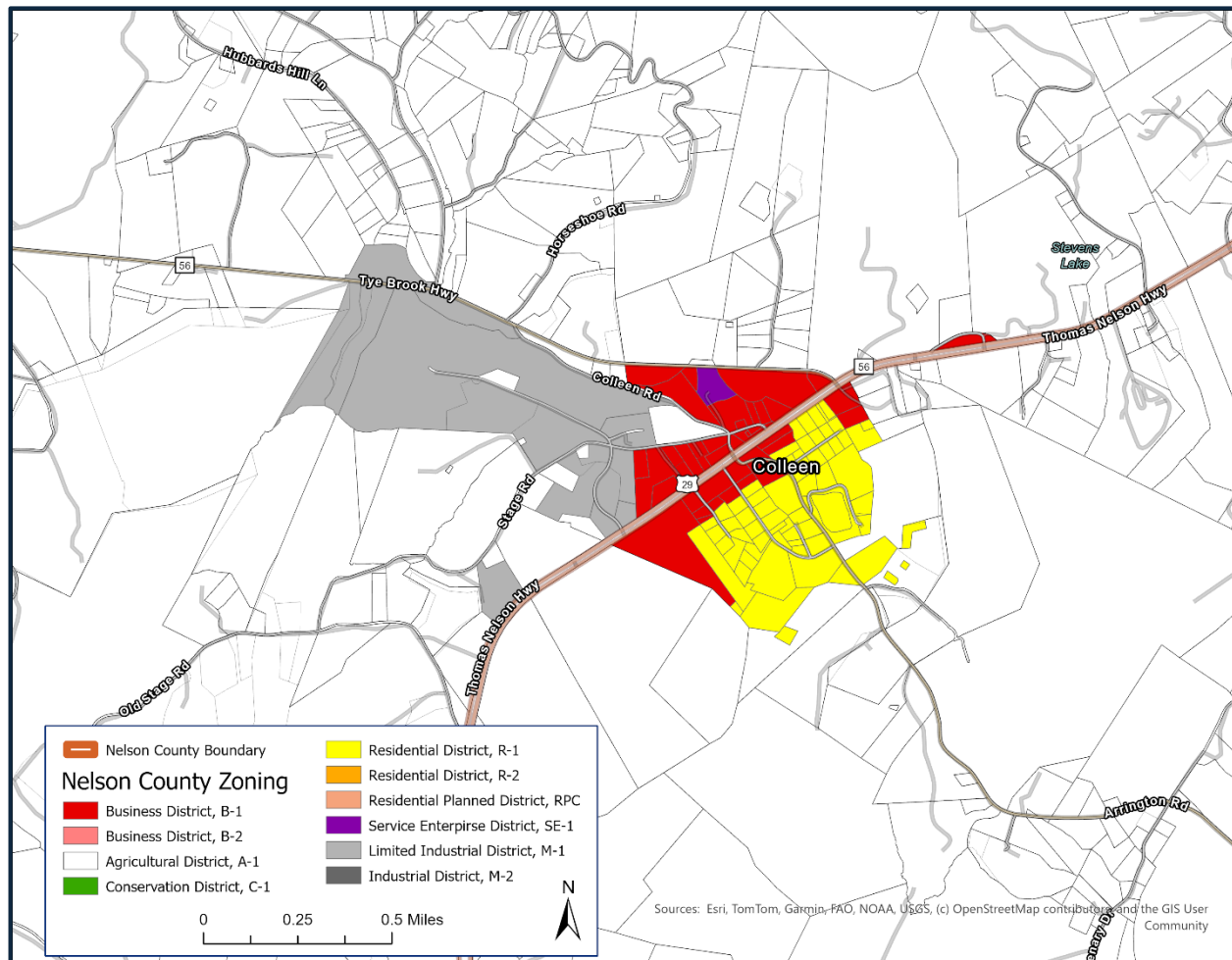
The Comprehensive Plan/FLUM identifies the following as appropriate primary land use types within Colleen:

- Farms, agriculture, forestry
- Agritourism Businesses
- Institutional
- Solar Installations (with on-site conditions)
- Single-Family Residential, Attached & Detached
- Manufactured Homes
- Accessory Dwelling Units
- Parks, recreation, & trails

This area is primarily zoned Agricultural (A-1) surrounding a cluster of Residential (R-1), Business (B-1), and Limited Industrial (M-1). One parcel is split zoned B-1 and Service Enterprise (SE-1) and does not appear to be developed according to those districts.

The M-1 area appears to currently include a brewery/restaurant, utility company, self-storage facility, motorcycle repair shop, and construction company. The split zoned parcel conflicts with the draft Zoning Ordinance and best practices. The remaining zoning districts and uses in Colleen do not conflict with the draft Zoning Ordinance or the Comprehensive Plan/FLUM. However, the area is

Figure 0.1 | Colleen Zoning Map



NELSON COUNTY
MEMO: ZONING MAP & DRAFT ZONING ORDINANCE COMPARISON
ATTACHMENT B: Comparisons & Potential Conflicts

missing some zoning districts that would allow many of the uses prescribed by the Comprehensive Plan, particularly residential medium density (R-2), high density (R-3), and neighborhood business (B-2). More consideration should be given to the Comprehensive Plan/FLUM and where the County wants to direct future growth. Colleen may benefit from strategic rezoning during the process of adopting a new zoning map.

Article-4 Primary Zoning Districts

Division 4-1 Establishment and Purpose

Table 4-1: Primary Zoning Districts

Section 4-1-1 General

A. Zoning districts established.

Rural Districts	
C-1	Conservation District
A-1	Agricultural District
Residential Districts	
R-1	Low-Density Residential District
R-2	Mid-Density Residential District
R-3	High-Density Residential District
Commercial Districts	
B-1	Primary Business District
B-2	Neighborhood Business District
SE-1	Service Enterprise District
Industrial Districts	
M-1	Light Industrial District
M-2	Heavy Industrial District
Planned Development Districts	
RPC	Residential Planned Community District

Section 4-1-2 References to District Names

Section 4-1-3 Purpose and Intent of Primary Zoning Districts

A. Rural Districts.

- (1) **C-1, Conservation.** This district encompasses areas of the County characterized by natural open spaces, including steep slopes, forests, parks, wetlands, rivers, marshlands, lakes, and stream valleys. The district is established to protect and conserve critical natural resources and aims to minimize soil erosion, safeguard watersheds, mitigate flood and fire risks, and preserve the ecological integrity of these sensitive landscapes. Land uses should be limited to those that directly support these conservation objectives, including agricultural activities and single-family dwellings that adhere to best conservation practices.

