

ADOPTED AMENDMENT

**LDR 2024-03; Proposed Amendments to Chapter 86. Land Development Regulations –
Zoning Districts (Defined Uses and Matrix)**

The purpose of the proposed amendments to the Louisa County Land Development Regulations, Chapter 86, is to add existing defined uses in Section 86-13 Definitions, to the Use Matrix in Section 86-109.

The proposed amendments are also to determine if these uses should be allowed as a permitted use; a use requiring the issuance of a conditional use permit; or not allowed, in any of the following established zoning districts:

ZONING DISTRICT	Permitted uses - generally	Permitted uses with a conditional use permit
Agricultural (A-1)	86-134	86-136
Agricultural (A-2)	86-152	86-154
Residential Limited (R-1)	86-169	86-171
Residential General (R-2)	86-187	86-189
Light Commercial (C-1)	86-204	86-206
General Commercial (C-2)	86-222	86-224
Industrial (IND)	86-240	86-242
Industrial Limited (I-1)	86-259	86-261
Industrial General (I-2)	86-277	86-279
Resort Development (RD)	86-295	86-296
Agricultural (A-1 GAOD)	86-337	86-339
Agricultural (A-2 GAOD)	86-357	86-359
Residential Limited (R-1 GAOD)	86-376	86-378
Residential General (R-2 GAOD)	86-392	86-394
Light Commercial (C-1 GAOD)	86-410	86-412
General Commercial (C-2 GAOD)	86-429	86-431
Industrial (IND GAOD)	86-447	86-449
Industrial Limited (I-1 GAOD)	86-465	86-467
Industrial General (I-2 GAOD)	86-482	86-484

Amendments to Chapter 86. Land Development Regulations – Zoning Districts (Defined Uses and Matrix)

Section 86-13 Definitions**

~~*Tiny houses.* Residential structures that are smaller than conventional homes and comply with the Virginia Uniform State Building Code for residential construction~~

Section 86-109 Use matrix.

Add the existing defined use of "**truck stop**" to the matrix table
(see attached matrix spreadsheet)

Section 86-431 Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)

COMMERCIAL

Truck Stop

****FOR INFORMATION PURPOSES ONLY****

The definition of *Tiny houses* was removed from the Section 86-13 Definitions, as tiny houses (homes) are now recognized by the Virginia Uniform State Building Code; and tiny houses are to be allowed as single-family detached dwellings, wherever allowed by the ordinance; and in compliance with the USBC requirements for construction.

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

Proposed Amendments to Section 86-109 Use Matrix to add the following existing defined uses (Section 86-13); and amendments to the coordinating code sections based on the zoning district classification and whether the use is proposed as a permitted use, generally; or a permitted use with the issuance of a conditional use permit.

Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	R-1	R-1 D
<i>Automobile graveyard</i>																				
<i>Call center</i>																				
<i>Data center</i>																				
<i>Greenhouse, commercial</i>																				
<i>Impound lot</i>																				
<i>Junkyard</i>																				
<i>Laundry facility</i>																				
<i>Motion picture theater, adult</i>																				
<i>Recreation facility, private</i>																				
<i>Recreation facility, public</i>																				
<i>Tiny houses</i>																				
<i>Truck stop</i>	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X
<i>Video-viewing booth or arcade booth, adult</i>																				

****The proposed amendments affect only those uses listed above to be added to Section 86-109; and makes no changes to any other listed uses in Section 86-109****

- B = Allowable by-right
- B(R) = Allowable by-right (with restrictions)
- C = Conditional use permit
- X = Not allowable

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
ORDINANCE**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 3rd day of June 2024, at which the following members were present, the following ordinance was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	Passed
MOVER:	Board of Supervisors - Jackson District R.T. "Toni" Williams
SECONDER:	Board of Supervisors - Louisa District Manning Woodward
AYES:	Duane Adams , Tommy Barlow , R.T. "Toni" Williams, Fitzgerald Barnes , Manning Woodward

AN ORDINANCE TO AMEND CHAPTER 86. LAND DEVELOPMENT REGULATIONS - EXISTING DEFINED USES: USE MATRIX; DISTRICT, PERMITTED AND CONDITIONAL USES

WHEREAS, the purpose of the proposed amendments to the Louisa County Land Development Regulations, Chapter 86, is to add existing defined uses in Section 86-13 Definitions, to the Use Matrix in Section 86-109; and

WHEREAS, the following defined uses are for consideration: Automobile graveyard, Call center; Data center; Greenhouse, commercial; Impound lot; Junkyard; Laundry facility; Motion picture theater, adult; Recreation facility, private; Recreation facility, public; Tiny houses; Truck stop; Video-viewing booth or arcade booth, adult; and

WHEREAS, the proposed amendments are also to determine if these uses should be allowed as a permitted use; a use requiring the issuance of a conditional use permit; or not allowed, in any of the established zoning districts; and

WHEREAS, at a regular meeting of the Louisa County Planning Commission held May 9, 2024, the Planning Commission voted to forward a favorable recommendation to the Louisa County Board of Supervisors on the defined use of "Truck Stop" only; and decided to take no action on the remaining list of defined uses at this time. The recommendation was to add the existing defined use of "truck stop" to the matrix table in Section 86-109. Use matrix; and to amend Section 86-431. Permitted uses with a conditional use permit (C-2 Growth Area Overlay District) – under "COMMERCIAL" to add "Truck Stop."; and

NOW, THEREFORE, BE IT ORDAINED, on the 3rd day of June 2024, the Louisa County Board of Supervisors hereby approves the proposed amendments to Chapter 86. Land Development Regulations; Definitions; Existing Defined Uses: Use Matrix; C-2 Growth Area Overlay District (GAOD) District, Conditional Uses, as follows, with the remaining defined uses, shown above, to be reviewed as a part of the 2040 Comprehensive Plan review process:

Amendments to Chapter 86. Land Development Regulations – Zoning Districts (Defined Uses and Matrix)

Section 86-13 Definitions

~~(DELETE) *Tiny houses.* Residential structures that are smaller than conventional homes and comply with the Virginia Uniform State Building Code for residential construction.~~

Section 86-109 Use matrix.


Add the existing defined use of “**truck stop**” to the matrix table (as attached):

Section 86-431 Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)

COMMERCIAL

Truck Stop

A Copy, teste:



Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia