

Draft Zoning Ordinance Changes

The following list highlights major changes made to the Abingdon Zoning and Subdivision Ordinance as advised by the Planning Commission and Town Council since the start of the project in February 2021. The Planning Commission held five (5) worksessions with Berkley Group staff to direct, review and edit the proposed draft. The Planning Commission held additional sessions with Abingdon staff, and Town Council direction has been sought on controversial topics. This list is not exhaustive; it excludes editorial changes and constitutes the most substantive changes.

General Organization and Updates

- The existing ordinance was structurally reorganized. Articles and sections were analyzed for cohesive flow, clarity, compliance with the Code of Virginia, best practice, and Town Council, Planning Commission, and community input. The analysis and input resulted in the rearrangement (portions of existing Articles moving to new Articles), edit (changing of phrase or values for clarity, Code compliance, and community fit), and/or removal of items (deletion for Code compliance and community fit).

Article I. – In General

- Consolidated and updated existing Article I – Authority and Article XXV – Amendments, Administration, and Interpretation.
- Updated with Code of Virginia requirements and references.
 - Expanded the purpose to include all items in the Code of Virginia.
 - Utilize text from the Code of Virginia for the Authority and Applicability sections.

Article II. – Administration

- Consolidated and updated existing Article XXII – Provisions for Appeal, Article XXIV – Violations and Penalty, and Article XXV – Amendments, Administration, and Interpretation.
- Added duties of the Subdivision Agent because the Subdivision Ordinance is becoming an article of the Zoning Ordinance.
- Added five duties (items 5-9) to the Historic Preservation Review Board related to consideration of additional historic areas and structures. These are best practices for similar localities.
- Fees are recommended to be adopted as a schedule in a separate ordinance rather than listing fees in the zoning ordinance. This allows all fees to reside in one document and provides the Council with the ability to hold a public hearing and update as needed.
- Added new requirement, per the Code of Virginia, that all delinquent taxes and charges be paid prior to the initiation of an application or appeal.

Article III. – Permits and Applications

- Utilized existing Article XVII – General Provisions and updated with Code of Virginia requirements and references.
- Added standards and procedures for Zoning Text and Map Amendments as outlined in the Code of Virginia.
- Added text allowing Conditional Zoning and Proffers. This text can be utilized to allow rezonings while also addressing impacts to the community.
- Added text to address Variance requests holistically, instead of only addressing for floodplains and the entrance corridor overlay.

- Consolidated the requirements for Certificates of Appropriateness (COA) into one division for readability and administration.
- Consolidated the requirements for Site Plans into one division for readability and administration.
- Added procedures and standards for Written Determinations.

Article IV. – Zoning Districts

- Articles for the agriculture, residential, business, and industrial districts have been consolidated into one article and separated by divisions.
- Grouped all district purpose and intent statements together, created tables of dimensional requirements, and created illustration examples for each district.
- R-3, High Density Residential District lot area minimums and lot frontages reduced based on Planning Commission discussions, similar localities, and the desire for greater density in this district.
 - Reduced the minimum lot area for single-family dwellings from 8,500 sq. ft. to 6,000 sq. ft.
 - Reduced the minimum lot area for two-family dwellings from 10,000 sq. ft. to 8,000 sq. ft.
 - Reduced the minimum lot frontage and lot width for single-family dwellings from 70 ft. to 60 ft. and from 80 ft. to 70 ft. for other permitted uses.
 - Minimum open space requirement of 20% added to maintain character and ensure adequate light and air.
- R-4, Mixed Residential District lot area minimums and lot frontages reduced based on Planning Commission discussions, similar localities, and the desire for greater density in this district.
 - Reduced the minimum lot area for single-family dwellings from 8,500 sq. ft. to 6,000 sq. ft.
 - Reduced the minimum lot area for two-family dwellings from 10,000 sq. ft. to 8,000 sq. ft.
 - Reduced the minimum lot frontage and lot width for single-family dwellings from 70 ft. to 50 ft. and from 80 ft. to 70 ft. for other permitted uses.
 - Minimum open space requirement of 20% added to maintain character and ensure adequate light and air.
- B-1, Limited Business lot area and frontage minimum for single-family dwellings reduced for consistency with the R-3 and R-4 districts.