- (2) **A-1, Agricultural District.** This district is established to support and protect agricultural and forestry uses while allowing limited residential development. It is intended to preserve farmland, maintain the viability of working landscapes, and sustain the rural character of the County. While some rural areas may experience residential growth, this district seeks to prevent the scattered encroachment of residential, commercial, or industrial development that could compromise agricultural operations and open space preservation.

B. Residential Districts.

- (1) **R-1, Low-Density Residential.** This district is intended to accommodate low-density residential development, primarily consisting of single-family homes. The district is designed to protect residential identity, support a high quality of life for residents, and ensure compatibility with the surrounding rural or suburban landscape. While residential use is the primary focus, certain complementary uses, such as schools, parks, and places of worship, may be permitted to serve the needs of the community. Commercial and high-intensity development are not permitted to maintain the district's low-density character.
- (2) **R-2, Mid-Density Residential.** This district is intended to accommodate medium-density residential development in areas served by public water and wastewater infrastructure. It supports a mix of single-family, duplexes, townhomes, and similar multi-family housing while maintaining residential character, providing a suitable environment for households, and limiting commercial uses that could disrupt neighborhoods. Certain public facilities, such as schools, parks, and places of worship, may be permitted to serve residents and enhance community character.
- (3) **R-3, High-Density Residential.** This district is intended to accommodate high-density residential and mixed-use development, primarily consisting of multi-family housing, in areas that are served by adequate infrastructure, such as public water or wastewater services and major transportation routes. This district promotes well-planned, sustainable residential growth while maintaining compatibility with surrounding land uses. Limited non-residential uses, such as community-oriented services, parks, and facilities, may be permitted to support residents and enhance the district's livability.

C. Commercial Districts.

- (1) **B-1, Primary Business District.** This district is intended to support general commercial activities that require direct and frequent public access. It accommodates a broad range of retail, service, and office uses designed to serve both the traveling public and the surrounding community. The district promotes attractive, accessible development along principal roadways while discouraging traffic diversion onto local streets or through residential neighborhoods. Uses involving heavy trucking are not supported, except for routine stocking and delivery of retail goods. Activities should not generate nuisance impacts beyond the typical light and noise associated with customer traffic and passenger vehicles.
- (2) **B-2 Neighborhood Business District.** This district is intended to provide small-scale commercial development with uses designed for the service of daily needs of nearby residents, while maintaining the character of the surrounding neighborhood. Traffic and noise are held to a minimum to protect surrounding property.
- (3) **SE-1, Service Enterprise District.** This district is designed to balance the area's need for service-oriented commercial uses adjoining residential and agricultural districts. The district allows limited service-oriented commercial uses that are compatible with the low-density, quiet, rural atmosphere characterized and promoted within agricultural and residential districts. This district is characterized by significant setbacks and limited signage. The district supports a mix of agricultural, residential, and small-scale commercial enterprises, such as farm-based businesses, agritourism, and artisan services, that promote economic vitality while preserving the area's scenic qualities and rural way of life.

D. Industrial Districts.

- (1) **M-1, Light Industrial District.** The intent of this District is to foster the local economy in appropriate locations for less intense industrial uses, such as research facilities, wholesale, warehousing, light industrial, offices, and heavy commercial uses. Uses should occur in enclosed buildings, and activities should not create a danger to health and safety in surrounding areas nor create off-site noise, vibration, smoke, dust, lint, odor, heat, or glare.
- (2) **M-2, Heavy Industrial District.** The intent of this District is to encourage and provide for larger-scale industrial, manufacturing, processing, and warehousing operations in appropriate areas separated from daily services and residences. The uses in this District may require outside storage, or generate noise, smoke, or odor, which shall be mitigated with industry best practices for the compatibility of the surrounding area and the preservation of the environment.

- E. **Planned Development Districts.** The purpose of Planned Development Districts is to encourage innovative and efficient land use planning and physical design on large, unified sites. Planned Development Districts are intended to:

Achieve a high quality of development while protecting environmentally sensitive areas;

Provide a well-integrated mix of non-residential and recreational uses with various residential dwelling types to achieve a walkable, connected neighborhood;

Allow more efficient use of land through coordinated networks of streets, utilities, and pedestrian connections, both within the development and to adjacent development;

Encourage the provision of accessible and useable open space and recreational amenities within the development;

Promote development forms and patterns that respect the character of established surrounding neighborhoods and other land uses; and

Promote development patterns that complement a site's natural and unnatural features, such as rivers, lakes, wetlands, floodplains, trees, and historic and cultural resources.

- (1) **RPC, Residential Planned Community District.** This district is intended to permit development in accordance with a master plan therefor of cluster-type communities containing not less than 3,000 contiguous acres under one (1) ownership or control, in a manner that will protect and preserve the natural resources, trees, watershed, contours and topographic features of the land, protect and enhance the natural scenic beauty and permit the greatest amount of recreational facilities by leaving as permanent open area not less than 25 percent of the total acreage. Within such communities, the location of all improvement shall be controlled in such manner as to permit a variety of housing accommodations in an orderly relationship to one another, with the greatest amount of open area and the least disturbance to natural features. "Open area" shall include parks, lakes, roads, roadways, walkways, trails, playground and recreation facilities, golf, skiing and other sports facilities, non-residential clubhouse grounds and rights-of-way and surface easements for drainage and other utilities over areas not within the lines of any residential lot. (A planned residential district may include a variety of residential accommodations with light commercial facilities and light craft manufacturing facilities in Village Centers to an extent necessary to serve the needs of the particular residential planned community and its visitors.) Further, it is the intention of Nelson County that no additional land within the County be rezoned or changed to the RPC Zoning District.

