

**PROPOSED REVISION OF THE
CLARKE COUNTY ZONING AND SUBDIVISION ORDINANCES
NARRATIVE SUMMARY**

Overview

This document provides an overview of the proposed Clarke County Zoning and Subdivision Ordinances (proposed new Code of Clarke County Chapter 200). It is intended to provide a descriptive summary of the new and amended provisions as they appear in the proposed draft. For descriptive summaries of changes from the perspective of the current Ordinances, please consult the following documents:

- Summary of Proposed Changes to Current Zoning Ordinance Articles
- Changes to Zoning Ordinance Uses – County Zoning Districts
- Summary of Proposed Changes to Current Subdivision Ordinance Articles
- Summary of Proposed Changes to Current Zoning and Subdivision Ordinance Definitions

The goal of these documents is to inform County residents, business owners, and interested stakeholders of the scope and nature of the Ordinance amendments in the most effective possible manner. Any questions regarding the proposed Clarke County Zoning and Subdivision Ordinances may be directed to:

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ZONING ORDINANCE – ARTICLE I

Section 1 (General Provisions) contains regulations on the enactment of the Zoning Ordinance, rules for managing the transition from the previous to this current Ordinance, and how the Ordinance is to be applied generally.

New and amended provisions in Section 1:

- Language to repeal the current Zoning Ordinance with the proposed Ordinance effective on the date of adoption by the Board of Supervisors. Transitional provisions are included to govern zoning violations, nonconformities, and applications pending as of the adoption date of the new Ordinance. (Sections 1.1 and 1.4)
- Reference to new Article III (Zoning and Subdivision Ordinance Definitions) as containing the applicable definitions for Zoning Ordinance terms. (Section 1.5.1).
- New rules for determining the meaning of words, phrases, and provisions that are not defined in Article III. (Sections 1.5.2 – 1.5.4, and 1.5.9)
- New rules for computation of time in the context of applying Ordinance provisions. (Section 1.5.5).

Section 2 (Administration) contains provisions pertaining to the general administration of the Zoning Ordinance including rules governing the Official Zoning Map, issuance of permits and approvals, submission and acceptance of applications, public hearing management, and authority for fees. This Section also contains detailed descriptions of advisory and decision-making bodies and their composition, roles, and responsibilities.

New and amended provisions in Section 2:

- New section created to describe the roles and responsibilities of all advisory and decision-making bodies that administer and review applications under the Zoning Ordinance including the Board of Supervisors, Planning Commission, Berryville Area Development Authority, Historic Preservation Commission, Board of Zoning Appeals, and Zoning Administrator. (Sections 2.2.2 – 2.2.7)
- New sections included to describe technical consultants employed by the County and agencies/departments that review and provide recommendations on applications (Sections 2.2.8 and 2.2.9).
- New section containing rules for filing applications including pre-application conferences, acceptance of a complete application, who may file an application besides the property owner, and deferral and withdrawal of applications. (Section 2.4)

- Clarification in new Section 2.5 that public hearings shall be conducted in accordance with Code of Virginia requirements. A new table is included to summarize which applications require public hearings before advisory and decision-making bodies.
- Centralized reference to application fees in the Department of Planning Fee Schedule which is amended from time to time by the Board of Supervisors. (Section 2.6)

Section 3 (Sliding-Scale Zoning) addresses the allocation of single-family detached dwelling unit rights (DURs) on lots in the AOC and FOC Zoning Districts.

New and amended provisions in Section 3:

- Moved the definitions for “farmstead” and “tract” to this Section instead of Definitions Article III as they are only applicable to this Section. Modified the definition of “farmstead” to reflect the historical interpretation of current Section 3-D-2 that a farmstead would have been located on a lot of at least six acres in size. Modified the definition of “tract” by moving language regarding lots divided by a public road to new Section 3.12. (Section 3.1B)
- Added clarifying language that DURs can only be allocated, re-allocated, or transferred in accordance with this Section. Created a new table (Table 3.2[2], Compliance with Dwelling Unit Right (DUR) Allocation Table 3.2[1] Required) that lists different Subdivision Ordinance land transaction types (subdivision and non-subdivision processes) and whether compliance with the DUR allocation table is required for those transactions. (Section 3.2)
- Added language to allow property descriptions recorded in the County land records to be used as evidence to support existence of an error in the 1980 tax map. (Section 3.5A)

Section 4 (Zoning Districts) contains the descriptions of the County Zoning Districts, County Overlay Districts, and Berryville Annexation Area Zoning Districts. Each Zoning District description includes a purpose statement; lot dimension, density, and building requirements; and special district regulations.

