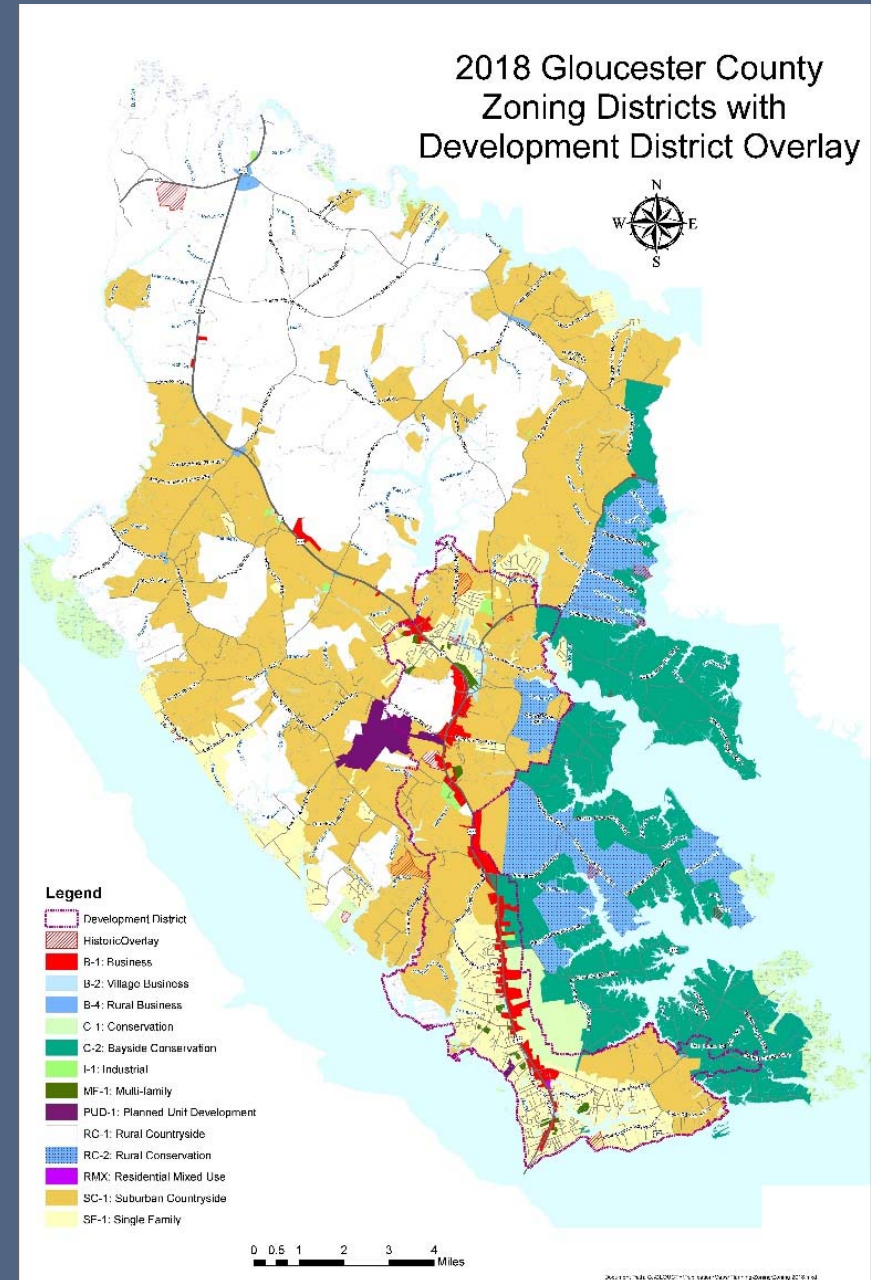


What is the Zoning Ordinance?