Division 4-2 General District Standards

Section 4-2-1 Application of Standards

Section 4-2-2 Determination and Measurement

Section 4-2-3 Steep Slopes and Critical Areas

Table 4-2: Family Division Dimensional Regulations

	C-1 Conservation District	A-1 Agricultural District	R-1 Low-Density Residential District
Minimum Lot Size			
All lots	1 acre	1 acre	1 acre
Minimum Required Setbacks			
Front	50 ft.	50 ft.	50 ft.
Side	25 ft.	25 ft.	25 ft.
Rear	25 ft.	25 ft.	25 ft.

Section 4-2-4 Exemptions

Division 4-3 Rural Districts Dimensional Standards

Section 4-3-1 Rural Districts Regulations

Table 4-3: Rural Districts Regulations

	C-1 Conservation District	A-1 Agricultural District
Minimum Area Requirements		
Minimum Lot Size	20 acres	6 acres
Minimum Required Setbacks		
Front	300 ft.	50 ft.
Side	300 ft.	20 ft.
Rear	300 ft.	50 ft.
Corner Lot Side	35 ft.	30 ft.
Accessory Structure	15 ft.	15 ft.
Minimum Lot Width		
Road Frontage	200 ft.	150 ft.
Maximum Structure Height		
Building Height	35 ft.	35 ft.

Division 4-4 Residential Districts Dimensional Standards

Section 4-4-1 Residential District Regulations

Table 4-4: Residential Districts Regulations

	R-1 Low-Density Residential District	R-2 Mid-Density Residential District	R-3 High-Density Residential District
Minimum Area Requirements			
Minimum Lot Size without Public Water and Sewer	1 acres	1 acre	-
Minimum Lot Size with Public Water or Sewer		20,000 sq. ft.	10,000 sq. ft. + 5,000 sq. ft. per additional du
Minimum Required Setbacks			
Front	35 ft.	35 ft.	20 ft.
Side	10 ft.	10 ft.	5 ft.
Rear	25 ft.	25 ft.	10 ft.
Corner Lot Side	20 ft.	20 ft.	10 ft.
Accessory Structure	10 ft.	5 ft.	5 ft.
Minimum Lot Width			
Road Frontage	100 ft.	75 ft.	50 ft.
Maximum Structure Height			
Building Height	35 ft.	35 ft.	45 ft.

Division 4-5 Commercial Districts Dimensional Standards

Section 4-5-1 Commercial District Regulations

Table 4-5: Commercial Districts Regulations

	B-1 Primary Business District	B-2 Neighborhood Business District	SE-1 Service Enterprise District
Minimum Area Requirements			
Minimum Lot Size		20,000 sq. ft.	40,000 sq. ft.
Minimum Required Setbacks			
Front		50 ft.	50 ft.
Adjoining Rural or Residential District		75 ft.	
Side		10 ft.	25 ft.
Adjoining Rural or Residential District	10 ft.	20 ft.	
Corner Lot Side		25 ft.	75 ft.
Adjoining Rural or Residential District	10ft.	50 ft.	
Rear		10 ft.	25 ft.
Adjoining Rural or Residential District	10 ft.	25 ft.	
Accessory Structure		10 ft.	15 ft.
Adjoining Rural or Residential District	10 ft.	15 ft.	
Minimum Lot Width			
Road Frontage	75 ft.	125 ft.	125 ft.
Maximum Structure Height			
Building Height	45 ft.	35 ft.	35 ft.

Division 4-6 Industrial Districts Dimensional Standards

Section 4-6-1 Industrial District Regulations

Table 4-6: Industrial Districts Regulations

	M-1 Light Industrial District	M-2 Heavy Industrial District
Minimum Area Requirements		
Minimum Lot Size	20,000 sq. ft.	40,000 sq. ft.
Minimum Required Setbacks		
Front	20 ft.	40 ft.
Adjoining Rural or Residential District	50 ft.	100 ft.
Side	10 ft.	30 ft.
Adjoining Rural or Residential District	20 ft.	100 ft.
Rear	10 ft.	30 ft.
Adjoining Rural or Residential District	20 ft.	100 ft.
Corner Lot Side	20 ft.	40 ft.
Adjoining Rural or Residential District	40 ft.	100 ft.
Accessory Structure	10 ft.	30 ft.
Adjoining Rural or Residential District	20 ft.	100 ft.
Minimum Lot Width		
Road Frontage	100 ft.	100 ft.
Maximum Structure Height		
Building Height	35 ft.	60 ft.

Division 4-7 Planned Development Districts

Dimensional Standards

Section 4-7-1 General

Section 4-7-2 RPC Residential Planned Community District

Table 4-7: Average Daily Traffic

Use	Peak Occupancy	Average Daily Trips	No. of Dwelling Units	Average Daily Traffic
Hotel	95% X	.75 X	=	
Multifamily Residential	80% A	1.00 X	=	
Dwelling, Two-unit	80% X	1.25 X	=	
Single-Family Residential	80% X	1.50 X	=	

Table 4-8: Road Widths

Average Daily Traffic	Traffic Lanes Number	Traffic Lanes Width
0 – 100	2	8'
100 – 500	2	9'
500 – 1000	2	10'
1000 – 3000	2	11'
3000 – 7500	2	12'
Over 7500	4	12'

Division 4-8 Cluster Housing Development Standards

Section 4-8-1 Purpose and Intent

Section 4-8-2 Development Standards

Table 4-9: Cluster Development Standards

	C-1	A-1	R-1
Minimum Area Requirements			
Minimum Open Space Required	40%	40%	40%
Maximum Density	1 du / 10 acres	1 du / 5 acres	1 du / 1 acre
Minimum Development Area	50 acres	30 acres	10 acres
Minimum Lot Size	1 acre		
Minimum Lot Size with ONLY Public Sewer	30,000 sq. ft.		
Minimum Lot Size with Public Water AND Sewer	10,000 sq. ft.		
Minimum Required Setbacks			
Front	20 ft.		
Side	10 ft.		
Rear	10 ft.		
Accessory	10 ft.		

