

**ORDINANCE REPEALING  
SECTIONS 17-502 THROUGH 17-503.04  
AND RE-ENACTING  
SECTIONS 17-502 THROUGH 17-502.04  
OF THE CODE OF ORDINANCES  
OF ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA:

That Section 17-502 (Cross Keys North Agricultural and Forestal District) through Section 17-503.04 (Cross Keys South Agricultural and Forestal District) be and hereby are repealed and Sections 17-502 through 17-503.04 are re-enacted as follows:

**SECTION 17-502. CROSS KEYS AGRICULTURAL AND FORESTAL DISTRICT.**

**17-502.01. Creation.**

Pursuant to the Agricultural and Forestal Districts Act of the Commonwealth of Virginia, the Cross Keys Agricultural and Forestal District (hereinafter referred to as district) is hereby created subject to the conditions and district term set forth in this division and as otherwise provided by sections 15.2-4300 through 15.2-4314 of the Code of Virginia, mutatis mutandis, the provisions of which, except as specifically modified herein, are adopted and incorporated herein by reference.

**17-502.02. Description.**

The Cross Keys Agricultural and Forestal District is comprised of seventy-seven (77) parcels spanning two thousand, fifty-nine (2,059) acres centered at the intersection of Cross Keys Road (Route 276) and Pleasant Valley Road (Route 679). The northern boundary of the district abuts the Magnolia Ridge Subdivision; the southern boundary extends approximately 1,000 feet south of Shady Grove Road (Route 670). The western boundary extends approximately 3,500 feet west of the intersection of Cross Keys Road (Route 276) and East Timber Ridge Road (Route 668); the eastern boundary extends approximately 2,500 feet east of the intersection of Port Republic Road (Route 253) and Latimer Road (Route 672). The following parcels shown on county real estate maps, as of the effective date of the district, are numbered as:

126-(A)- L55, 139-(1)- L1, 139-(1)- L1A, 139-(3)- L8, 139-(3)- L9, 139-(A)- L46, 139-(A)- L47C, 139-(A)- L52A, 139-(A)- L52B, 139-(A)- L52C, 139-(A)- L52D, 139-(A)- L53, 139-(A)- L55A, 139-(A)- L55A1, 139-(A)- L57, 139-(A)- L57A, 139-(A)- L57C, 139-(A)- L57D, 139-(A)- L67, 139-(A)- L69, 139-(A)- L74B, 139-(A)- L114, 139-(A)- L118, 139-(A)- L119, 139-(A)- L120B1, 139-(A)- L120B2, 139-(A)- L120B2A, 139-(A)- L135,

139-(A)- L146, 139-(A)- L147, 139-(A)- L148B, 139-(A)- L148F, 139-(A)- L149A, 139-(A)- L149B, 139-(A)- L150A, 139-(A)- L150A1, 139-(A)- L155, 139-(A)- L158, 139-(A)- L158A, 139-(A)- L160C, 139-(A)- L163, 139-(A)- L163B, 139-(A)- L168, 139-(A)- L168A, 139-(A)- L172, 139A-(2)- LC, 140-(A)- L3, 140-(A)- L4, 140-(A)- L59, 140-(A)- L59A, 140-(A)- L62, 140-(A)- L63, 151-(5)- L1A, 151-(A)- L5, 151-(A)- L7, 151-(A)- L8, 151-(A)- L9C, 151-(A)- L75, 151-(A)- L80, 151-(A)- L81, 151-(A)- L82, 151-(A)- L82A, 151-(A)- L82A1, 151-(A)- L93, 151-(A)- L94, 152-(7)- L4, 152-(A)- L1, 152-(A)- L3, 152-(A)- L4, 152-(A)- L6, 152-(A)- L7, 152-(A)- L8, 152-(A)- L9, 152-(A)- L56, 152-(A)- L58, 152-(A)- L58E, and 152-(A)- L61B.

### **17-502.03. Conditions.**

The intent of these conditions is to strengthen the existing agricultural community in order to ensure its continued economic viability. The Cross Keys Agricultural and Forestal District shall comply with the following conditions:

- A. Uses, structures, and accessory businesses shall be permitted on a parcel in compliance with the regulations that apply to the zoning of that parcel.
- B. All parcels included in the district must be located fully within the district; no portion of a district parcel shall lie outside the district.
- C. Parcels of land, as now defined in the county real estate records, within the district may be sold in their entirety but not subdivided to a non-family member during the term of district status. However, the parcel under new ownership shall remain in district status at least until the time of the next scheduled district renewal.
- D. Parcels of land, as now defined in the county real estate records, within the district may only be subdivided by purchase or gift to immediate family members. However, this family subdivision shall remain in district status for at least as long as the parent parcel remains in the district.
- E. Residences for persons who earn a substantial part of their livelihood from agricultural or forestal operations on the same property, or for members of the immediate family of the owner, shall be permitted in accordance with the county Code.

### **17-502.04. Term Review.**

The district shall be in effect for seven (7) years, from July 22, 2015, to July 22, 2022. A review of the district, including any additions to the district, may be made by the board of supervisors as provided by, and in accordance with sections 15.2-4309 through 15.2-4312 of the Code of Virginia.

### **SECTION 17-503. RESERVED.**

This ordinance shall be effective from the 22<sup>nd</sup> day of July, 2015.

Adopted the 22<sup>nd</sup> day of July, 2015.