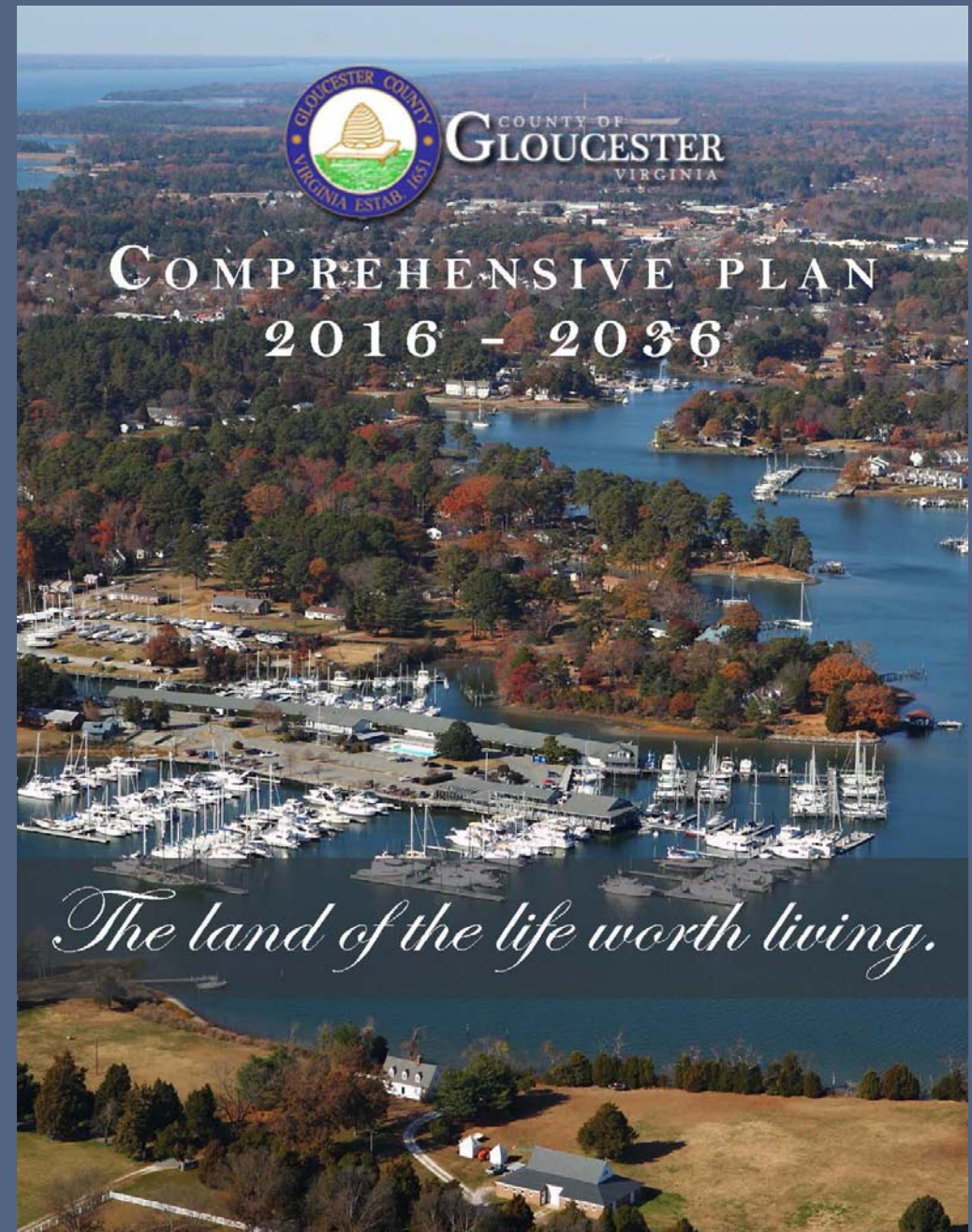
It establishes regulations that define how property in specific geographic zones (zoning districts) can be used.