Table 4-10: Cluster Development Density Bonus

DEVELOPMENT FEATURE		BONUS POINTS
A	Use native plant species for at least 75% of the landscaping in the development.	2.5
B	Provide community garden space (at least 5% of the required open space acreage).	
C	Install rainwater harvesting systems or greywater recycling for at least 50% of the development's units.	
D	Provide electric vehicle charging stations for at least 10% of the residential units.	
E	Preserve wetlands, steep slopes, or floodplains within open space.	
F	Provide an additional 5% open space above the minimum requirement.	5
G	Provide additional active recreation areas such as playgrounds, sports fields, or community centers.	
H	Use permeable paving, rain gardens, bioswales, or other LID techniques in at least 50% of the paved areas.	
I	Preserve at least 70% of the existing mature tree canopy.	

J	Install renewable energy systems (e.g., solar panels) on at least 50% of units.	
K	Provide an additional 10% open space above the minimum requirement.	
L	Provide pedestrian and bicycle accommodations that exceed standard requirements and provide connectivity to existing networks, where possible.	
M	Achieve LEED or equivalent certification for all residential units.	
N	Dedicate at least 10% of units to market-rate affordable housing.	
O	In Rural Districts, dedicate conservation or agricultural easement for land preservation or continued farm use.	

Section 4-8-3 Review

ATTACHMENT D: DRAFT USE MATRIX EXCERPT

Use Types	C-1 Conservation	A-1 Agricultural	R-1 Low-Density Residential	R-2 Mid- Density Residential	R-3 High- Density Residential	RPC Residential Planned Community	B-1 Highway Business	B-2 Neighborhood Business	SE-1 Service Enterprise	M-1 Light Industrial	M-2 Heavy Industrial	Use Standards Reference
<i>B = By-Right SUP = Special Use Permit Blank = Not Permitted</i>												
Rural												
Agriculture / Silviculture	B	B				B						
Agriculture, Residential			B	B								7-2-1
Agritourism		B										7-2-2
Biosolid Application		B										
Biosolid Storage		SUP										7-2-3
Confined Animal Feeding Operation		B										7-2-4
Conservation and preservation	B	B										
Meat Processing Facility		SUP										7-2-5
Stable, Commercial		B										7-2-6
Stable, Private		B	B			B						7-2-7
Residential												
Adaptive Reuse Project		SUP	SUP	B	B	B	B	B	B			7-3-1
Bed and Breakfast		B	B	B		B						7-3-2
Construction residence/office, temporary	B	B										7-3-11
Dwelling, Attached, Zero Lot Line				B	B	B			B			
Dwelling, Caretakers	B	B	B	B								
Dwelling, Manufactured Attached		B	B	B	B	B			B			
Dwelling, Manufactured Detached		B	B						B			
Dwelling, Multi-Family				SUP*	B	SUP*			SUP*			7-3-3 *See 7-3-1 for Dwelling, Multi-family permissions when part of an Adaptive Reuse Project
Dwelling, Single-Family	B	B	B	B		B			B			7-3-4
Dwelling, Townhouse				B	B	B			SUP			7-3-5
Dwelling, Triplex or Quadplex				B	B				SUP			
Dwelling, Two-unit		B	B	B		B			B			
Family Day Home (1-4 Children)	B	B	B	B		B			B			
Family Day Home (5-12 Children)		SUP	SUP	B								
Group Home	B	B	B	B		B						

DRAFT USE MATRIX

Use Types	C-1 Conservation	A-1 Agricultural	R-1 Low-Density Residential	R-2 Mid- Density Residential	R-3 High- Density Residential	RPC Residential Planned Community	B-1 Highway Business	B-2 Neighborhood Business	SE-1 Service Enterprise	M-1 Light Industrial	M-2 Heavy Industrial	Use Standards Reference
	<i>B = By-Right SUP = Special Use Permit Blank = Not Permitted</i>											
Home Occupation Class A	B	B	B	B		B			B			7-3-6
Home Occupation Class B		B							B			7-3-7
Life Care Facility		SUP	SUP	SUP				B	SUP			
Manufactured Home Community		SUP										7-3-8
Migrant Labor Camp		B										7-3-9
Shelter, Residential			SUP	SUP			B					
Short-Term Rental, Homestay	B	B	B	B	B	B			B			7-3-10
Short-Term Rental, Hosted Stay		B	B						B			7-3-10
Short-Term Rental, Unhosted Stay		SUP	SUP						SUP			7-3-10
Public, Civic, and Recreational												
Animal Shelter		SUP					B	B	B			7-4-1
Cemetery, Public	B	B				B			B			
Club	SUP	SUP					B	B	SUP			
Community/Cultural Center		B	B	B		SUP	B	B	B			
Educational Facility, College, University, Business or Trade		SUP					B			B		
Education Facility, Primary or Secondary	B	B	B	B		B	B	B	B			
Public Use	B	B	B	B	B	B	B	B	B			
Recreation Facility, Neighborhood			B	B	B	B						
Recreation Facility, Noncommercial	B	B	B	B	B	B		B	B			
Religious Assembly	B	B	B	B	B	B	B	B	B			
Telecommunications Facility	B	B	B			B	B	B	B	B	B	7-4-2
Telecommunications Facility, Small Cell	B	B	B	B	B	B	B	B	B	B	B	7-4-3
Utility Service, Major	SUP	B					B	SUP		B	B	7-4-4
Utility Service, Minor	B	B	B	B	B	B	B	B	B	B	B	
Commercial												
Adult use							B					7-5-1
Agricultural Sales and Services		B				B	B	B				
Alcohol Production or Sales		SUP				SUP	SUP	SUP	SUP	B		
Automobile Sales and Rental							SUP					7-5-2

