



## King William County Draft Zoning & Subdivision Ordinance Survey

Thank you for your interest in commenting on King William County’s Draft Zoning & Subdivision Ordinance. The County’s goal is to develop a clear and user-friendly ordinance. This survey will assist the Planning Commission and Board of Supervisors with understanding your opinions about the draft ordinance. The ordinance and this survey apply specifically to King William County. It does not apply to land within the Town of West Point.

**To review the Draft Zoning & Subdivision Ordinance or take this survey online, visit the following website link: [www.kingwilliamcounty.us/384/Zoning-Ordinance](http://www.kingwilliamcounty.us/384/Zoning-Ordinance). The survey period will close on **February 26, 2021**.**

- 1) **Land Use:** Select your top zoning and land use priorities for King William County. (Select up to 3)
  - a. Encouraging industrial growth
  - b. Encouraging new commercial businesses (retail, restaurants, etc)
  - c. Encouraging new housing development
  - d. Preserving the rural character of the county
  - e. Preserving agriculture
  - f. Preserving and conserving sensitive environmental areas
  - g. Protecting existing residential areas from other uses
  - h. Balancing new development and community character
  - i. Other. Please Specify: \_\_\_\_\_

- 2) **Land Use:** Would you encourage or discourage the following land uses in King William County? (check one for each). Please explain any specific concerns in the comment section.

Land Use / Types of Development	Encourage	Allow with Restriction	Discourage	No Opinion
Single family dwellings				
Apartments / multi-family dwellings				
Townhouses				
Accessory dwelling units (garage/basement apartments)				
Short-term rentals (i.e., Airbnb)				
Developments with a mix of housing and business (mixed use development)				
Agriculture				
Forestry				
Commercial development – stores, restaurants, etc				
Office development				
Outdoor recreation / tourism – parks, hunting, fishing, camping, etc				
Industrial development				
Community services – clinics, hospital, social services, libraries, etc				
Home occupations without onsite customers/employees				
Home occupations with onsite customers/employees				
Solar facilities				
Event venues in agricultural/rural residential areas				



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3) **Land Use:** Are there new or emerging land uses, building uses or business types that you believe should be regulated in the zoning ordinance? If yes, please identify in the comments.

- a. No
- b. Yes (please specify):

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4) **Use Standards:** The draft zoning ordinance contains specific standards to help mitigate the impacts of certain land uses (See Article VIII, Article X, and Article XVI). Are there use standards that you believe are too restrictive or inadequate? If yes, please explain in the comments your specific concerns.

- a. No
- b. No Opinion / Not Sure
- c. Yes (please explain):

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5) **Community Character:** The draft zoning ordinance includes design standards to ensure new development aligns with the character of the community (See Article X through Article XIII). Would you agree or disagree with the following design statements (check one for each)? Please explain any specific concerns in the comment section.

Design Standard	Agree	Disagree	No Opinion
Signs should be restricted in number, size, and type dependent upon the district in which they are placed.			
All rezoning and conditional use applications shall provide landscaping plans.			
Landscape buffers should be required between business, industrial or multi-family developments and agricultural and rural residential property.			
Dumpsters, loading areas, electrical, and mechanical equipment should be screened from both off-site and on-site views.			
Parking lots with 30 or more spaces should have tree requirements to provide shade and reduce stormwater runoff.			
Fence height should be restricted in business and residential zoned districts.			
Lighting height should be restricted in business and industrial zoned districts to prevent light trespass and preserve dark skies.			
Parking lots with 10 or more spaces should provide painted lines or other means to indicate individual spaces.			



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- 6) **Rezoning:** The draft zoning ordinance includes a new requirement for a site plan (Reference Article XVII) as part of an application for rezoning. In your opinion how important is it to know the type of business, the design of the building(s), and site layout prior to rezoning a property (i.e., changing from agriculture to a commercial or industrial zone)?
- Very Important
  - Important
  - Somewhat Important
  - Not Important
- 7) **Family Subdivisions:** Family subdivisions loosen the County’s zoning and subdivision requirements to allow the transfer/division of property among family members. The draft zoning ordinance proposes a new exception to allow 3-acre lots for family members. Is the proposed 3-acre minimum lot size for family division (gift from owner to an immediate family member) an appropriate minimum size?
- Appropriate
  - Too Large
  - Too Small
  - No Opinion
- 8) **Family Subdivisions:** Under the current and proposed draft zoning ordinance, landowners must own property for a minimum of five consecutive years before gifting to a family member and the receiving family member must hold ownership of the gifted property for a minimum of three years. Are these time requirements appropriate to prevent circumventing the ordinance?
- Appropriate
  - Too Long
  - Too Short
  - No Opinion
- 9) **District Standards:** The draft zoning ordinance proposes changes to the A-C, Agricultural-Conservation, zoning district standards to preserve the rural character of King William County. Please indicate whether you support these changes (check one for each). Please explain any specific concerns in the comment section.

A-C District Standard	Agree	Disagree	No Opinion
Minimum required lot size in the A-C district should be increased from 5 acres to 10 acres. (Note: This would not apply to family subdivisions.)			
Required lot depth in the A-C district should be increased from 200 feet to 500 feet.			



### King William County Draft Zoning & Subdivision Ordinance Survey

A-C District Standard	Agree	Disagree	No Opinion
Primary structure setbacks from US 360 or other primary roads in the A-C district should be increased from 75 feet to 100 feet.			
Primary structure setbacks from secondary roads in the A-C district should be increased from 50 feet to 75 feet.			
Required width of street frontage for A-C district lots located on primary roads should be increased from 400 feet to 500 feet.			

Comments: \_\_\_\_\_  
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10) **District Standards:** Are there aspects (i.e., Yard, Height, and Bulk Requirements) of the Zoning Districts (A-C, R-R, R-1, B-1, B-2, I, PUD, HP, TCO, and CBPA) (Reference Article VI) that need improvement or refinement? If yes, please explain in comments.

- a. No
- b. Yes (please explain):

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11) **Other:** Are there any other issues you would like to identify, or do you have any general comments or suggestions? If yes, please identify in the comments.

- a. No
- b. Yes (please specify):

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12) **Optional:** If you would like to be contacted with additional information or questions please provide your name, address, email, and phone number below.

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Please return completed surveys to: 180 Horse Landing Road #4, King William VA 23086

THANK YOU!