

## OVERVIEW OF CLARKE COUNTY ZONING REGULATIONS FOR RURAL AREAS.

In 1980, The County allocated dwelling unit rights based on parcel size:

>15 acres:	1 dwelling unit right
15 to 40 acres:	2 DURs
40 to 80 acres:	3 DURs
80 to 130 acres:	4 DURs
etc.	

Thus creating a “sliding scale” of zoning density. This allocation was applied to the rural 97% of the County. The remaining 3% encompasses residential and commercial development in the 2 towns, 2 villages, and 2 primary highway intersections in the County.

### Two Types of Rural Zoning

- **AOC Zoning District** – Agricultural-Open Space-Conservation  
On the ‘floor’ of the Valley, the 72% of county west of Shenandoah River
- **FOC Zoning District** – Forestal-Open Space Conservation  
On the west slope of the Blue Ridge, the 24% of the county east of the Shenandoah

The allocation of DURs limited the number of houses, but if evenly distributed, parcels would be created of limited agricultural or open space value, therefore a maximum lot size was established in the AOC District and a minimal size for the residual tract was established in the FOC District.

### Maximum Lot Size in AOC

All subdivisions can not create parcels that are larger than 3 acres:

#### Example:

- 100 acre parcel with 4 DURs
- 3 new parcels of 3 acres each = 9 acres
- 1 residual parcel of 91 acres

#### Exceptions to Maximum Lot Size

- For houses built before 1980
- Tract being divided is under open space easement
- Tract being divided is poor farmland (determined by LESA score)

### Minimum Residual Tract in FOC

- For subdivision of 40 acres or more
- Residual tract must have a minimum percentage of entire tract be divided and not more than one dwelling unit right (or an existing house)
  - 40 to 180 acre subdivision must leave at least 65% of acreage in residual tract
  - 180 to 330 acres > 50%
  - 330 acres + > 35%

### Guidelines for parcel location

- Not in a row on public roads
- Not “islands”
- Not next open space easements
- House site not on hill or ridge
- In or next to wooded areas
- Boundaries follow natural features or fences
- Parcels should be clustered
- Minimal new road length
- Leave significant environmental features on residual tract