R-8, Rural Residential

https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO_ARTVDI_DIV8RUREDIR-_S24-347STIN

Item	Requirement	Additional Notes
Minimum lot size	Three acres (no other factors or exemptions)	
Front Setback requirements	If street right-of-way is 50 feet or greater in width: 35 feet from edge of right-of-way If street is less than 50 feet is less than 50 feet in width: 60 feet from centerline of right-of-way.	There are some provisions for allowing the setbacks on adjacent or nearby lots, and for allowing setbacks recorded prior to 1969 to be honored if shown on the plat.
Side and Rear Setbacks	Side: 15 Rear: 35	
Minimum lot width at the front setback line	Lots up to 1 acre: 100 feet at the front setback line Lots more than 1 acre or more: 150 feet at the front setback line The subdivision ordinance allows the front setback to be moved back to where the minimum lot width is met, should a lot become wider further back.	
Permitted or specially permitted residential uses	Single-family, two-family, accessory apartments (attached permitted, detached SUP)	
Overall setbacks for a development.	N/A - but see landscape buffer requirement below	
Landscape Buffer requirements (for the development)	For major subdivisions only (see subdivision ordinance summary below for major/minor information). Along Community Character Corridors: 150 feet Along non-Community Character Corridors: 75 feet	Standards for landscaping this area are included.
Minimum/max number of units it is possible to subdivide or any phasing provisions	N/A	
Overall density within a major subdivision	N/A	

requirement or standard		
Cluster configuration option	N/A	
Open space requirements	N/A	
Lot configuration (flag lot)	See subdivision ordinance summary below	
Road frontage requirement	See subdivision ordinance summary below.	
Road Access	See subdivision ordinance summary below.	
Utilities	See subdivision ordinance summary below	
Family subdivision – different regulations for this district	Yes, per subdivision ordinance (permitted in R-8 and A-1). A more limited set of subdivision ordinance standards apply. The lot does not need to front on a public road to be subdivided.	
Bike/Ped	For major subdivisions only. Per Special Regulations section 24-35, bike and pedestrian accommodations are required along existing public roadways per the pedestrian master plan and regional bikeways plan, and along internal streets per VDOT Subdivision Street Acceptance Regulations (SSAR).	

A-1, General Agricultural

https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO_ARTVDI_DIV2GEAGDIA-

Minimum lot size	- Three acres for single-family dwellings - Cluster development – overall gross density of not greater than one unit per two acres, with no lot less than one acre in area. - Five acres for two-family dwellings. - No less than two acres for pre-1989 parcels (Permits creation of two lots from a parcel less than six acres in size if the parcel existed prior to May 1, 1989, so long as no lot is less than two acres.) There are also minimum lot sizes listed for: One acre for nonresidential uses. No less than one acre for family subdivisions with SUP (Family subdivisions approved by the Board, so long as no lot is less than one acre.) Having certain numbers of animals.	
Front Setback requirements	50' from any street right-of-way which is 50' or greater in width. If the right-of-way is less than 50' in width, minimum of 75' from centerline of street, except that where the minimum lot area is three acres or more, the minimum setback shall be 75 feet from any street right-of-way which is 50 feet or greater in width and 100 feet from the centerline of any street right-of-way less than 50 feet in width.	
Side and Rear Setbacks	Side: 15 Rear: 35	
Minimum lot width	(a)Lots of five acres or more shall have a minimum lot width at the setback line of 250 feet. (b)Lots of three acres or more but less than five acres shall have a minimum lot width at the setback line of 200 feet. (c)Lots of one acre or more but less than three acres shall have a minimum lot width at the setback line of 150 feet. (d)The minimum lot frontage abutting a public right-of-way shall be 25 feet.	
Permitted or specially permitted residential uses	Single-family, two-family, accessory apartments (attached permitted, detached SUP), cluster development requires a SUP.	