New and amended provisions in Section 4:

- Zoning districts are now organized by County Zoning Districts (Section 4.1), County Overlay Districts (Section 4.2), and Berryville Annexation Area Zoning Districts (Section 4.3). Language is added to Section 4.1 (Applicability) stating that County Zoning Districts shall only apply to areas of the County not subject to an annexation agreement between the County and Town of Berryville. Language is added to Section 4.3 (Applicability) stating that Berryville Annexation Area Zoning Districts shall only apply to areas of the County that are subject to an annexation agreement between the County and Town.

- Zoning district descriptions do not include the list of allowable uses. All uses are moved to new Section 5 (Uses).
- The Flood Plain (FP) Overlay District provisions in Section 4.2.1 have been edited extensively to comply with an update mandated by the Federal Emergency Management Agency (FEMA) and the Virginia Department of Conservation and Recreation (DCR). New and revised provisions were developed using DCR’s model ordinance. Provisions unique to Clarke County were preserved unless in direct conflict with the DCR model ordinance.
- Citations to applicable development and special regulations are included with each County and Berryville Annexation Area zoning district description.

Section 5 (Uses) contains the definitions and use regulations for all permitted, accessory, and special uses regulated by this Ordinance along with tables listing how the uses are allowable in the County and Berryville Annexation Area Zoning Districts. Uses are organized into the following five categories: Agricultural Uses, Residential Uses, Business Uses, Recreation/Education/Assembly Uses, and Public and Miscellaneous Uses. Temporary uses are not organized by category.

New and amended provisions in Section 5:

- Language is added to specify that the list of uses in Section 5 is the complete list of uses allowed by the Zoning Ordinance. This clarifies that if a proposed use does not clearly fit the definition of an allowable use, it will be considered a prohibited use.
- Descriptions of each use contain:
 - A use definition
 - A chart showing the zoning districts in which they are allowed as a permitted, accessory or special use
 - List of use regulations (if applicable)
 - List of required review processes
- Uses are divided into uses allowed in County zoning districts (Section 5.2) and uses allowed in Annexation Area zoning districts (Section 5.3) and are intended to be separate and distinct uses allowed only in those areas. Definitions and use regulations for County zoning districts were imported from the current Zoning Ordinance with amendments where applicable. Where available, definitions and use regulations for Annexation Area zoning districts were imported from the Town of Berryville Zoning Ordinance. County definitions and use regulations were not used for Annexation Area uses.
- Uses are also organized within five use categories – agricultural uses, residential uses, business uses, recreation/education/assembly uses, and public and miscellaneous uses.

- A new section for Temporary Uses (Section 5.4) is created using a combination of new and current regulations. Temporary uses apply to both County and Annexation Area zoning districts and include:
 - Agritourism Activity
 - Model Home
 - Temporary Dwelling
 - Temporary Office Trailer
 - Temporary Structure
 - Temporary Use of Major Recreational Equipment
 - Temporary Vendor
 - Yard Sale

For a descriptive summary of changes to current Zoning Ordinance uses, please review the document titled Changes to Zoning Ordinance Uses – County Zoning Districts.

Section 6 (Permits and Review Processes) contains detailed descriptions of all the permit types and review processes administered through the Zoning Ordinance. Processes are categorized as follows: Administrative Processes, Legislative Processes, Quasi-Judicial Processes, and Zoning Administrator Letters. Section 6 focuses specifically on defining the various review processes, their review criteria and procedures, and any applicable time limitations and deadlines.

New and amended provisions in Section 6:

- Section 6.1 provides cross-references to regulations for issuance of permits and approvals (Section 2.3), application submission and acceptance (Section 2.4), and design standards and development regulations (Section 7). Language is also included to direct readers to the Guidance Manual to the Clarke County Zoning and Subdivision Ordinances for the administrative requirements to submitting an application (e.g., application forms, number of copies to provide, etc.).
- Section 6.2.1 contains a new review process for Zoning Permits which reflects current Planning Department practices.
- Section 6.2.4 contains a new review process for Administrative Site Development Plan review in which the Zoning Administrator is the approval authority. This is a formalized process for minor changes to a use that would otherwise require a site development plan approval by the Planning Commission. Clear parameters are established for this review process which is intended to replace the current Zoning Administrator waiver of site plan requirements (see current Section 6-C).
- Maximum Lot Size Exception is now formatted as a review process (Section 6.2.6).

