

**Land Use**

1. **Lot Size (Zoning Ordinance Amendment) FOC ONLY**

Minimum lot size is increased from 2 acres to 3 acres.

2. **Required Open Space (Zoning Ordinance Amendment) FOC ONLY**

Each subdivision plat encompassing 40 or more acres, shall have one parcel that contains a percentage of the total acreage in the subdivision, as shown below, left in a residual open space parcel with either an existing dwelling or, if no existing dwelling, not more than one dwelling unit right.

<u>Total acreage shown on subdivision plat</u>	<u>% in residual open space parcel</u>
40 to 179.99	65%
180 to 329.99	50%
330 and greater	35%

3. **Administrative Review of 100 acre lot subdivisions**

**(Subdivision Ordinance Amendment) AOC and FOC**

Currently subdivisions involving parcels of 100 acres or more are exempt from review. This amendment provides for review of such subdivisions by the Zoning Administrator.

4. **Boundary Line Adjustments (Subdivision Ordinance Amendment) AOC and FOC**

Only one DUR transfer would be allowed per Boundary Line Adjustment.

5. **Environmental Impact Statement (Subdivision Ordinance Amendment) AOC and FOC**

Current Environmental Impact Statement requirements are 30 years old.

New EIS requirements require documentation of impacts on Appalachian Trail access, endangered species habitat, sensitive soils, and historic resources.

6. **Propane Tanks (Zoning Code Amendment) County wide**

Propane tanks 500 gallons or larger shall be placed underground to promote fire safety.

7. **Utilities (Subdivision Ordinance Amendment) AOC and FOC**

Utilities are required to be placed underground and within joint access and utility easements.

8. **Disclaimer Notices (Subdivision Ordinance Amendment) FOC only**

Additional notices state: 1. the limitations Emergency Services in the Mountain and  
2. logging is a permitted and common activity in the Mountain

## **Private Roads**

### **Private road access standards (Subdivision Ordinance Amendment) AOC and FOC**

1. All private driveways longer than 150 feet shall comply with all Private Access Easement travel way standards. *Required by State Fire Code*
2. Current minimum 30 foot easement width is retained, but a maximum easement width of 40 foot is added (with 50 foot allowed for short distances to meet site-specific conditions) to reduce the amount of tree clearing.
3. Current minimum 14 foot travel way shall be retained, but a maximum 18 foot travel way is established so as to limit road impacts.
4. No obstruction (such as posts, pillars, walls, or fences) shall be erected within 10 feet of the centerline a travel way or within a public right of way.
5. All easements to have pull-off areas every 900 ft (fire hoses range from 1,000 to 1,500 ft in length; a 900 ft requirement allows for flexibility or for most appropriate location).
6. A turn around area (either circular or 'T' shaped) at the end of a travel way;
7. Travel ways, pull-off areas, and cul-de-sacs to be constructed to VDOT gravel-road standards.
8. Current road standards set 8% as the max grade with up to 16% allowed for short distances. The maximum grade for short distances is reduced to 12% to accommodate large fire trucks.
9. Roads shall not be constructed on slopes of 25% or greater where there is a slope width of more than 100 ft (so as to limit effects on steep slopes subject to erosion).
10. Travel-way side slope is reduced from a 4:1 (horizontal: vertical) slope to a 3:1 slope (provides for drainage while lessening the area needed for clearing and grading).  
The Planning Commission may approve a slope of 2:1 when unique site-specific circumstances
11. - Before a building permit is issued for a residence, the grading and base shall be completed for that portion of a private road accessing such a residence.  
  
- Before a certificate of occupancy is issued for a residence, all construction shall be completed for that portion of a private road accessing such a residence.
12. Private Road length should be minimized (particularly in areas of steep slopes) so as to not make emergency access more difficult and to limit the impact of road construction on the environment.

## Vegetative Buffers and Clearing Limits

Zoning Ordinance Amendment – **FOC only except as noted**  
for purposes other than timber harvesting

Total area allowed for clearing (for each house, accessory buildings, and drainfield, not including driveways and may not include drainfield if no other option):

Slopes less than 7%	No Limit
Slopes of 7 up to 15% under 800 feet elevation	No Limit
Slopes of 7 up to 15% over 800 feet elevation	2 acre limit
Slopes of 15 up to 25%	1 acre limit, 1.5 acres w/ E &S Plan
Slopes of 25% and greater, slippage soils	No clearing

Slope to be calculated within proposed cleared area.

New houses on parcels of four acres or more must retain existing woody vegetation within:

1. 25 feet of all property lines,
2. 50 feet of the edge of public rights of way or 25 feet of the edge of private access easements

No clearing allowed on parcels with:

1. slopes of 25% or more, and
2. slippage soils.

Cleared for views allowed within 200 feet of the cleared areas described above provided there is:

1. no clear-cut openings,
2. selective thinning of trees of 2 inches or more in diameter, with removal of not more than 40% of the crown cover, within any 10 year period,
3. pruning of branches is limited to the bottom 1/3 of the tree, and
4. such clearing for new houses shall be done before issuance of final certificate of occupancy.
5. if clearing limitations are exceeded revegetation would be required

### Clearing for agricultural uses (Zoning Ordinance Amendment)

Conservation Farm Management Plan approved by County Planning staff and by either the regional Soil and Water Conservation District or the federal Natural Resources Conservation Service is required.

### Erosion and Sediment Control (County Code Amendment) **County-wide**

1. Pond construction for ponds larger than 10,000 square feet is allowed only with an Erosion and Sediment Control Plan, approved by the Soil and Water Conservation District and the County.
2. The applicant for new homes shall complete an Erosion and Sediment Control Sketch Plan, in addition to the land disturbance permit that is currently required.

### Slippage Soils (Amendment to County Zoning Ordinance)

Slippage soils are those soils that could shift dramatically during heavy rains, causing mudslides.

Slippage soils encompass approximately 2,700 acres on the mountain.

Clearing is prohibited on these soils.

## **Forestry**

### **Zoning Ordinance Amendment – County wide**

1. Logging of any trees for profit is allowed only with a Pre-Harvest Plan.
2. No subdivision for 3 years before or after a timber harvest operation.
3. No Pre-Harvest Plan accepted for three years after subdivision approval.
4. Vegetative buffer for commercial forestry of:
  - 50 feet along public rights of way and
  - 25 feet along property linesWithin buffer - tree thinning is allowed up to 50% of crown cover
5. Revegetation required if clearing exceeded in buffers.