

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."²

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 Virginia Code Section 15.2-2283. This chapter has been designed (1) to provide for adequate light, air, convenience of access, and safety from fire, flood and other dangers; (2) to accommodate traffic (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, 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 affordable housing.

² For state law as to zoning, see Code of Va., §15.2-2280, et seq.

Editor's note -- The current Zoning Ordinance of Fluvanna County, Virginia, was adopted April 5, 2004, and generally ratified 5-5-04. Amendments subsequent to 5-5-04 are identified in this chapter by the date of amendment in parentheses following the affected section.