- Review of Pre-Harvest Plans (Section 6.2.7), Intensive Livestock, Dairy, or Poultry Facility Development Plans (Section 6.2.8), and Stream Buffer Mitigation Plans (Section 6.2.9) are now formatted as review processes.
- The review criteria for Special Use Permit (Section 6.3.1C-2) and Rezoning (Section 6.3.3D-2) applications have been amended extensively for clarity and consistency purposes. Review criteria are now referenced as “review factors” that are not intended to be an exclusive checklist of compulsory items, allowing any other case-specific factors to be considered. Current criteria referencing administrative/technical reviews by agencies and departments are removed. Review of impacts to property values is also removed.
- Special Use Permit applications for lots on private access easements now require the owners of all lots on which the private access easement is located – from the public road to the subject property for the application – to be applicants and sign the special use permit application. (Section 6.3.1C-3).
- New requirements for transferability of Special Use Permits, acceptance of adopted conditions, and access for inspections are now included. These were previously conditions that were commonly added to approved Special Use Permits. (Section 6.3.1C-4 through 6)
- Section 6.3.5 contains a new review process for Amendment of Proffered Conditions with provisions that conform to current Code of Virginia requirements.
- Section 6.5 is created to describe the process and effect of written determinations issued by the Zoning Administrator including Zoning Certification letters, Zoning Determination letters, and Zoning Violation letters.
- Section 6.6 is created to describe the review process required by Va. Code Section 15.2-2232 for the review of proposed public facility projects.

Section 7 (Design Standards and Development Regulations) contains the technical regulations that apply to the development and operation of certain uses enumerated in Section 5 (Uses). These regulations can apply to uses in specific zoning districts or to uses generally in all districts, and many are applied in conjunction with the review processes listed in Section 6 (Permits and Review Processes).

New and amended provisions in Section 7:

- Section 7.1 consolidates all general provisions (not zoning district specific) governing lots and structures that are found in different sections of the current Zoning Ordinance.
- Section 7.2 consolidates all design standards and development regulations for site development plans. Changes include:

- Edits for clarity and consistency purposes to the list of required site development plan components (Section 7.2.1A).
- Landscaping design standards (Section 7.2.4) are amended as follows:
 - Specifies which design professionals may prepare landscaping plans based on project size (Section 7.2.4B).
 - New language added to allow credit against required landscaping for preservation of existing trees (Section 7.2.4C).
 - Regulations for required buffer area landscaping are clarified (Section 7.2.4D). Current table for buffer area width requirements (Table 7.2.4[2]) is modified to tie use categories to specific zoning districts for clarity purposes.
 - Tree and shrub specifications are now depicted in table form (Table 7.2.4[5]). Leyland cypress are now listed as a prohibited species.
 - New language is added to allow for alternative landscaping plans to be proposed to address site specific conditions.
- Parking requirements (Section 7.2.5) are amended as follows:
 - The table for calculating joint parking facilities (Table 7.2.5[1]) is updated using the original source document and a sample calculation is provided.
 - Minimum off-street parking requirements are now included in Table 7.2.5[2] with uses organized by use category and whether they are a County or Annexation Area Zoning District. Parking requirements for Annexation Area Zoning Districts were imported from the current Town of Berryville Zoning Ordinance.
- The setback from property lines and structures for Class 1-4 wireless communication facilities (WCFs) is increased to the WCF's fall zone plus 10% of the WCF's height OR the WCF's fall zone plus 10% of the WCF's height and required perimeter buffer area, whichever is greater. (Section 7.3B-1)
- Vegetated property buffer requirements for the AOC and FOC Districts are moved from the current zoning district sections (Sections 3-A-1 and 3-A-2) to new Sections 7.4.1 and 7.4.2.
- Outdoor lighting requirements for the AOC, FOC, and RR Districts are currently listed in Code of Clarke County Chapter 189. These requirements are added to the Zoning Ordinance as new Sections 7.4.3 and 7.5.1.
- Section 7.4.4 contains new standards for private driveway construction to avoid requiring property owners with long driveways to comply with the full construction standards for private access easements. These standards focus on limiting excessive slope and ensuring proper ingress/egress for emergency services vehicles.

