

1997 PENDLETON ROAD

Owner: BULLOCK, THOMAS J &

Parcel ID: 59 9

Zoning: A2 & C2

Acreage: 77.324

It appears that the existing structures are located on the property where the zoning is Agricultural (A-2). In the A-2 district, the minimum lot size is 1.5 acres.

As an accessory dwelling unit, the following provisions would apply:

Accessory dwelling unit (was accessory apartment). A separate, independent dwelling unit located on the same property as the primary dwelling unit subject to the following:

(1)A dwelling unit contained within a single-family dwelling, that may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level;

(2)A dwelling unit attached to a single-family dwelling, that may equal the existing finished square footage of the primary dwelling if the lot is at least double the minimum lot area;

(3)A dwelling unit less than 1,500 square feet in finished floor space and located within a detached accessory structure no more than one-half the size of the finished square footage of the primary dwelling unit located on the subject property; or

(4)A dwelling unit attached to the primary single-family dwelling that shall be no more than one-half the size of the finished square footage of the primary dwelling unit located on the subject property.

(5)Occupancy of such accessory dwelling unit shall be limited to no more than one family (as defined) or up to three unrelated persons and shall not be rented in less than six-month increments, and the primary dwelling unit

must be occupied by the owner of the subject property or an immediate family member (as defined). Only one accessory dwelling unit shall be allowable per lot.

(6)Manufactured homes, mobile homes, RV's, camping trailers and other traditionally temporary structures are not accessory dwelling units.

However, additional information would need to be provided on the year of construction and/or establishment of the carriage house (2nd dwelling unit) and the finished living area (square footage) of both the carriage house and the main dwelling, in order to determine if these exist as legally non-conforming structures or would be classified under the accessory dwelling unit definition above.

Zoning Questions:

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