DRAFT USE MATRIX

Use Types	C-1 Conservation	A-1 Agricultural	R-1 Low-Density Residential	R-2 Mid- Density Residential	R-3 High- Density Residential	RPC Residential Planned Community	B-1 Highway Business	B-2 Neighborhood Business	SE-1 Service Enterprise	M-1 Light Industrial	M-2 Heavy Industrial	Use Standards Reference
	<i>B = By-Right SUP = Special Use Permit Blank = Not Permitted</i>											
Business Support Services						B	B	B				
Camp	B	SUP							B			
Campground	SUP	SUP										7-5-3
Campground, Primitive	B	B										7-5-4
Car wash							B					7-5-5
Day Care Center	B	B	B	B		B		B	B			
Event Venue		SUP				SUP	SUP	SUP	SUP			7-5-6
Farmers Market		SUP				B	B	B	B			
Financial Institution						B	B	B	B			
Fuel center						B	B	SUP	SUP		SUP	7-5-7
Funeral Home						B	B	B	B			
Garden Center/Commercial Greenhouse		B					B	SUP	B			
Hospital							B	B		B		
Hotel		SUP				B	B	SUP	SUP		SUP	
Kennel, Commercial		SUP				B	B	B	B			7-5-8
Marina		SUP				B	B					7-5-9
Office, General						B	B	B	B			
Office, Medical							B	B	B			
Parking Lot, Recreational Vehicle							B	B				7-5-10
Personal Service						B	B	B	B			
Recreation/Entertainment, Commercial Indoor						B	B	B	B			
Recreation/Entertainment, Commercial Outdoor		SUP				B	B		B			7-5-11
Resort		SUP					B					7-5-12
Restaurant, General		SUP				B	B	B	B			