Overall setbacks for a development	For cluster developments of more than five lots, structures shall be located 150 feet from all existing roads.	
Landscape Buffer requirements for the development	N/A	
Minimum/max number of units it is possible to subdivide or any phasing provisions	For cluster, there shall be a minimum of at least three residential lots.	
Overall density within a major subdivision requirement/standard	For cluster, the overall gross density shall not exceed one unit per two acres.	
Cluster configuration option	Yes, needs to meet standards listed in the ordinance.	
Open space requirements	For cluster, there is no minimum acreage or percentage of the land that needs to be open space separate from the lots. However, the regulations state that subdivision design should minimize grading and destruction of natural vegetation; provide protection of conservation areas as specified in the Comprehensive Plan or other sections of this chapter; there are limitations on the amount of floodplain and water each lot can contain; and buildings sites shall be designated so as to promote harmonious relationships with the environment.	
Lot configuration (flag lot)	See subdivision ordinance summary below	

Road frontage requirement	See subdivision ordinance summary below.	
Road Access	See subdivision ordinance summary below.	
Utilities	See subdivision ordinance summary below	
Family subdivision – different regulations for this district	Yes, per subdivision ordinance (permitted in R-8 and A-1). A more limited set of subdivision ordinance standards apply. The lot size can be smaller (see minimum lot size above), and the lot does not need to front on a public road to be subdivided.	
Bike/Ped	For major subdivisions only. Per Special Regulations section 24-35, bike and pedestrian accommodations required along existing public roadways per the pedestrian master plan and regional bikeways plan, and along internal streets per VDOT SSAR regs.	

Subdivision Ordinance

https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH19SU

Not all sections of the Subdivision Ordinance are summarized below. Regulations in the subdivision ordinance apply across districts, not just in A-1 and R-8.

Minor/Major subdivision - Differentiation in requirements by number of lots being subdivided (19-21)	Parcels existing as of January 1, 1989 shall be considered "parent parcels." Minor Subdivision – division of a "parent parcel" into not more than five lots abutting an existing public road. Further limited internal subdivision of the parent parcel can occur, up to a total of no more than nine parcels. Major Subdivision – division of a "parent parcel" into six or more lots, or any division which creates/extends a new street.	
Lot configuration – Flag lots (19-39, 19-40)	Permitted (see road frontage requirement below)	
Road requirements – new public streets, frontage (19-40, 19-42)	Lots must front on a public street (at least 25 feet of frontage). Minor: Lots front on existing public street. Major: Lots front on new public street constructed for the development. Note that per Special Regulations section 24-62, private streets are not permitted in A-1 or R-8 other than in manufactured home parks.	
Driveways (19-73)	Individual driveways are permitted, except that minor subdivisions of three of more lots must construct a shared driveway (each lot is still required to have at least 25 feet of frontage on a road).	Some exemptions are included in the section language.
Cul-de-sacs (19-54)	Shall not exceed 1,000' in length	
HOAs (19-70)	Major subdivisions with common areas or improvements maintained by homeowners are required to have one.	
Water Facilities (19-58, 19-59, 19-60)	Major Subdivisions within Primary Service Area must connect to public water. Major Subdivision outside the Primary Service Area (Rural Lands) must construct central water system. Minor Subdivisions within the PSA must connect to public water if they are within the connection distance specified in JCSA regulations (page 3-1:	The central water system can be waived by service authority manager. There are some existing water lines outside the Primary Service Area that have been approved by the

	https://en.calameo.com/read/0045296426531218b384f?page=1). If they are beyond the connection distance, the lot must be served by an individual well.

Minor Subdivisions outside the PSA (Rural Lands) shall be served by an individual well.

JCSA uses the design and acceptance criteria, and the regional construction standards: https://www.jamescitycountyva.gov/932/Forms-Publications. | Board of Supervisors. SUP conditions on these lines limit connections to adjacent parcels. |
| Sewer (19-61, 19-62) | All subdivisions within the PSA must connect to public sewer if they are within the connection distance specified in JCSA regulations (see link to JCSA regulations above). If they are beyond the connection distance, lots must be served by an individual on-site sewage disposal system.

All subdivisions outside the PSA must be served by individual on-site sewage disposal systems, with primary and reserve drainfields.

JCSA uses the design and acceptance criteria, and the regional construction standards found here: https://www.jamescitycountyva.gov/932/Forms-Publications | There are some existing sewer lines outside the PSA that have been approved by the Board of Supervisors. SUP conditions on these lines limit connections to adjacent properties. |
| Fire protection (19-65) | Fire hydrants are only required when the public water system is extended/constructed – currently applies to central water system developments. | |