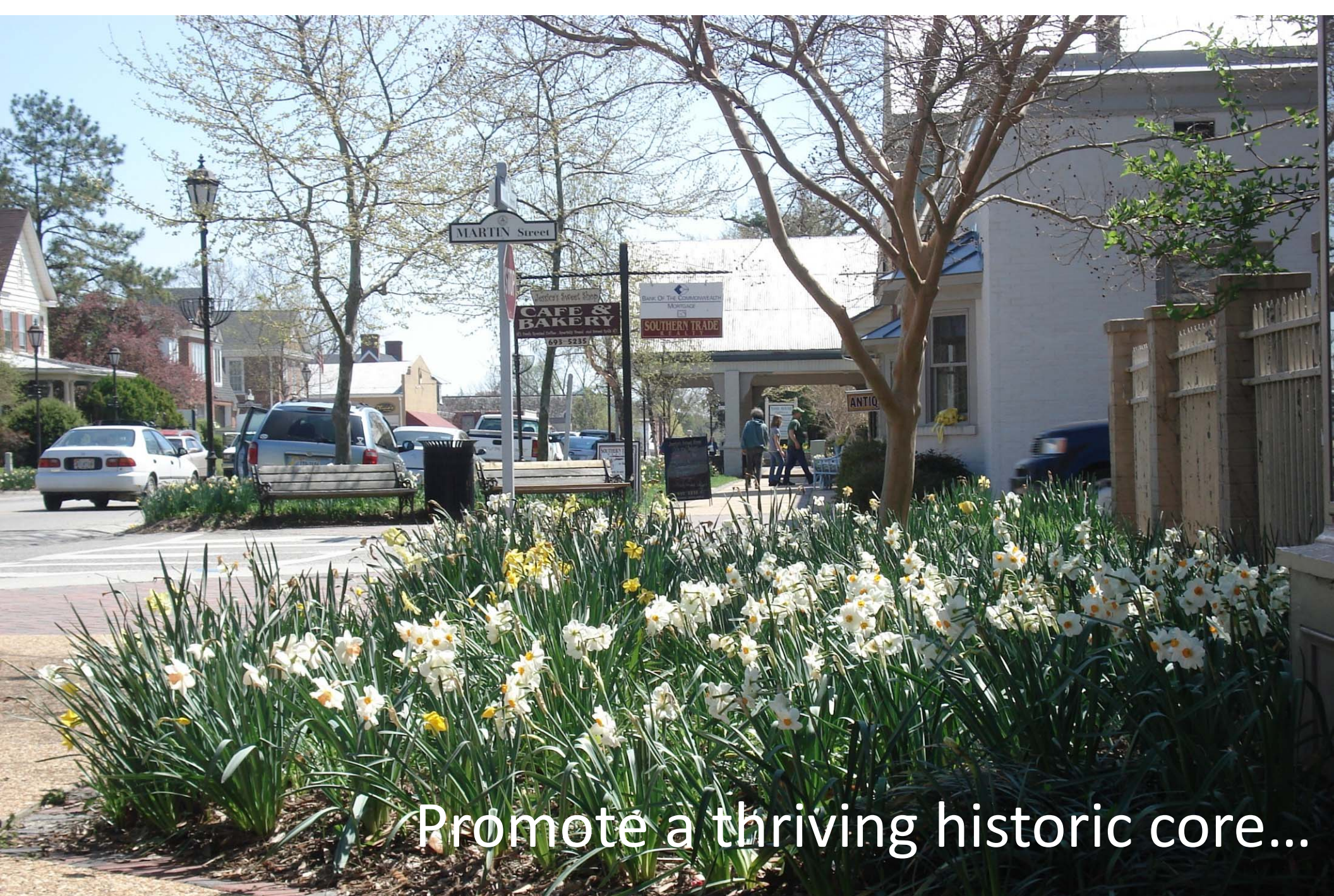
Zoning ordinances regulate permitted uses in each district, lot sizes, setbacks, density, heights of structures, etc.



Purpose of the Zoning Ordinance

Implement the
Community's
Vision...





Promote a thriving historic core...



COUNTY OF
GLOUCESTER
VIRGINIA

The land of the life worth living.



Preserve our rural character...



Support healthy neighborhoods...



COUNTY OF
GLOUCESTER
VIRGINIA

The land of the life worth living.



Encourage economic development...

Gloucester County, Virginia

Three Year Strategic Plan

2018 Update



Another Goal of the ZO update is to Implement the Boards Strategic Plan

- Spur a thriving economy...
- Encourage a mix of uses and housing...
- Preserve rural atmosphere...
- Remove unnecessary regulation...



Challenge - There can be competing interest with zoning regulations.

Solution - Focus on implementing the community's vision and engage stakeholders in the process.



Key questions during review of ZO

“Why does the County care to regulate _____?”

“What public purpose does it serve (health, safety and/or welfare)?”

“Does it make sense / is it enforceable and clear?”

End Result...

Some regulations removed and/or simplified and

Other regulations became more restrictive / complicated.

Plan of Action

Phase 1 Review / Reformat / State Code Updates

Uses and Use
Table

District
Regulations

Supplemental
Use
Regulations

Set Solid Foundation for Future
Amendments Articles 1-9 (address
almost 70% of the Zoning Ordinance)

Future Phases

Phase 2 Address Specific Sections

Working
Waterfronts

Custer
Ordinance

Signage

Parking

Implement more of the
Comprehensive Plan

Phase 3 Housekeeping

Administrative
Bodies

Enforcement

Administrative
Items



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