

Dividing Property and Building Homes

What is the minimum lot size that I can cut from a larger piece of property?

The minimum lot size is two acres. (*Unless creating 4 or more lots*)

What is the minimum size lot required to build a house?

If the lot has already been recorded at the courthouse and there is room for a septic system and the required setbacks can be met then any size lot may have a house. If the property is being divided and then recorded then the minimum size is two acres.

What are the setback requirements?

The structure shall be at least 50 feet from the front property line and 25 feet from the side property lines and 25 feet from the rear property line.

What are the road frontage requirements for new lots?

2 to 2.99 acres must have a minimum of 200 feet of road frontage
3 to 14.99 acres must have a minimum of 300 feet of road frontage
15 acres and up must have a minimum of 400 feet of road frontage

How many acres do I need if I want two homes on one piece of property?

15 acres
Only one home / dwelling on a lot up to 14.99 acres
2 Homes / dwellings on 15 to 39.99 acres
3 Homes / dwellings on 40 to 59.99 acres
4 Homes / dwellings on 60 to 79.99 acres
5 Homes / dwellings on 80+ acres

How many lots can I create without rezoning the property?

Three lots or less are considered a minor subdivision and can be administratively approved. If creating 3 lots then the plat must have drainfield information from a soil scientist, and be reviewed and signed by VDOT, the Health Department, and the Zoning Administrator.

What do I need to do if I want to create 4 or more lots?

Four or more lots are considered a major subdivision, the lots must be a minimum of 3 acres and the property must be rezoned. Rezoning the property and having the subdivision approved starts with an application and subdivision plan that is submitted to the Zoning Administrator and reviewed by the Planning Commission and Board of Supervisors. At least 2 public hearings are held and the process takes a minimum of 4 months.

If you have further questions please contact the Zoning and Planning Administrator, Rebecca Cobb at 434-969-4242.