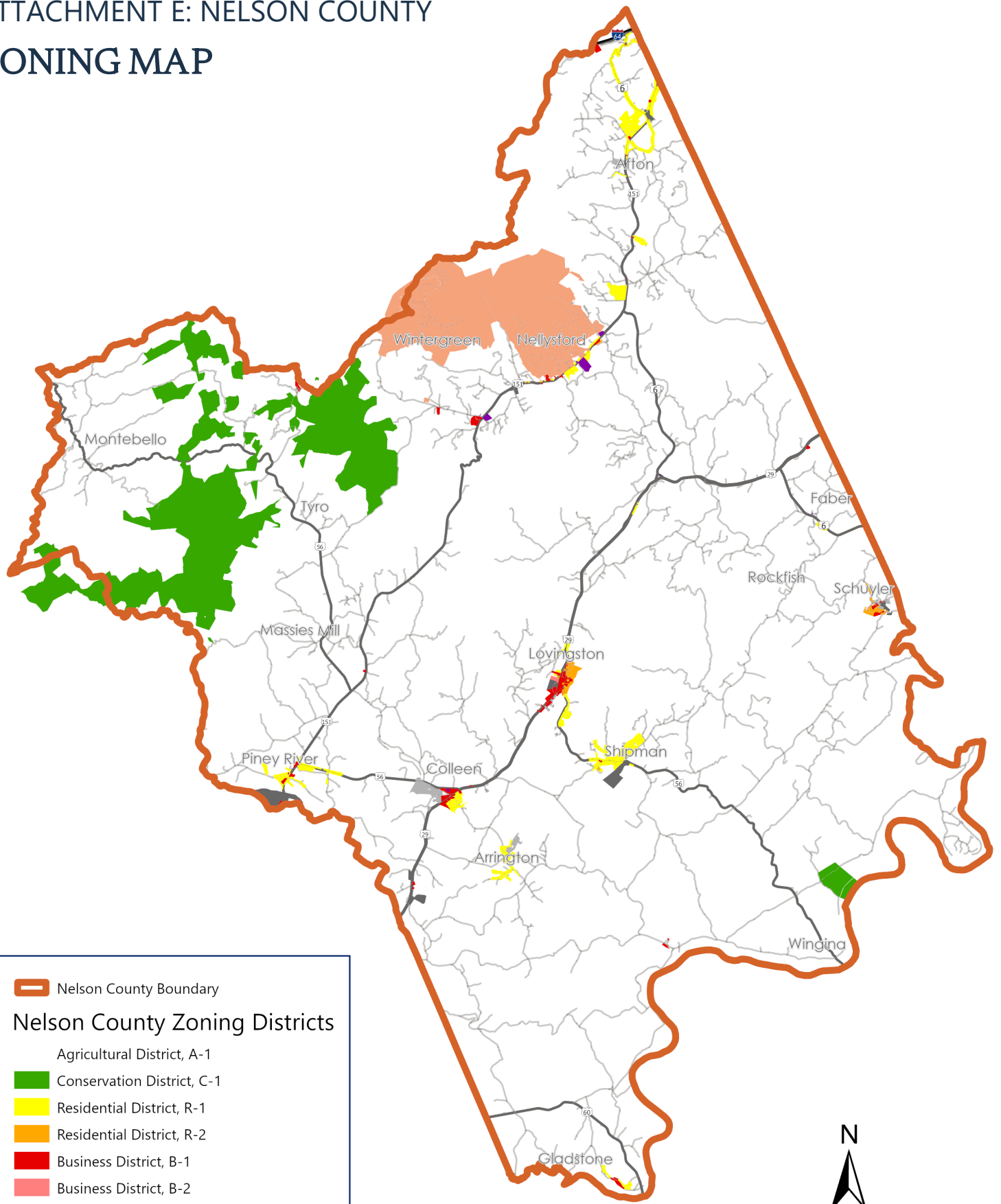
DRAFT USE MATRIX

Use Types	C-1 Conservation	A-1 Agricultural	R-1 Low-Density Residential	R-2 Mid- Density Residential	R-3 High- Density Residential	RPC Residential Planned Community	B-1 Highway Business	B-2 Neighborhood Business	SE-1 Service Enterprise	M-1 Light Industrial	M-2 Heavy Industrial	Use Standards Reference
	<i>B = By-Right SUP = Special Use Permit Blank = Not Permitted</i>											
Retreat Center		SUP										7-5-13
Smoke/Vape Shop							SUP					7-5-14
Store, Large						SUP	B	SUP				
Store, Small		SUP				B	B	B	B			
Vehicle Service or Repair							B	B				7-5-15
Veterinary Hospital or Clinic						B	B	B	B			7-5-16
Industrial												
Composting, Commercial		SUP									B	
Construction Yard		SUP								B	B	
Data center											SUP	7-6-1
Factory outlet store										B		
Hazardous Materials, Storage, and Distribution											B	
Junkyard/Salvage Yard		SUP									SUP	7-6-2
Laboratory, Research, and Development										B	B	
Landfill, Construction Debris											B	
Landfill, Sanitary		SUP									SUP	
Livestock market		SUP									B	
Makerspace							B	B	B	B	B	
Manufacturing, Heavy											B	
Manufacturing, Light										B	B	
Manufacturing, Small-Scale									B	B	B	
Resource extraction		SUP									SUP	7-6-3
Self-Storage Facility										B	B	
Truck/Freight Terminal											B	
Warehousing and Distribution										B	B	


DRAFT USE MATRIX

Use Types	C-1 Conservation	A-1 Agricultural	R-1 Low-Density Residential	R-2 Mid-Density Residential	R-3 High-Density Residential	RPC Residential Planned Community	B-1 Highway Business	B-2 Neighborhood Business	SE-1 Service Enterprise	M-1 Light Industrial	M-2 Heavy Industrial	Use Standards Reference
<i>B = By-Right SUP = Special Use Permit Blank = Not Permitted</i>												
Miscellaneous												
Firing Range, Indoor							SUP	SUP		B	B	
Firing Range, Outdoor		SUP										
Private airstrip	SUP	SUP										
Solar Energy, Medium-Scale							B	B		B	B	7-7-1
Solar Energy, Small-Scale	B	B	B	B	B	B	B	B	B	B	B	7-7-2
Solar Energy, Utility-Scale		SUP										7-7-3
Structure, Mixed-Use					B		B	B				
Transportation Services							SUP			B	B	
Yard or Garage Sales	B	B	B	B	B	B						7-7-4
Accessory												
Accessory Structure	B	B	B	B	B	B	B	B	B	B	B	7-8-1
Dwelling, Accessory	B	B	B	B					B			7-8-4
EV Charging Station	B	B	B	B	B	B	B	B	B	B	B	
Outdoor Storage							B	B	B	B	B	7-8-5
Roadside Farm Stand		B				B	B	B	B			7-8-7
Wind Energy Generating Facility, Accessory	B	B	B	B		B	B	B	B	B	B	7-8-8
Temporary												
Dwelling, Temporary	B	B	B	B					B			7-9-1
Family Health Care Structure, Temporary	B	B	B	B	B	B						7-9-2
Temporary Event		B					B	B	B			7-9-3
Temporary Sawmill	B	B										7-9-4











ATTACHMENT E: NELSON COUNTY ZONING MAP

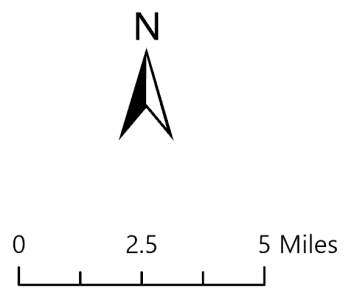


Legend

-  Nelson County Boundary

Nelson County Zoning Districts

-  Agricultural District, A-1
-  Conservation District, C-1
-  Residential District, R-1
-  Residential District, R-2
-  Business District, B-1
-  Business District, B-2
-  Service Enterprise District, SE-1
-  Residential Planned District, RPC
-  Light Industrial District, M-1
-  Heavy Industrial District, M-2



Overview

This document provides a basic overview of sliding scale and large lot zoning; two common approaches used by rural localities to manage growth and preserve agricultural land. It includes general information about how each zoning method works, along with examples from localities that have implemented these strategies. The intent is to offer context and illustrate how different jurisdictions balance development with rural preservation.

Additionally, attached is a document outlining zoning regulations across various rural localities in Virginia. It focuses on minimum lot sizes, setback requirements, and density provisions. This document illustrates that many localities in Virginia implement large-lot zoning, with minimum lot sizes ranging from 2 to 25 acres, depending on the zoning district and the availability of public utilities.

[Please note that Berkley Group gathered the data in this document in 2025; it should be used for general context only and not relied upon as a source of current or official zoning regulations.]

Sliding-Scale

The Sliding Scale method bases the number of residential lots permitted on the size of the parent parcel. As the size of a parcel increases, the number of dwellings allowed in relation to the total area decreases. In this approach, a maximum residential lot size is specified to maximize the area available for agricultural production and minimize the area devoted to residential purposes.

Advantages:

- **Preserves Larger Agricultural Parcels**
 - Discourages the subdivision of large farms, which makes it more likely that large parcels stay in agricultural use.
- **Targets Fragmentation**
 - Recognizes that the threat to agriculture isn't just density but the **pattern** of land division.
 - Tailors restrictions to parcel size, preventing the slow loss of farmable land.
- **Supports Rural Character**
 - Limits scattered development that burdens rural infrastructure or alters scenic landscapes and maintains open space patterns that define rural identity.
- **Encourages More Thoughtful Land Use Planning**

- Developers and landowners must plan subdivisions carefully, considering long-term land value and restrictions.


Disadvantages:


- **Complex and Difficult to Administer**
 - Harder to understand and administer than simple lot-size rules.
 - Requires accurate, up-to-date parcel records and strong administrative capacity to enforce fairly and consistently.
- **Can Be Perceived as Inequitable**
 - Owners of large tracts may feel penalized because they are not permitted the densities of owners of smaller tracts.
 - Can generate pushback from those expecting to develop their land more intensively.
- **Difficulty in Inheritance Planning**
 - A family may want to split land among several heirs but can't if the sliding scale limits the number of parcels.

Note: The images provided below are anecdotal examples using aerial imagery in each of the provided localities. The subdivisions shown in the photos may or may not have been subdivided at such a time when sliding scale provisions were enabled.

