

Info. from Madison County in regard to dividing lots if of interest for 119 & 173 Turner Dr Madison VA 22727

“The properties are zoned as agricultural (A-1). In the A-1 zoning district, you are allowed no more than four lots (including the residue lot) within a ten-year period. In doing a quick land search of these properties, it does not appear that any divisions have been done in the last 10 years.

The minimum lot area for permitted uses shall be three acres. All dwellings located on a single parcel shall require a minimum of three acres per dwelling.

The minimum frontage for permitted uses shall be 250 feet at the setback line or measured at the location of the foundation of the subject parcel’s principal dwelling or accessory building.

Additionally, since there are existing structures on these parcels already, please remember that minimum setbacks will need to be met from any new lines that are created. Here are the setbacks:

50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width.

All buildings must be located at or beyond the front setback line. All accessory buildings must be located ten feet or more from a side or rear property line.

Based on the number of divisions indicated below, the review process would go before the Planning Commission and Board of Supervisors. I am happy to assist you with the application process.

Please let me know if you have further questions.
Thank you,

Tracy Clatterbuck, CZA
Planning & Zoning Administrator

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