

CHAPTER 25. ZONING

DIVISION J. ADMINISTRATION AND ENFORCEMENT

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CHAPTER 25. ZONING

DIVISION J. ADMINISTRATION AND ENFORCEMENT

Article LXX. Transition

§ 25-701. Zoning and map effective.

This chapter, including the zoning district map of the county, designated "district map," dated March 1, 2010, and the zoning districts shown thereon, shall become effective on March 1, 2010.

§ 25-702. Former districts redesignated.

The district map dated March 1, 2010, shall reflect the following redesignation of districts:

Zoning on February 28, 2010:

Zoning on March 1, 2010:

GA- General Agriculture	GA- General Agriculture
XA- Exclusive Agriculture	GA- General Agriculture
RR- Rural Residential	RR- Rural Residential
SFR- Single Family Residential	SFR- Single Family Residential
DR- Duplex Residential where development has begun	DR- Duplex Residential
DR- Duplex Residential where no development has begun	AR- Attached Residential
TR- Townhouse Residential	AR- Attached Residential
MHS- Manufactured Home Subdivision	MHS- Manufactured Home Subdivision
MHP- Manufactured Home Park	MHP- Manufactured Home Park
MFR- Multi-Family Residential	MFR- Multi-Family Residential
AB- Airport Business	AB- Airport Business
LB- Limited Business	LB- Limited Business
GB- General Business	GB- General Business
GI- General Industrial	GI General Industrial
PUD- Planned Unit Development	PUD- Planned Unit Development

§ 25-703. Single Residential Dwelling Districts.

A. All lots in areas zoned R-18, R-15, R-12, R-10 and R-9 on September 30, 1995, shall remain subject to the floor space requirements in effect on that date.

B. No new area shall be zoned Manufactured Home Subdivision (MHS) after December 31, 2002. Areas zoned MHS on December 31, 2002, shall remain zoned MHS, and shall remain subject to the zoning regulations applicable to MHS districts on December 31, 2002, until rezoned to another classification in accordance with the law.

Although not set forth herein, Article XIV shall remain in effect for this limited purpose until all areas zoned MHS have been rezoned. (Ord. 11/26/02, eff. 1/1/03)

C. No new area shall be zoned Duplex Residential (DR) after February 28, 2010. Areas zoned DR on February 28, 2010 where development has already begun shall remain zoned DR, and shall remain subject to the zoning regulations applicable to DR districts on February 28, 2010, until rezoned to another classification in accordance with the law. Although not set forth herein, Article XV shall remain in effect for this limited purpose until all areas zoned DR have been rezoned.

§ 25-703.1. Business Districts.

No new area shall be zoned Limited Business (LB) after February 28, 2010. Areas zoned LB on February 28, 2010, shall remain zoned LB, and shall remain subject to the zoning regulations applicable to LB districts on February 28, 2010, until rezoned to another classification in accordance with the law. Although not set forth herein, Article XXIX shall remain in effect for this limited purpose until all areas zoned LB have been rezoned.

§ 25-704. Industrial Districts.

No new area shall be zoned Limited Industrial (LI) after December 31, 2002. Areas zoned LI on December 31, 2002, shall remain zoned LI, and shall remain subject to the zoning regulations applicable to LI districts on December 31, 2002, until rezoned to another classification in accordance with the law. Although not set forth herein, Article XXXVII shall remain in effect for this limited purpose until all areas zoned LI have been rezoned.

§ 25-705. Planned Unit Development (PUD) Ordinances.

A. Planned Unit Development (PUD) Ordinances enacted prior to October 1, 1995, which adopt by reference provisions of the zoning ordinance of Augusta County "as hereafter amended" shall be deemed to refer to provisions of the zoning ordinance as it existed on September 30, 1995, unless the PUD Ordinance specifically refers to provisions as they existed on a different date.

B. Planned Unit Development (PUD) Ordinances enacted between October 1, 1995 and February 28, 2010 which adopt by reference provisions of the zoning ordinance of Augusta County "as hereafter amended" shall be deemed to refer to provisions of the zoning ordinance as it existed on February 28, 2010, unless the PUD Ordinance specifically refers to provisions as they existed on a different date.

§ 25-706. Urban Service Overlay (USO) Districts.

The areas shown on the zoning district map of the county, designated "district map," dated October 1, 1995, and marked "USO," are zoned as Urban Service Overlay

Districts, in addition to the applicable underlying zoning districts and any other applicable overlay districts. (Renumbered by Ord. 11/26/01, eff. 1/1/03)

§ 25-706.1. Floodplain Overlay (FPO) Districts.

Repealed. (Ord. 09/13/11)

§ 25-707. Validity of previously approved master plans and plans of development.

Nothing contained in this chapter shall be deemed to affect the validity of any master plan approved prior to January 1, 2007, in accordance with Chapter 21 of this Code, as it existed on December 31, 2006, or any plan of development approved prior to January 1, 2007, in accordance with Division D or Article XLI of Division G, both of Chapter 25 of this Code, as they existed on December 31, 2006. As the context may require, references in this chapter to “master plan” or “plan of development” shall be deemed to refer respectively to a master plan or plan of development approved prior to January 1, 2007. (Ord. 11/21/06, eff. 1/1/07)

In addition, nothing contained in this chapter shall be deemed to affect the validity of any plan of development approved prior to March 1, 2010, in accordance with Division D of Chapter 25 of this Code, as it existed on February 28, 2010. (Ord. 09/28/11)