- Section 7.8 contains the revised regulations for signs. For a detailed list of changes to the current regulations, consult the document titled Summary of Proposed Changes to Current Zoning Ordinance Articles.

Section 8 (Performance and Maintenance Guarantees) contains the requirements for posting performance and maintenance guarantees (e.g., bonds, letters of credit) for construction, maintenance, and/or removal of improvements.

- Section 8.1 contains the requirements for providing performance guarantees for required improvements. Language has been edited for clarity purposes.
- Section 8.2 contains new provisions for maintenance guarantees for certain improvements such as landscaping to ensure viability after installation. The format is designed to mirror the amended format used for performance guarantees in Section 8.1.

Section 9 (Nonconformities) contains the regulations for nonconforming lots, uses, and structures currently found in Section 4-K. A detailed summary of changes to current provisions is included in the document titled Summary of Proposed Changes to Current Zoning Ordinance Articles.

Section 9.6 contains new provisions to address compliance with site development plan requirements when a use has nonconforming features such as landscaping, parking, lighting, or signage that does not meet current requirements.

Section 10 (Enforcement) establishes procedures through which the County seeks to ensure compliance with the provisions of this Ordinance and obtain corrections for Ordinance violations. It also sets forth the remedies and penalties that apply to violations of this Ordinance. The provisions of this article are intended to encourage the voluntary correction of violations, where possible.

Section 10 has been amended primarily for clarity purposes and to conform to Code of Virginia requirements.

Appendix

Future amendments to the Zoning Ordinance will be referenced in the Appendix by date of adoption, title, and sections amended.

SUBDIVISION ORDINANCE – ARTICLE II

Section 1 (General Provisions) contains regulations on the enactment of the Subdivision Ordinance, rules for managing the transition from the previous to this current Ordinance, and how the Ordinance is to be applied generally.

New and amended provisions in Section 1:

- Language to repeal the current Subdivision Ordinance with the proposed Ordinance effective on the date of adoption by the Board of Supervisors. Transitional provisions are included to govern zoning violations, nonconformities, and applications pending as of the adoption date of the new Ordinance. (Sections 1.1 and 1.4)
- Reference to new Article III (Zoning and Subdivision Ordinance Definitions) as containing the applicable definitions for Subdivision Ordinance terms. (Section 1.5.1).
- New rules for determining the meaning of words, phrases, and provisions that are not defined in Article III. (Sections 1.5.2 – 1.5.4, and 1.5.9)
- New rules for computation of time in the context of applying Ordinance provisions. (Section 1.5.5).

Section 2 (Administration) contains provisions pertaining to the general administration of the Subdivision Ordinance including submission and acceptance of applications, public hearing management, and authority for fees. The Section also contains detailed descriptions of advisory and decision-making bodies and their composition, roles, and responsibilities.

New and amended provisions in Section 2:

- New section created to describe the roles and responsibilities of all advisory and decision-making bodies that administer and review applications under the Zoning Ordinance including the Zoning Administrator, Planning Commission, and Board of Supervisors. (Sections 2.1.2 – 2.1.4)
- New sections included to describe technical consultants employed by the County and agencies/departments that review and provide recommendations on applications (Sections 2.1.5 and 2.1.6).
- New section containing rules for filing applications including pre-application conferences, acceptance of a complete application, who may file an application besides the property owner, and deferral and withdrawal of applications. (Section 2.2)
- Clarification in new Section 2.3 that public hearings shall be conducted in accordance with Code of Virginia requirements. A new table is included to summarize which applications require public hearings before advisory and decision-making bodies.

- Centralized reference to application fees in the Department of Planning Fee Schedule which is amended from time to time by the Board of Supervisors. (Section 2.4)
- Clarification in new Section 2.5 that text amendments to the Subdivision Ordinance can only originate from the Planning Commission or Board of Supervisors. The Code of Virginia does not provide a mechanism for an interested party to apply for a text amendment.

Section 3 (Review Processes) contains detailed descriptions of all review processes administered through the Subdivision Ordinance. Processes are organized by subdivision and non-subdivision review processes.

