

Nelson County Zoning and Subdivision Ordinance Update

Planning Commission and Board of Supervisors
Joint Worksession 1
December 18, 2024





Agenda

- Schedule & Progress to Date
- Public Engagement Summary
- Proposed Table of Contents
- Table of Contents Crosswalk
- Next Steps

Project Overview & Schedule



****See Attachment A: Meeting Schedule***

Public Engagement

Public Workshop #1

Focused on specific zoning concerns in small group exercises

46 Participants

Public Workshop #2

Focused on specific zoning concerns in small group exercises

36 Participants

Focus Group Listening Sessions

Provided insight from community experts

20 Participants

****See Attachment B: Public Engagement Summary***

Key Themes

Preserve Rural Lands

Concentrate
Development Near
Infrastructure

Increase Housing Stock

Promote Local
Economic Opportunities

Enhance Short-term
Rental Regulations

Clarify and Simplify
Zoning Ordinance

Public Workshop – Key Priorities

Affordable Housing

- Allow for ADUs and increase supply of low-cost housing options.
- Develop housing near essential services.

Preserve Rural Character

- Protect farmland and natural resources from over development.
- Limit development in vulnerable areas.
- Maintain the County's rural character and avoid large-scale development.

Short-term Rentals

- Regulate and limit short-term rentals to ensure they don't negatively impact the available housing supply and don't become burdensome to the community.

Environmental and Design Considerations

- Use conservation overlays to protect vulnerable or sensitive areas of the County.
- Mitigate noise and light pollution through design standards.
- Create uniform design standards for signs throughout the County to enhance aesthetic value.

Zoning Enforcement

- County must ensure that the Zoning Ordinance is properly enforced.

Focus Groups – Highlights

Agricultural Preservation and Flexibility

- Preserve the agricultural land that the County has now.
- Reduce barriers to agriculture including agricultural support services such as farmers markets, roadside stands, farm supply stores, etc.

Increase Workforce Housing

- The County has a housing shortage that must be addressed.
- Additional housing types and higher housing density should be pursued.

Environmental and Cultural Preservation

- Need stricter environmental regulations to protect riparian buffers, mountain ridges, and dark skies.

Simplify Zoning Regulations

- Simplify the zoning permit process and regulations to be more approachable.
- Modernize the zoning uses to allow for more opportunities.

Economic Development

- There is a need for more services, such as grocery stores, in high-traffic areas of the County outside of Lovingston.

Balanced Design Standards

- Increase design standards along key corridors and village areas.
- Balance these standards to not be a detriment to housing or economic development.

Public Engagement Questions & Discussion

Proposed Ordinance Structure

Article 1 – General Provisions

Article 2 – Administration

Article 3 – Permits & Applications

Article 4 – Primary Zoning Districts

Article 5 – Overlay Zoning Districts

Article 6 – Use Matrix

Article 7 – Use Standards

Article 8 – Community Design Standards

Article 9 – Nonconforming Uses, Lots, and Structures

Article 10 – Subdivisions

Article 11 – Definitions

****See Attachment C: Proposed Table of Contents***

Proposed Ordinance Structure

Article 4 – Primary Zoning Districts

Division:

1. Establishment and Purpose
2. General District Standards
3. Rural Districts
 - C-1
 - A-1
4. Residential Districts
 - R-1
 - R-2
 - R-3 
5. Commercial Districts
 - B-1
 - B-2
 - SE-1
6. Industrial Districts
 - M-1
 - M-2
7. Planned Development Districts
 - RPC
8. Cluster Development Housing Standards

 = *new zoning district*

Proposed Ordinance Structure

Article 5 – Overlay Zoning Districts

Division:

1. Establishment and Purpose
2. FP – General Floodplain District
3. VO – Village Overlay District ★
4. MR – Mountain Ridge District ★



