

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF
FLUVANNA, VIRGINIA” BY ADDING §22-1-3 TO IDENTIFY THE COUNTY’S GIS MAP
AS THE OFFICIAL ZONING MAP OF FLUVANNA COUNTY.

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended by adding § 22-1-3 as follows:*

CHAPTER 22 ZONING

ARTICLE 1. - IN GENERAL

Sec. 22-1-1. - Title.

This chapter shall be known and may be cited as "The Zoning Ordinance of the County of Fluvanna, Virginia."

State Law reference— For state law as to zoning, see Code of Va., § 15.2-2280 et seq.

Sec. 22-1-2. - Purpose.

This chapter, together with the accompanying map, is adopted for the purpose of promoting the health, safety, or general welfare of the public and of further accomplishing the objectives of section 15.2-2283 of the Code of Virginia. This chapter has been designed (1) to provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers; (2) to reduce or prevent congestion in the public streets; (3) to facilitate the creation of a convenient, attractive and harmonious community; (4) to expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, and other public requirements; (5) to protect against destruction of or encroachment upon historic areas; (6) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health or property from fire, flood, impounding structure failure, panic or other dangers; (7) to encourage economic development activities that provide desirable employment and enlarge the tax base; (8) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; and (9) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the County is situated.

Sec. 22-1-3. – Zoning Map

The zoning map is composed of the digital GIS map, which is maintained by the Department of Planning and Zoning, and is incorporated by reference as part of this chapter. The zoning map is available on the Fluvanna County website for public access. The location and boundaries of the districts created by this chapter are hereby established as shown on the zoning map. The zoning map also includes references to case numbers for rezonings, special use permits, site development plans, and other zoning cases processed by the County.

- (2) *That the Ordinance shall be effective upon adoption.*