New and amended provisions in Section 3:

- The preliminary plat review process has been replaced with a single-step review process for subdivisions. The preliminary plat process was eliminated because it is most effectively used for subdivisions with large numbers of lots and phased development. Subdivisions with a significant number of lots would most likely occur in the Berryville Annexation Area where the Town of Berryville, not the County, has subdivision jurisdiction. An additional reason for eliminating the preliminary plat process is that historically applicants would file applications that meet all preliminary and record plat requirements in order to avoid a two-step process.
- Separate formal review processes are established for minor subdivisions (Section 3.2.1) and major subdivisions (Section 3.2.2).
- The Code of Virginia requires that local subdivision ordinances provide for the division of lots for conveyance to qualifying family members. Section 3.2.3 was created to clarify that either the minor or major subdivision process can be followed to create lots for conveyance to family members.
- A new review process is established for creation of public utility lot divisions (Section 3.3.5). These lots are referenced in the current Subdivision Ordinance without specific provisions for how such lots are created. A public utility lot division can only be approved to create a lot that will house a public utility facility use as described in Zoning Ordinance (Article I) Section 5.2E (County Uses) or Section 5.3E (Annexation Area Districts).
- A new review process is established for court-ordered partitions of land (Section 3.3.6). This process clarifies that a plat showing lots created by court-ordered partitions may only be approved if the plat and lots meet all requirements of the County's Zoning and Subdivision Ordinances, the Code of Virginia, and any other applicable State and Federal regulations.
- Construction plan review is formalized into a new review process (Section 3.4) required when there is proposed construction of private access easements and private roads, land

disturbance requiring an Erosion and Sediment Control plan, installation of public utilities, or construction of common use elements. This review process is incorporated into other subdivision and non-subdivision review processes for review and approval by the approval authority.

Section 4 (Plat and Construction Plan Requirements) contains the technical regulations that apply to subdivision and non-subdivision applications described in Section 3 (Review Processes). These regulations include but are not limited to platting requirements, required application documentation, design standards for infrastructure improvements, and special regulations for certain types of subdivision and non-subdivision applications.

New and amended provisions in Section 4:

- The required components of a minor and major subdivision plat application are now consolidated under Sections 4.1.1 and 4.1.2 with edits for clarity and consistency.
- Section 4.1.3 now lists all required components of the record plat submission for subdivisions.
- Section 4.2 contains the application requirements for non-subdivision application types – administrative land division, boundary line adjustment, merger, vacation of plat, and public utility lot division.
- Required components of a construction plan are enumerated in Section 4.3 and have been amended using elements from the requirements for a site development plan found in Zoning Ordinance (Article I) Section 7.2.1.
- Section 4.4 contains special regulations that apply with subdivision and non-subdivision applications in certain specific situations:
 - Section 4.4.1 addresses boundary line adjustment regulations in the AOC and FOC Districts and other specific situations.
 - Section 4.4.2 contains the special regulations for subdividing land in the FOC District.
 - Section 4.4.3 cross-references the Flood Plain (FP) Overlay District regulations in Zoning Ordinance (Article I) Section 4.2.1 for subdividing in the flood plain.
 - Section 4.4.4 contains regulations for subdivisions and boundary line adjustments along jurisdictional boundaries. New provisions are included to require a boundary survey when a subdivision or boundary line adjustment occurs along a jurisdictional boundary and there is no change to the lot area or existing boundary lines of the portion of the lot located in Clarke County.

- Section 4.4.5 contains special regulations for administrative land divisions.
- Section 4.5 is the new consolidated location for subdivision and construction plan design standards. The most significant changes are to Section 4.5.3 containing the regulations for private access easements:
 - Private access easements are now categorized based on their degree of conformance with current design requirements:
 - Private Road – Complies with all design requirements and has a minimum easement width of 30 feet.
 - Major Access Easement – An existing private access easement that has a minimum easement width of 30 feet but does not comply with all current design requirements.
 - Minor Access Easement – An existing private access easement that does not have a minimum easement width of 30 feet.
 - If a lot or lots are proposed to be added to a major access easement, the approval authority may waive compliance with some or all design requirements contingent upon the applicant obtaining written consent to the waiver from all lot owners that are served by the major access easement.
 - Language is added to require construction plan approval and posting of performance guarantees when constructing or modifying a private access easement in conjunction with a subdivision.
- Section 4.6 contains the required documents and statements to be submitted with a record plat including a deed or deed of dedication as applicable, environmental inventory and impact statement, and consumer disclosure statement.