★ = *new zoning district*

Discussion – R3 Residential District

New District – R3 Residential District

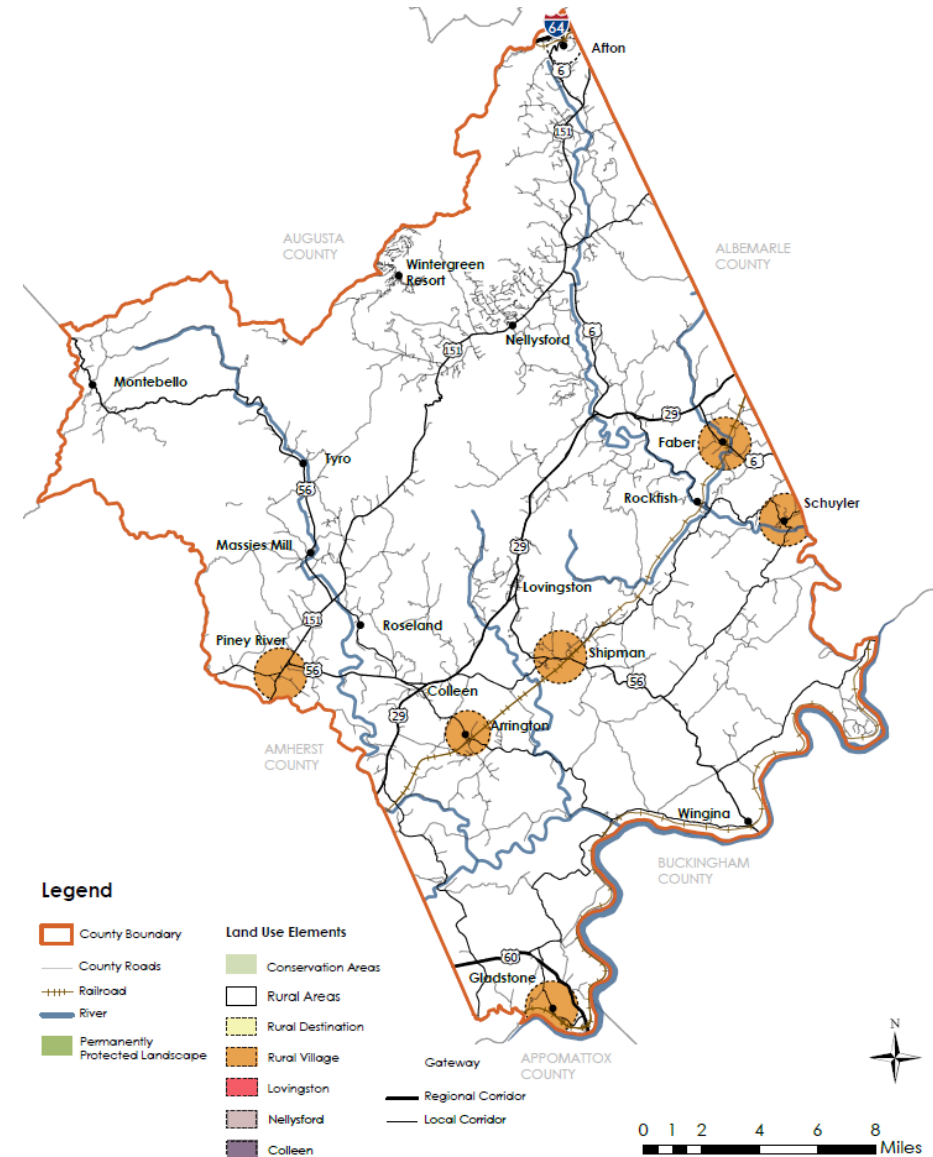
- Multi-family and attached single family units
- Increased residential density
- Mixed-use development



Discussion – VO Village Overlay

New District – VO Village Overlay

- Overlay district that allows for more village development over primary district
- Increased density, lower setbacks
- More village commercial options
- Flexible uses



Discussion – MR Mountain Ridge Overlay

New District – MR Mountain Ridge Overlay

- Restrict overdevelopment along mountain ridges and steep slopes
- Reduced densities
- Limit building size, land disturbance



