

Frequently Asked Questions

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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?

All Agricultural and Residential zoned property - 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.

Business and Industrial Zoned property – setbacks are based on the zoning of the adjacent parcels (see zoning ordinance).

What are the road frontage requirements for new lots?

2 to 6.99 acres must have a minimum of 200 feet of road frontage on existing roads and 200 feet at the building line for new constructed roads.

7 acres and up must have a minimum of 300 feet of road frontage

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

7 acres

Only one home / dwelling on a lot up to 6.99 acres

2 Homes / dwellings on 7 to 31.99 acres

3 Homes / dwellings on 32 to 56.99 acres

4 Homes / dwellings on 57 to 81.99 acres

(with each increase of 25 acres = 1 additional dwelling)

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.

Zoning and Uses on Property

How do I know if a specific use or business is allowed on my property?

You need to know what your property is zoned and then see the zoning ordinance. Most property in the county is zoned Agriculture (A-1). Agricultural zoned property allows farming uses and some residential uses. For a complete listing of permitted uses (uses that are allowed by right) look in the Agriculture section of the zoning ordinance under Permitted Uses. If your property is zoned something other than Agriculture you need to look at the appropriate section in the zoning ordinance. If you do not know what your property is zoned contact the Zoning Administrator.

What are Special Uses?

Special Uses are businesses, activities, etc. that are not allowed by right but require a permit. Special Uses must be applied for and are not automatically approved. To see a listing of Special Uses refer to the Zoning Ordinance. Each zone within the Zoning Ordinance has its own list of special uses.

How do I obtain a Special Use Permit?

The first step to obtaining a Special Use Permit is to fill out the permit application and pay the \$200.00 application fee. The application is then reviewed by the Zoning Administrator and the Planning Commission. The Planning Commission holds a public hearing and makes a recommendation to the Board of Supervisors. The Board of Supervisors reviews the case and holds a public hearing and then makes a decision on approval or disapproval. The process takes a minimum of 4 months.

Can I have a Home Occupation?

You may qualify to have a home occupation if you meet the following definition and file your occupation with the Zoning Administrator. A Home Occupation is an occupation which may be conducted in a dwelling provided that: (a) the use of the dwelling shall be incidental and subordinate to its residential use; (b) there shall be no interior or exterior alteration to the dwelling or its accessory buildings to create or expand the home occupation and there shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than one sign of no more than two (2) square feet in area; (c) only family members residing on the premises shall be engaged in such occupation; (d) no more than the equivalent of one-half of the area of the first floor of the primary residence may be utilized in either the principal dwelling and accessory building combined for the home occupation; (e) no traffic shall be generated by such home occupation in greater volumes that would be normally expected in a residential neighborhood, and any need for parking

generated by the conduct of such home occupation shall be met off the street and other than in the required front yard area; (f) no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, electrical interference detectable to the normal senses off the lot if conducted in a single-family dwelling or outside the dwelling unit if conducted other than in a single-family dwelling; and (g) no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

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