

# King William County Zoning and Subdivision Ordinance Changes Summary

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**August 21, 2020**

This provides the reader with a brief summary of some of the significant changes in the update of the Zoning and Subdivision Ordinances.

Combined King William Code Sec. 66: Subdivisions with Sec. 86: Zoning, to provide easier cross reference.

Provides a Table of Contents to Delineate Articles and Sections of the Code of Ordinances.

Under Article II, Definitions: modified many definitions for clarity and consistency. Added definitions to provide a complete section for definitions which specifically defines uses allowed by the updated Code.

Under Article IV Administration: Division 1 Section 86-7 was moved to Division 4, Amendments, 3. Subdivision Procedure, added a requirement that a site plan shall be provided with a submittal for a zoning map change.

Under Article V. 86-42: text added for applicants to provide a statement that proffers are reasonable and voluntary.

Under Article V. 86-101: The Historic Preservation Districts and portions of the text amendments as recommended by the Historical Architectural Review Board.

Under Article V. 86-116: The Transportation Overlay District (TCO) buffer, screening, and landscaping requirements were amended to reference the revised landscaping section which includes additional requirements.

Under Article VI 86-70 Minimum Site area and Dimensional Regulations for Primary Zoning Districts: Changes include minimum lot sizes of 10 acres minimum in the A-C zone and allowing Family sub divisions to have a 3-acre minimum).

Article VII: Use Matrix: This Use Matrix provides the allowable uses in the principal zoning districts. Changes to the table include clearer wording for each of the permitted uses. Also, reviewed "by right" and conditional use permit required site for each permitted use.

Under Article VIII Use and Design Standards: proposed addition of

- Agriculture, intensive
- Small-scale conversion of biomass
- Kennel, commercial
- Shooting range, private
- Kennel, private

Under Article VIII: revised and clarified standards for content and arranged by category.

Under Article XI: Landscaping, Screening, and Fencing: Edits for clarification for obtaining certificates of occupancy and buffer requirements.

Under Article XIV Planned Unit Development: Edited for clarification and flow.

Under Article XVI Solar Facilities: Updated the section to reflect current conditions.

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Under Article XVII Site Plan Requirements: Edited to clarify which projects require Site Plan submittal.

Article XVIII: Subdivisions. Several changes for family divisions and Minor Subdivisions as follows.

Sec. 86-405: Division for sale or gift to immediate family members: updated in accordance with the State Code to require that a parcel from which a family division is proposed shall be held by the subdivider (family) for a period of fifteen consecutive years prior to the date of subdivision and the immediate family member(s) shall hold the property for a minimum of fifteen years prior to resale. Also, as provided in Sec. 86-70. Minimum site area and dimensional regulations for primary zoning districts, the minimum lot area for a family division shall be three (3) acres.

Sec. 86-420, Minor residential subdivisions: revised to allow only one access to an adjacent primary or secondary highway, and all streets in a minor residential subdivision shall be designed and constructed in accordance with applicable VDOT standards.

Sec. 86-421. Farmstead subdivisions. Added to encourage the development of small farms for the production of small crops such as vegetables, fruits, berries, greenhouses, hydroponics, and other products for sale. The Farmstead subdivisions will have a minimum of 15 acre lot sizes, up to seven (7) lots, an internal street system with only one access to an adjacent primary or secondary highway and streets designed and constructed to applicable VDOT standards. In order to protect and preserve the rural landscape in our communities, residences in these subdivisions shall be required to have a minimum 500 feet setback from adjacent primary and secondary highways.

We welcome your questions and comments. The next step toward the final approval of the zoning and subdivision ordinances will be public hearings with the Planning Commission and Board of Supervisors.