Nelson County Zoning Ordinance Update Mapping Worksession #1 – April 22, 2026 Agricultural Preservation Options

Examples:

Montgomery County, VA			
Size of Parent Parcel (acres)	Number of Permitted Lots	Other Agricultural District standards	
Less than 1	0	Minimum lot area:	1 acre
Less than 2	1	Maximum lot area:	None
Less than 3	Up to 2	Maximum coverage:	30%
3 to 10	Up to 3	Minimum width:	120 feet
10 to 30	Up to 4		
30.01 to 50	Up to 5		
50.01 to 70	Up to 6		
70.01 to 90	Up to 7		
90.01 to 110	Up to 8		
110.01 to 130	Up to 9		
More than 130	9, plus 1 per additional 20 acres		

Clarke County, VA			
Size of Parent Parcel (Acres)	Number of Permitted Lots	Other Agricultural District standards	
0 to 14.99	1	Minimum lot area:	2 acres
15 to 39.99	2	Maximum lot area:	4 acres
40 to 79.99	3	Maximum coverage:	None
80 to 129.99	4	Minimum width:	150 feet
130 to 179.99	5		
180 to 229.99	6		
230 to 279.99	7		
280 to 329.99	8		
330 to 399.99	9		
400 to 499.99	10		
500 to 599.99	11		
600 to 729.99	12		
730 to 859.99	13		
860 to 1,029.99	14		
1,030 or more	15		

Nelson County Zoning Ordinance Update
 Mapping Worksession #1 – April 22, 2026
 Agricultural Preservation Options



Peach Bottom Township, PA			
Size of Parent Parcel (Acres)	Number of Dwelling Units	Other Agricultural District standards	
0 to 7	1	Minimum lot area (non-ag uses)	40,000 sq. ft.
7 to 30	2	Maximum lot area	1 acre
30 to 80	3	Maximum coverage:	N/A
80 to 130	4	Minimum width:	200 ft.
130 to 180	5		
180 to 230	6		
230 to 280	7		
280 to 330	8		
330 to 380	9		
380 to 430	10		
430 to 480	11		
480 to 530	12		
530 to 580	13		
580 to 630	14		
630 to 680	15		
680 to 730	16		
730 to 780	17		
780 to 830	18		
830 and over	19		

Lower Mount Bethel Township, PA			
Size of Parent Parcel (Acres)	Number of Dwelling Units	Other Agricultural District standards	
12 to 15	2	Minimum lot area:	1 acre
>15 to 30	3	Maximum lot area:	None
>30 to 60	4	Maximum coverage:	25%
>60 to 90	5	Minimum width:	50 ft.
>90 to 120	6	<p><i>Ordinance revised as of 2022; no available photo.</i></p>	
>120 to 150	7		
>150	8, plus 1 per additional 30 acres		

Other localities (not an exhaustive list) that administer sliding scale zoning provisions include: Fauquier County, Isle of Wight County, and Southampton County in Virginia and Washington County, MD.

Large Lot Zoning

Large lot zoning is a land use regulation that requires minimum lot sizes (ranging from as small as 5 or 10, to 50+ acres) for new residential development in rural or agricultural districts. The primary goal is to control development density, preserve open space, protect farmland, and maintain rural character by discouraging suburban-style subdivision.

Advantages:

- **Easy to Understand and Administer**
 - Clear and consistent rules are easy for landowners to understand and officials to interpret and enforce.
- **Preserves Agricultural Land**
 - Reduces the likelihood of land fragmentation, helping farmers retain viable tracts for cultivation.
 - Lots consisting of 20+ are often still used for small farming operations.
- **Maintains Rural Character**
 - Reduces the number of new homes and suburban-style sprawl, keeping scenic views, low traffic, and open space intact.
 - Often favored by rural residents who want minimal development.
- **Protects Environmental Resources**
 - Maintains more natural vegetation, reduce impervious surfaces, and help preserve groundwater recharge areas, wildlife corridors, and scenic vistas.

Disadvantages:

- **Inefficient Land Use**
 - Can result in estates or hobby farms; land may appear rural but not functionally agricultural.
- **Housing Affordability**
 - Drives up the cost of land and housing by requiring buyers to purchase large tracts.
 - Can limit housing options for young families, essential workers, and seniors.
- **Unintended Fragmentation**

- Over time, large-lot zoning can still lead to dispersed residential development that displaces agriculture.

Key Considerations

Agricultural Goals: If the aim is to retain working farms and not just rural open space, sliding-scale zoning may be more effective.

Community Buy-in: Consider which approach local landowners and officials are more likely to support and understand.

Long-Term Vision: Consider combining these tools with conservation easements, PDR/TDR programs, or clustering to provide flexibility and protect farmland more permanently.

Zoning Map Amendment Considerations

Role of Zoning Map in Shaping Long-Term Land Division Patterns: What pattern of land division will the combination of zoning districts (C-1, A-1, Rs) and lot size standards produce over time, and does that pattern align with the rural character envisioned in the Comprehensive Plan?

Directing Growth to Appropriate Areas: How can zoning map changes work in tandem with agricultural standards to direct new residential development toward villages and service centers, rather than into agricultural areas?

Use of Multiple Agricultural Zoning Tools: Should the County rezone areas and target the Conservation district (C-1) and the promotion of land use taxation for the preservation of active agriculture?

