

## ARTICLE 1. GENERAL PROVISIONS

### Sec. 15-1 Title

This chapter shall be known as the "Goochland County Zoning Ordinance" and may be referred to as "this chapter," "this ordinance," or "the zoning ordinance."

### Sec. 15-2 Authority

This ordinance establishes the county's zoning districts and regulations as authorized by state law and is adopted in accordance with the enabling authority in Virginia Code §§ 15.2-2200 and 15.2-2280.

Whenever any provision of this chapter refers to or cites a section of the Virginia Code and that section is later amended or superseded, this chapter shall be deemed amended to refer to the amended section or the section that corresponds to the superseded section.

### Sec. 15-3 Purpose

The zoning regulations and districts established in this chapter are consistent with the comprehensive plan, and have been created to promote, in accordance with present and future needs, the health, safety, order, convenience, prosperity, and general welfare of the residents of Goochland County, Virginia. This ordinance provides for:

- A. efficient process of development;
- B. preservation of agricultural lands;
- C. appropriate use and occupancy of buildings for protection against land overcrowding and undue population density in relation to community facilities;
- D. creation of a convenient, attractive and harmonious community;
- E. economic development activities that provide desirable employment and enlarge the tax base;
- F. harmonious civic design;
- G. protection against destruction of or encroachment upon historic areas;
- H. reduction or prevention of congestion in the public streets;
- I. facilitation of adequate police and fire protection, transportation, water, sewerage, flood protection, schools, parks, recreational facilities, and other public needs; and
- J. implementation of the comprehensive plan and any special area plans adopted by the county.

### Sec. 15-4 Interpretation

- A. This ordinance is an inclusive ordinance. Only those uses, structures, or features permitted in specific district regulations are allowed.
- B. If a provision of this ordinance is inconsistent with another provision of this ordinance, or with a provision found in other chapters of the code, the more restrictive provision governs. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.
- C. The word "and" indicates that all connected provisions or conditions are applicable. The word "or" indicates that one or more of the connected provisions or conditions are applicable.
- D. Undefined words and terms will be interpreted in accordance with their normal dictionary meaning and customary usage.

## Sec. 15-5 Applicability

This ordinance applies to all property located in the county.

- A. The following provisions apply:
- (1) The regulations for each district are minimum regulations and apply uniformly to each class or kind of structure or land.
  - (2) Unless exempted, no land may be developed unless in compliance with this chapter and all other applicable county, state, and federal laws and regulations.
  - (3) Land, buildings, and structures may not be occupied unless a certificate of occupancy is approved in accordance with the building code.
  - (4) No building or structure, or part thereof, shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with its district and any other regulations. All buildings and structures are required to obtain zoning compliance approval to ensure zoning compliance.
  - (5) No part of a yard, open space, off-street parking, or loading space required in connection with any building may be included as space required for any other building unless specifically permitted by this ordinance.
  - (6) No previously existing yard or lot may be reduced in dimension or area below the minimum requirements. Yards or lots created after the effective date of this chapter must meet at least the minimum requirements.
- B. All territory which may hereafter be added to the county will automatically be zoned the same as the lowest-intensity contiguous property inside the county until otherwise classified.

## Sec. 15-6 Severability

If any section or provision of this chapter is declared by the courts to be unconstitutional or invalid, it does not affect the validity of the ordinance as a whole, or any part, other than the part declared unconstitutional or invalid. However, this severability clause does not apply to proffered or imposed conditions applicable to a particular property.

## Sec. 15-7 Districts

For purposes of this chapter, the county is divided into 17 districts designated as follows:

1	Agricultural, General	A-1
2	Agricultural, Limited	A-2
3	Agricultural, Intensive	A-3
4	Residential, Rural	R-R
5	Residential, Preservation	R-P
6	Residential, Limited	R-1
7	Residential, General	R-3

8	Residential, Neighborhood	R-N
9	Residential, Office	R-O
10	Residential Planned Unit Development	RPUD
11	Residential, Manufactured Home Park	R-MH
12	Mixed Planned Unit Development	MPUD
13	Business, Neighborhood	B-N
14	Business, General	B-1
15	Business, Interchange Commercial	B-3
16	Industrial, Limited	M-1
17	Industrial, General	M-2

### Sec. 15-8 Official zoning map

The official zoning map depicts the location and boundaries of the official zoning districts. The official zoning map is kept in the community development department and is available for public inspection during normal business hours. It may be kept in either hardcopy or digital form. The community development department maintains digital and/or printed copies of superseded versions of the official zoning maps for historical reference.

### Sec. 15-9 District boundaries

Where uncertainty exists as to the boundaries of any district shown on the official zoning map, the following rules apply:

- A. Boundaries indicated as following shorelines will be construed to follow those shorelines and, in the event of a change in the shoreline, will be construed as moving with the actual shoreline.
- B. Distances not specifically indicated on the official zoning map will be determined by the scale of the map.
- C. Where physical or cultural features existing on the ground differ from those shown on the official zoning map, or in other circumstances where the boundaries are unclear or uncertain, the board of zoning appeals is authorized to interpret the district boundaries.

### Sec. 15-10 Effective date

This chapter is effective as of January 1, 2020

Secs. 15-11 through 15-49. Reserved.