

# **Guiding Principles for the Land Development Ordinance**

Franklin County, Virginia

8/26/10 Draft

The following is a list of 10 proposed Guiding Principles for the county to use in the preparation of the Land Development Ordinance (LDO). These guiding principles are derived from the future land use policies in the 2025 comprehensive plan, results of the demand/capacity analysis, and the citizen preference surveys conducted in July 2010. The principles are general in nature, and would be implemented through specific text in the LDO. The forthcoming Diagnosis of the county's current development regulations will go into greater detail about how the new LDO will be drafted to reflect the following guiding principles:

1. Ensure the new regulations in the LDO are tailored to unique areas of the county (like rural areas, villages, commercial centers, residential neighborhoods, etc.), where possible.
2. Balance private property rights against the need for regulatory protection, and ensure that proposed regulations are the minimum necessary to address specific concerns or comprehensive plan policies.
3. Protect existing farming activities and help create ways for farming to remain viable in the agricultural areas of Franklin County.
4. Protect scenic resources (including ridge tops, areas along the Blue Ridge Parkway, and lakefront areas) from incompatible development that negatively impacts the resource.
5. Ensure the new LDO protects the county's rural character (by addressing nuisances and protecting existing land uses from the most egregious new uses), but avoids any regulation that is not absolutely necessary in rural areas.
6. Add new requirements that better protect existing tree cover, during and after development in villages, commercial centers, and residential neighborhoods, (but not rural) areas.
7. Villages, commercial centers, and residential neighborhoods should have well-connected vehicular and pedestrian circulation facilities.
8. Encourage compact, walkable mixed-uses in villages and commercial centers.
9. Ensure the new LDO is user-friendly, predictable, and easy to understand.
10. Identify and create incentives for preferred development forms like conservation subdivisions in rural areas and mixed-use development in villages.