

Managing Land Use in Virginia: All Starts with the Comprehensive Plan

- Comp plans are mandated by the state.(15.2-2223)
- Comp plans must satisfy state intent and promote general welfare.(15.2-2200)
- Comp plans are not self-implementing. (15.2-2224)

Land Use Regulations: Zoning (15.2-2280, 2283, 2284)

- Agricultural zoning and Forestry zoning
- Open Space zoning, Horticultural zoning
- Cultural/Heritage zoning
- Incentive/Density Bonus zoning
- Cluster development/zoning
- Sliding scale zoning
- Large lot zoning
- Performance zoning

Land Use Regulations: Zoning (15.2-2280, 2283, 2284) cont.

- Overlay zoning
- Ag and forestal districts
- Purchase of development rights (PDR)
- Lease of development rights (LDR)
- Transfer of development rights (TDR)
- Land evaluation and site analysis (LESA)
- Community Development Authorities (CDA)

Local Spending and Taxing Policies

- Capital improvements program (CIP)
- Preferential assessment
- Special assessments
- Revenue sharing agreements among jurisdictions and regions
- Joint service agreements

Land Acquisition

- Fee simple
- Conservation easements
- Purchase and lease-back
- Land banking

Voluntary Land Protection Techniques

- Land donations
- Land trusts
- Land swaps
- Recognition/stewardship agreements
- Carbon sequestration credits

Other Possible Approaches

- Developments of regional impact (DRI)
- Timber conservation and production zones
- Soil-suitability zoning
- Fixed-area ratio zoning
- Time-phased development
- Trading credit authority (emerging authority)
- Environmental assessment chapter in comp plan
- State designated areas of critical concern
- Multi-PDC corridor plan