



Conservation Residential Area

- Conservation Residential Area
- Rural Area Boundary
- Open Space Corridor
- Protected Open Space

Long-Range Land Use

- Agriculture or Estate (AE)
- Convenience Retail (CR)
- County Registered Historic Site (CRHS)
- Environmental Resource (ER)
- Federal Property
- Neighborhood Commercial (NC)
- Public Land (PL)
- Parks and Open Space (P&OS)



Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Part 302 Semi-Rural Residential Districts

Conservation Residential District – CR-1

Purpose and intent: The CR-1 Conservation Subdivision District is intended to provide a rural cluster zoning for the purposes of permanent conservation of protected open space within appropriate areas of the County. The district is designed to require preservation of the natural environment in order to facilitate a connected open space and trail network between the rural and development areas, land for farming purposes, passive recreation, preservation of bucolic viewsheds and other uses deemed to further the Rural Area Vision. The intent is to cluster residential development toward specific areas as identified in the Comprehensive Plan and allow access to public sewer, for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland. Subdivisions in this district shall be developed at a density based on the identified Rural Character Area defined in the Comprehensive Plan, inclusive of environmental resource areas, with no single lot being less than one acre. Applicable Rural Character Areas are as follows:

i. Agriculture and Forest rural character area: Minimum Density: One dwelling unit per five Acres

To incentivize clustering, the permitted density is one dwelling per five (5) acres. The open space requirement is 60 percent. Open space shall be placed in a permanent conservation easement. Easement terms may include passive recreation, forest, farming and agricultural activities, and similar, as appropriate.

Extensions of public sewer in the Rural Area are permitted only through a Residential Conservation (RC-1) rezoning and in areas designated as Residential Conservation on the Long Range Land Use Plan.

ii. Estates and Subdivisions: Minimum Density: One dwelling unit per three Acres

To incentivize clustering, the permitted density is one dwelling per three (3) acres. The open space requirement is 60 percent. Open space shall be placed in a permanent conservation easement. Easement terms may include passive recreation, forest, farming and agricultural activities, and similar, as appropriate.

Extensions of public sewer in the Rural Area are permitted only through a Residential Conservation (RC-1) rezoning and in areas designated as Residential Conservation on the Long Range Land Use Plan.

Uses Permitted by Right – Residential Lots

1. Agritourism and Arts activities, as allowed and defined herein.
2. Group home, as defined by Code of Virginia, § 15.2-2291, including group residences for ambulatory elderly persons, whether or not special accommodations are required, but shall not include nursing homes or hospitals.
3. Home employment, subject to standards in section 32-300.16.
4. Home occupation, subject to standards in section 32-300.07.2.
5. Home sales office, subject to standards in section 32-300.07.1.
6. Noncommercial keeping or breeding of exotic birds and miniature animals (other than dogs), pursuant to the standards of section 32-300.02.8.
7. Keeping of domestic fowl, subject to the provisions of the Domestic Fowl Overlay District Section 32-508.
8. Single-family dwelling, (one per lot).

Special Uses – Residential Lots

1. Adaptive reuse of a historic building, subject to the standards of [section 32-300.07](#).
2. Agritourism and Arts activities, created under the provisions of the Arts and Agritourism Overlay District of this chapter, that do not meet the performance standards of the overlay district.
3. Bed and breakfast, subject to the standards of [section 32-300.15](#).
4. Commercial kennels.
5. Recovery home, subject to the standards of section 32-300.07.9.
6. Rural home business, subject to the standards of [section 32-300.14](#).

Uses Permitted by Right – Open Space Parcels

1. Except for the keeping of domestic fowl as regulated in Part [508](#), agricultural uses, the keeping of livestock, fishery uses, farm wineries and breweries with limited brewery licenses in accordance with section 32-300.07.10, on lots two acres or greater. For lots principally used for agricultural purposes, the limits on the number of horses and other domestic equines provided in subsection 32-300.02.6. shall not apply for lots ten acres or larger in size. Accessory structures such as, but not limited to, barns, sheds, and stables shall be permitted as required for bona fide agricultural uses.
2. Agritourism uses.
3. Passive recreation.
4. Open space.

5. Adaptive reuse of a historic building, secondary to a permitted use, subject to the standards of [section 32-300.07](#).

Development Standards

1. The minimum district size is 40 acres.
2. Minimum lot area is one acre provided the overall density does not exceed what is allowed above.
3. The zoning request is identified within a Conservation Residential classification as identified in the Long Range Land Use Plan map of the Comprehensive Plan.
4. Sixty percent (60%) of the rezoning area shall be preserved, undisturbed open space when existing forested areas are present, separate from the residential lots, which may include passive recreation uses such as trails and parks as well as permitted agricultural activities.
5. Lots may connect to public sewer.
6. Lots shall use an internal and connected road network to minimize independent driveway access points to the primary public road.
7. Pipestem lots are not permitted.
8. A minimum 50-foot type C buffer shall be provided along the perimeter of the cluster development, and existing vegetation shall remain protected and undisturbed within the buffer area and count toward the planting requirement.
9. The greatest amount of open space shall be located adjacent to the Agricultural and Estates designation of the Rural Area (or lowest density adjacent development, whichever is the least dense), connect to public parks, trails or open space corridors, protect environmentally sensitive land and provide connections to other existing protected open space.
10. A conservation easement shall be dedicated over the conservation or preservation area abutting the Rural Area which strictly prohibits crossing or traversing of utility easements for public sewer.
11. The request is conformance with the Rural Area Plan of the Comprehensive Plan, including specifically identified open space and trails corridors.
12. Lots shall have a minimum lot width of 100 feet or shall have at least 100 feet of width at the setback line and be served by a private road. Lots created after November 21, 1991, shall have access to a street via an exclusive and unobstructed easement not less than 18 feet in width unless served by a public or private road. If served by a private road, the following conditions shall be met:
 - (a) The road shall be of a width and design as required by the Design and Construction Standards Manual.

(b) The road shall be used only to serve permitted CR-1 uses and the road right-of-way shall be zoned CR-1. In the event such road is accepted by the state for maintenance, the provisions of this subsection shall not apply, provided that such road is consistent with the Comprehensive Plan.

(c) Lots shall not have a depth greater than three times its width.

Setbacks

1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, and all private access easements or rights-of-way.
2. An agriculturally-related accessory structure (on open space parcels) shall be located no closer than 35 feet from the right-of-way on lots greater than three acres.
3. The minimum rear setback shall be 25 feet.
4. The minimum side setback shall be 15 feet.

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