Proposed Ordinance Structure

Article 6 – Use Matrix

Existing Use	Districts										
	A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community
	B = By-Right SE = Special Exception A = Accessory Uses <i>Note: All uses permitted within C-1 and C-2 are permitted in I, if the use is ancillary to a use permitted in I-1 or I.</i>										
Residential											
Bed and breakfast	SE	SE									
Bed and breakfast inn	SE	SE									
Dwelling, duplex		B	B		B	B					
Dwelling, multifamily						B					B
Dwelling, multifamily elderly						B					
Dwelling, single-family	B	B	B	B	B	B					B
Family day home	B	B	B	B	B	B					
Group home	B	B	B	B	B	B					
Manufactured home	B	B	B								
Manufactured home park			SE								
Temporary dwelling	B	B	B								
Townhouse						B					B

Proposed Ordinance Structure

Article 7 – Use Standards

Division:

1. General
2. Rural Use Standards
3. Residential Use standards
4. Public/Civic/Recreation Use Standards
5. Commercial Use Standards
6. Industrial Use Standards
7. Miscellaneous Use Standards



Proposed Ordinance Structure

Article 8 – Community Design Standards

Division:

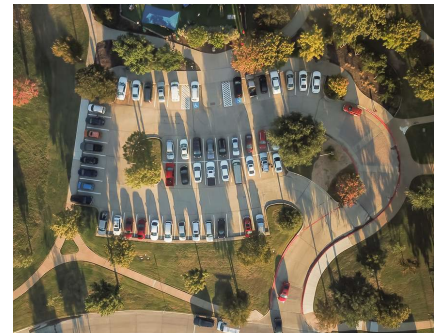
1. General
2. Lighting
3. Landscaping and Screening
4. Walls and Fences
5. Streets, Bikeways, and Sidewalks
6. Parking and Loading
7. Signs



Lighting



Landscaping & Screening



Parking



Signs

Proposed Ordinance Structure

Table of Contents Crosswalk

Nelson County Table of Contents Crosswalk - Current Location to Proposed Location				Staff Notes
Article	Section Number	Section Content	Proposed Location/Change	
Zoning Ordinance				
Article 1 - Introduction	1-1	Legislative Authority	Article 1, Division 1	
	1-2	Legislative Intent	Article 1, Division 1	
	1-3	Interpretation, Purpose, or Conflict	Article 1, Division 2	
	1-4	Enumeration of Districts	Article 4, Division 1	
Article 2 - Definitions	2-1	Definitions	Article 11, Division 2	
Article 3 - Conservation District C-1	3-1	Uses - Permitted by Right	Article 6, Division 2	
	3-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	3-2	Area Regulations	Article 4, Division 3	
	3-3	Setback Regulations	Article 4, Division 3	
	3-4	Reserved	Remove	
	3-5	Reserved	Remove	
	3-6	Special Provisions for Corner Lots	Article 4, Division 1	
	3-7	Height Limitations	Article 4, Division 2 Article 4, Division 3	
Article 4 - Agricultural District A-1	4-1	Uses - Permitted by Right	Article 6, Division 2	
	4-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	4-2	Lots Allowed and Area Regulations	Remove	Sliding scale zoning will be removed in the Ordinance rewrite and will be replaced with other conservation tools.
	4-3	Setback Regulations	Article 4, Division 3	
	4-4	Special Provisions for Corner Lots	Article 4, Division 1	
	4-5	Reserved	Remove	
	4-6	Height Limitation	Article 4, Division 2 Article 4, Division 3	
	4-7	Site Plan	Article 3, Division 6	
	4-8	Mobile Home Park Lot Size	Article 7, Division 2	

***See Attachment D: Table of Contents Crosswalk**

Ordinance Structure Questions & Discussion

Next Steps

Administration
(Articles 1,2,3, 9)
Feb. 26th

- Joint Kickoff Work Session
- Public Workshops – October 22 & 30
- Focus Groups – October 30
- Work Session 1: Public Engagement Summary and Table of Contents Crosswalk – December 18
- Draft Ordinance Articles
- Work Sessions 2-6 – Feb. 2025 through Oct. 2025
- Public Open House and Review – Nov. 2025
- Pre-Adoption Worksession – December 2025
- Final Revisions
- Public Hearings & Adoption – Feb. & March 2026



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