

Proposed changes to Chapter 147: SUBDIVISION OF LAND

GENERAL REFERENCES

Stormwater Management – See Ch. 145.

§ 147-17. Flood control, floodplain and subdivision suitability.

- A. The subdivider shall provide all necessary information needed to determine what improvements are necessary to properly develop the subject property, including contour intervals, drainage plans and flood-control devices. When any stream or other substantial surface drainage course is located in the area being subdivided, provisions in § 170-45.2 Stream Protection Overlay District and/or § 145-21 Riparian Buffers shall dictate alterations to environmentally sensitive areas. Improvements or changes to current stormwater management structures and/or facilities shall be in accordance with § 145 Stormwater Management. The subdivider shall also provide any other information required by the Highway Engineer. No plat of subdivision shall be approved unless and until provision has been made for adequate drainage.
- C. To ensure that residents will have sufficient land upon which to build a house which is flood-free and otherwise suitable, the agent may require the subdivider to provide elevation and slope profiles sufficient to demonstrate the land to be completely free of the danger of floodwaters and that the slope is suitable for the intended use. Additionally, provisions in § 170-45 Floodplain Overlay District dictate alterations to land designated as floodplains.

§ 147-22. Utility easements.

Easements for water, sewer, power lines and other utilities shall be provided for the subdivision when required by the Zoning Administrator. Easements will be no less than 10 feet in width, but will be limited to the minimum as required for the utilities designated for the area. Trees and other established vegetation will be conserved by the use of selective clearing and grading.

~~Easements of not less than 10 feet in width shall be provided for water, sewer, power lines and other utilities in the subdivision when required by the agent.~~

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§ 147-36. Exceptions. Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.

- C. Upon application of the landowner concerned and payment of an application fee, the Commission may recommend and the governing body may authorize variations in or exceptions to the general regulations of this chapter in cases of unusual situations or when strict adherence to the general regulations would result in substantial injustice or hardship. The governing body shall approve or deny such variation after a public hearing is held of which notice is mailed at least five days prior to such hearing to all adjacent landowners and after a notice has been advertised in a newspaper having general circulation in the County for two weeks prior to said hearing. Nothing herein shall permit a variation or exception to any provision of Chapter 170, Zoning, of this Code.
- D. Clustering. Lot size requirements may be conditionally reduced by the Zoning Administrator in cases where subdivision clustering is required to meet open space requirements and/or can be proven to significantly reduce overall imperviousness of the subdivision by reducing street

private road and/or driveway lengths..

§ 147-37. Area, yard and height requirements. [Added 12-5-1988]

The requirements in the following chart and the footnotes pertaining thereto are established as indicated.

Type of Requirement	Zoning District									
	C	A	RR-5	R-2	RV	CV	CG	HC	I	MHP
Maximum density (dwelling units/acres)*	1/25	1/25	1/5	1/2	1/1	--	--	--	--	2/1
Minimum lot size (acres) ¹										
Conventional	5	2	5	2	1	1	1	1	2	10
Family transfer**	--	--	--	--	--	--	--	--	--	--
Minimum lot width (feet)										
Conventional	500	400	300	200	100	50	150	150	150	--
Special exception condition or family transfer	300	200	--	--	--	--	--	--	--	--
Minimum front yards (feet) (measured from center of street or nearest lane of Route 211)††										
Primary (Route 211)	200	200	100	75	75†	50†	75	75	100	100
Secondary	100	100	75	50	50	50	50	50	75	75
Private	100	100	75	50	50	--	--	--	--	--
Minimum side and rear yards, principal use (feet)										
Residential or resource preservation district	100	50	50	20	20	--	--	--	--	--
Commercial or industrial zoning district adjoining commercial or industrial zoning district	--	--	--	--			12	25	--	--
Commercial or industrial zoning district adjoining residential or resource preservation zoning district	--	--	--	--	--	15	25	25	25	--
<u>Maximum building height (feet) (See § 170-30 for exclusions.)</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>50</u>	<u>50</u>	<u>60</u>	<u>20</u>
<u>Maximum building height (feet) (See § 170-30 for exclusions.)</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>50</u>	<u>50</u>	<u>60</u>	<u>20</u>
<u>Minimum open space (%) building height (feet) (See § 170-30 for exclusions.)</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>50</u>	<u>50</u>	<u>60</u>	<u>20</u>

NOTES:

* For maximum density, see §§ 170-22 and 170-36A.

** See also § 147-36B. Family subdivisions

† Within a village front yard as shown or equal to a front yard of any existing structure within 100 feet of either side of the property line.

†† Except in the † footnote above, in no case shall less than 20 feet be within the lot.

¹[Amended 1-5-2000]

§ 147-51. Stormwater drainage.

- A. An adequate drainage system for natural and storm water shall be provided for each subdivision street and shall meet or exceed requirements set forth in Chapter 145 Stormwater Management and/or current VDOT standards.
- B. Natural drainage pathways shall be examined as the first option for stormwater management alignments.

~~An adequate drainage system for natural and storm water shall be provided for each subdivision street by means of culverts under streets, side, lead or outlet ditches, catch basins, curb inlets or any other devices, including piping, that are necessary. All structures shall conform to the standards of the County of Rappahannock and/or the VDOT.~~

§ 147-52. Surface courses.

In subdivisions where curb and gutter sections are ~~required and~~ used, a wearing course of one and one-half (1 1/2) inches of asphalt plant mix may be added upon the recommendation of the agent, in accordance with the specifications of the VDOT. Editor's Note: Original Sections 6.8 and 6.9, which dealt with graded width and paved width and which immediately followed this section, were deleted at time of adoption of Code; see Ch. 1, General Provisions, Art. I.