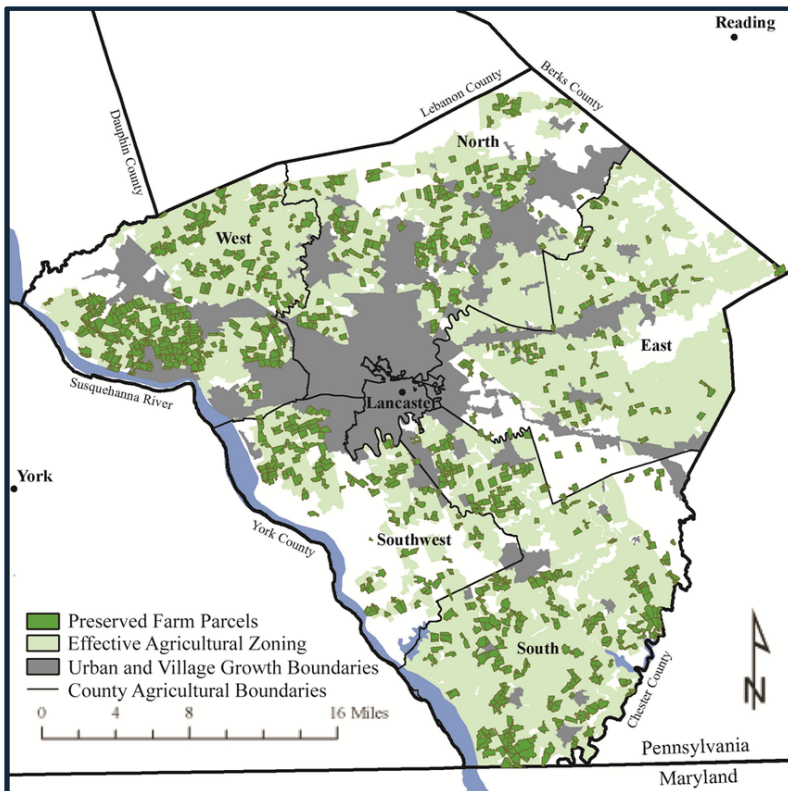
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Photo Examples



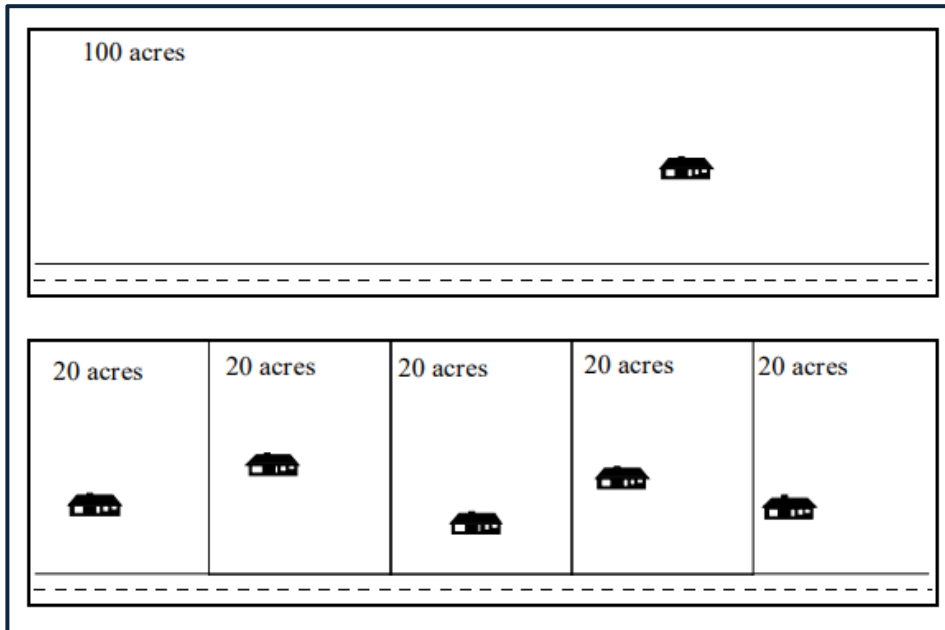
A cluster subdivision in New Kent County.

(Source: Virginia Mercury; Nick Gerardi / New Kent Drone Co.)

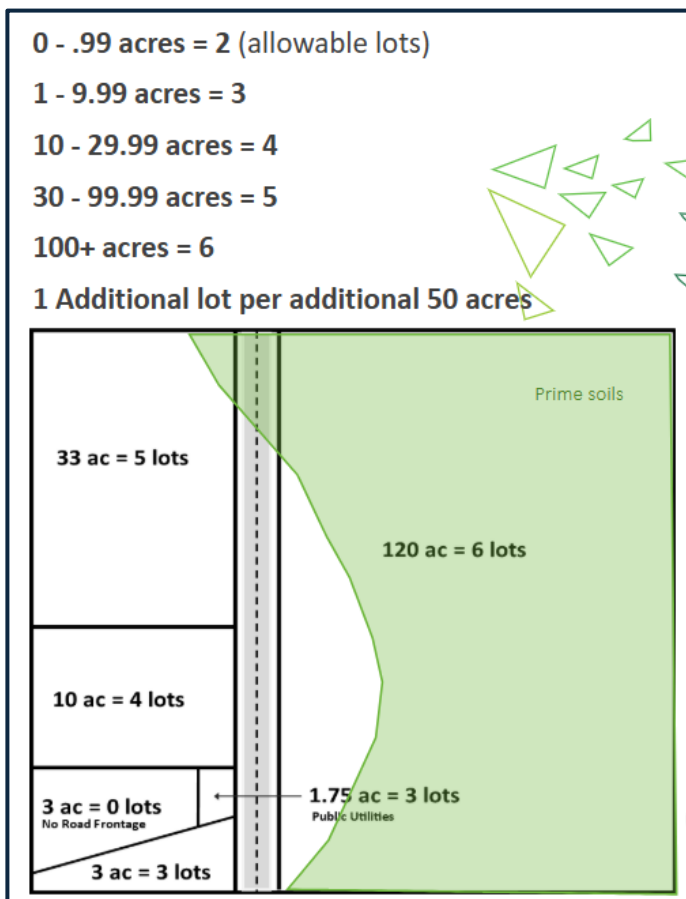


Lancaster County, PA began implementing Agricultural Protection Zoning (APZ), that includes sliding-scale and other measures, in the late 1970s and early 1980s. The effect has resulted in many preserved farm parcels.

Nelson County Zoning Ordinance Update Mapping Worksession #1 – April 22, 2026 Agricultural Preservation Options



Large lot provisions reduce the overall number of homes, maintain open space, and equalize division rights.



Sliding scale provisions ensure retention of land for agricultural production while minimizing the area devoted to residential purposes.

Additional provisions can be included, such as smaller lots with public utilities or limits based on road frontage and soil type.