Section 5 (Performance and Maintenance Guarantees) contains the requirements for posting performance and maintenance guarantees (e.g., bonds, letters of credit) for construction and/or maintenance of improvements.

- Section 5.1 contains the requirements for providing performance guarantees for required improvements. Language has been edited for clarity purposes.
- Section 5.2 contains new provisions for maintenance guarantees for certain improvements such as landscaping to ensure viability after installation. The format is designed to mirror the amended format used for performance guarantees in Section 5.1.

Section 6 (Enforcement) establishes procedures through which the County seeks to ensure compliance with the provisions of this Ordinance and obtain corrections for Ordinance violations. It also sets forth the remedies and penalties that apply to violations of this Ordinance. The provisions of this article are intended to encourage the voluntary correction of violations, where possible.

Section 6 has been amended primarily for clarity purposes and to conform to Code of Virginia requirements.

DEFINITIONS – ARTICLE III

Section 2 of this Article contains definitions of terms found in the Zoning Ordinance (Article I) and the Subdivision Ordinance (Article II). **Section 1** contains general rules for interpretation of the definitions. The definitions in this Article apply uniformly to the terms found in the Zoning and Subdivision Ordinances.

GUIDANCE MANUAL TO THE CLARKE COUNTY ZONING AND SUBDIVISION ORDINANCES

The Guidance Manual to the Clarke County Zoning and Subdivision Ordinances is a companion document to the Ordinances. It is designed to present regulations, processes, and other important information in a customer-friendly format for citizens, business owners, and design professionals.

The Guidance Manual is organized in a “frequently-asked questions” format addressing common types of applications and requests for information on zoning regulations, divisions of land and adjustments of boundary lines, and other important land use and development matters. It is maintained by the Department of Planning and is periodically updated to include new and revised information of use to the public.

The Guidance Manual provides plain-language descriptions of rules, regulations, and processes. It is not intended to be a substitute for the Zoning and Subdivision Ordinances. Please consult the Ordinances to review the law governing these rules, regulations, and processes.

The Guidance Manual is organized as follows:

General Information -- This section provides important background information on different aspects of the County’s land development regulations and land use philosophy.

Information for Residents -- This section contains important information on some of the most common questions that residents have about building on or developing their land. These questions are answered in a checklist format and contain applicable ordinance section references, timelines, and contact information for key personnel and review agencies. The section also contains information on how to file a zoning complaint, potential remedies if a project cannot be approved, and how neighborhood restrictive covenants correlate to zoning and subdivision regulations.

Information for Businesses -- This section answers common questions posed by business owners looking to locate their business in the County or to expand their existing businesses. These

questions are answered in a checklist format and contain applicable ordinance section references, timelines, and contact information for key personnel and review agencies.

Agricultural Information -- This section provides information for all residents on agriculture and agricultural activities in Clarke County. Regulations for construction of agricultural buildings and operating agricultural-related businesses are included. Background information on the land application of biosolids and the County's guidelines and regulations pertaining to this activity are also included in this section.

Special Events -- Information for organizers of events that are open to the public are found in this section including when events are regulated by the County Zoning Ordinance, when they are regulated under the County's Special Events Ordinance, and what permits and approvals are required.

Information for Design Professionals -- This section is specifically developed for surveyors, architects, engineers, and other design professionals who may be working on projects for County landowners or business owners. Background information, timelines, checklists, and other procedural requirements for common review processes are found here in a customer-friendly format including:

- Current versions of the Ordinances and where to find adopted amendments during the year
- Rules regarding application filing deadlines, pre-application meetings, application requirements, and fees
- Checklists and sample timelines for site development plans, subdivision plats, boundary line adjustment plats, special use permits, variances, and appeals

As described in the changes to the Zoning and Subdivision Ordinances, some current Ordinance provisions have been removed from the Ordinances and are now located in the Guidance Manual. These include:

- Administrative provisions such as the format and number of copies of a plat, plan, and/or supporting documentation to be submitted with an application and application filing deadlines. These are limited to provisions that fall under the Zoning Administrator's authority to create and amend.
- Advisory provisions that recommend but do not require actions. An example includes the current subdivision design principles found in Section 8-A-1-c of the Subdivision Ordinance.
- Provisions that exceed the County's scope of authority under the Code of Virginia but to which the County encourages voluntary compliance. An example is the list of biosolids application standards found in current Section 3-C-2-b-3 of the Zoning Ordinance.