

CAMPBELL COUNTY COMMUNITY DEVELOPMENT UPDATES



NEW COMMUNITY DEVELOPMENT ADDRESS

The Department of Community Development has a new mailing address. The mailing address is now the same as the physical address:

**Community Development Dept.
85 Carden Lane - Suite A
Rustburg, VA 24588**



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SUBDIVISION AND ZONING ORDINANCE UPDATES

ACCESSORY DWELLING UNITS (ADUS)

The updated ordinance now permits ADUs on most single-family residential properties. ADUs are smaller, independent residential units located on the same lot as a primary dwelling. They can be attached or detached and offer homeowners a way to increase housing density, create rental income, or provide housing for family members. ADUs are limited to two (2) bedrooms and detached ADUs are limited to 1,000 square feet. Additional bedrooms require Health Department approval if utilizing a private septic system.



SHORT-TERM RENTALS

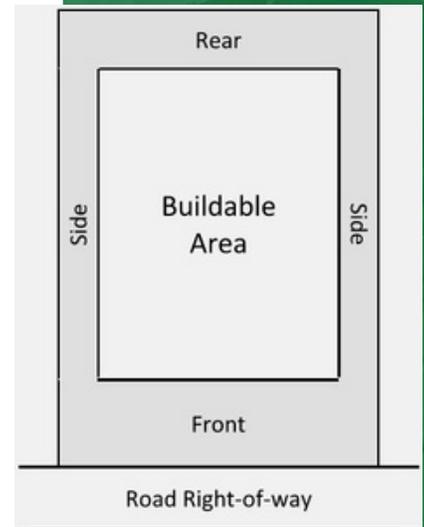
The updated ordinance expands the areas where certain short-term rentals are allowed by-right. Rooming houses are owner-occupied dwellings where a portion of the home or an ADU is rented on a short-term basis. A rooming house is now allowed by-right in all zoning districts. Tourist houses are short-term rentals that are not owner-occupied. A tourist house is now allowed by-right if it is on a parcel zoned Agricultural, at least 25 acres, and at least 250 feet from adjoining parcels. A tourist house requires a special use permit otherwise in the Agricultural and Residential zoning districts.

REDUCED LOT SIZES IN AGRICULTURAL ZONING DISTRICTS

Minimum lot sizes have been reduced in the Agricultural zoning district. The minimum lot size was reduced from 2.5 acres to 1.5 acres. The minimum required road frontage and lot width remains 150 feet.

REDUCED SETBACKS

Setback requirements for buildings in some zoning districts have been reduced. This allows for greater flexibility in property development and can make it easier to build on smaller lots. Click the link below for revised setbacks.



CURRENT SETBACKS



NEW MIXED-USE ZONING DISTRICT

The County has created new mixed-use zoning options that allow for mixed-use developments in the County. The new Community Mixed-Use District allows for the creation of a development over five (5) acres with a mixture of residential and commercial uses. A "mixed-use residential structure" is now allowed with a special use permit in the Business - General Commercial zoning district and allows for individual buildings with both residential units and commercial uses.

ADDITIONAL DETAILS

For more details about these changes and to access the updated ordinances, please visit the Campbell County Code [website](#) or contact the Department of Community Development



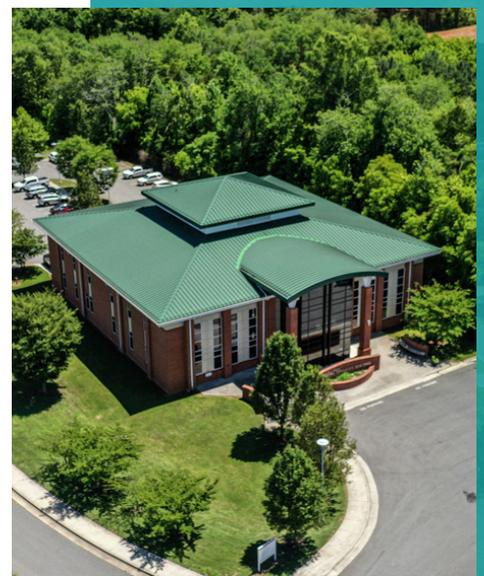
CampbellCountyVA.gov



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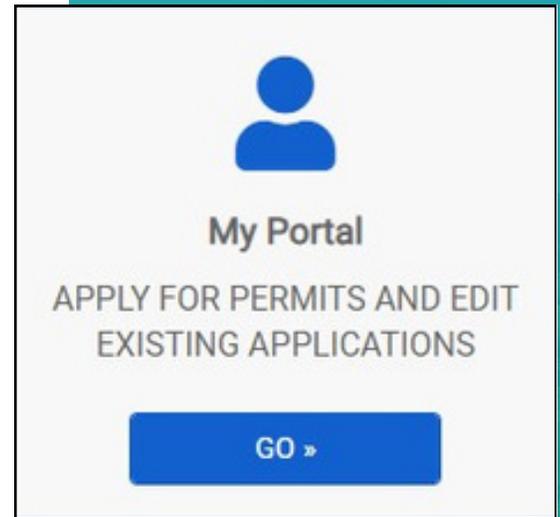


ONLINE PERMIT PORTAL

Campbell County has an online permit portal to apply for permits, submit plats or site plans for review, request an inspection, or lookup information on permits and inspections. If you do not already have an account for the portal please consider creating an account using the link below. A how-to guide for how to create an account is also linked below.

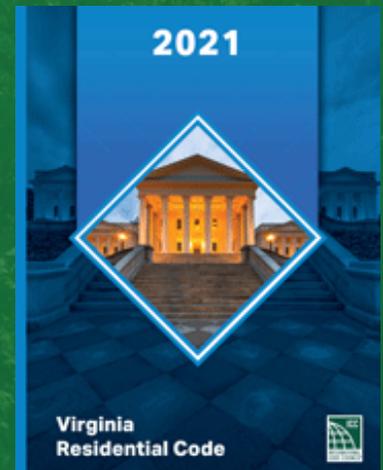
[ACCESS PORTAL](#)

[HOW-TO GUIDE](#)



BUILDING CODE UPDATE

The 2021 Virginia Uniform Statewide Building Code (VUSBC) became effective January 18, 2024. All permits issued after January 18, 2025 will be subject to the 2021 VUSBC. Permits that were issued prior to the effective date of the 2021 codes will be inspected under the VUSBC in effect at the time that the permits were issued.



VA EROSION & STORMWATER MANAGEMENT ACT

Effective July 1, 2024, the Virginia Erosion and Stormwater Management Act (VESMA) consolidated previous codes and regulations for Erosion and Sediment Control and Stormwater. The consolidation includes a new Virginia Stormwater Management Handbook, which replaced the outdated Virginia Erosion and Sediment Control Handbook and Virginia Stormwater Management Handbook.



[MORE INFORMATION](#)