Article V. – Special and Overlay Districts

- Articles for the Old and Historic, Downtown Arts and Cultural, Planned Unit Development, Planned Technology, Flood Hazard Overlay, Airport Overlay, and Historic Entrance Corridor Overlay districts have been consolidated into one article and separated by divisions.
- Removed the Downtown Arts and Culture District. This district was not being utilized and no incentives were in place to warrant the use of this district.
- OH, Old and Historic District.
 - Subdistricts were consolidated from 15 subdistricts to 5 subdistricts and include specific purpose and intent statements.
- PTD, Planned Technology District.
 - Reorganized for readability and includes a table of site development regulations.
 - A minimum open space requirement of 20% was added.
- PUD, Planned Unit Development District.
 - Amended to allow commercial uses to be built earlier during the construction of the PUD.
 - Increased density from 14 units per acre to 20 units per acre to align with Comprehensive Plan to make housing more accessible and affordable.
 - Reduced the minimum area from 5 acres to 3 acres for compatibility with town development.
- Flood Hazard Overlay.

- Reorganized for readability and text modified and added for compliance with State and Federal regulations, including the 2017 floodplain model ordinance provided by the Virginia Department of Conservation and Recreation.
- Historic District Entrance Corridor Overlay District.
 - Previously provided with Site Plans. The text has been moved for transparency and ease of administration. The required permits are supplied in Article III – Permits and Applications and design requirements are provided in Article VIII – Community Design Standards.

Article VI. – Use Permissions

- Created two matrices of uses; one matrix for the Old and Historic Subdistricts and one matrix for all of the other districts. These matrices provide a list of all permitted uses in the Town and identified whether the use is allowed by-right, by special use permit or not permitted in each zoning district. The matrix also identifies when the use has performance standards and references the pertinent ordinance section.
- Consolidated similar uses and terms. Examples include, but are not limited to:
 - Bowling alleys, video game rooms, skating rink; public billiard parlors and pool rooms, and similar forms of amusement; theatres; and video game rooms combined into the broader term Commercial indoor recreation/amusement.
 - Barber and beauty shops; barbershops, beauty parlors and similar personal service; beauty salons; custom dressmaking, millinery, tailoring or similar retail trades employing not more than 5; laundry and dry cleaning establishments, including pickup stations; personal service; pick-up laundry and dry cleaning stations, laundromat combined into the broader term Personal services.
 - Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts; enterprises engaged in the process, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials; light industry; Manufacture of musical instruments, toys, novelties, and rubber and metal stamps; manufacturing or assembling of products from the following materials: cellophane, canvas, cloth, cord, fiber, glass, leather, paper, plastic, straw, textiles, wood or yarn; manufacturing, compounding, processing, packaging or treating of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products combined into the broader term Manufacturing, light.
- Added modern uses, such as but not limited to:
 - Brewery
 - Mobile vending
 - Short-term rental
- Added uses required by the Code of Virginia, including but not limited to:
 - Day care, family home (1-4 children)
 - Day care, family home (5-12 children)
 - Family health care structure, temporary
 - Amateur radio antennas
- Changed use permissions based on best practice, district intent statements, and feedback from the community, staff, and Planning Commission.

Article VII. – Use Performance Standards

- Added use performance standards, which provide additional requirements to address potential impacts from uses. Performance standards typically regulate the location, design, and intensity of a use. Some of the uses with performance standards include but are not limited to:
 - Accessory dwelling unit
 - Agriculture
 - Agritourism
 - Home occupations
 - Kennel, commercial
 - Mobile vending
 - Short-term rental
 - Stable, commercial
 - Store, general
 - Warehousing and distribution
 - Wireless facility, broadcasting, or communication tower

Article VIII. – Community Design Standards

- Utilized existing Article XVII – General Provisions and Article XXI – Signs, as well as landscaping standards that were scattered throughout the Ordinance, for the drafting of this Article.
- Lighting created as a division of this Article.
 - New standards created providing applicability and exemptions.
 - New standards for design including limiting the height to 30 feet in industrial districts and 20 feet in other districts.
- Landscaping, Walls, and Fences edited with increases to landscaping requirements and specific fence requirements.
 - Specific Entrance Corridor Overlay Landscaping requirements including right-of-way landscaping at least 10 feet wide with 1 deciduous tree, 3 ornamental trees, 3 shrubs, and other ground cover at least every 40 feet.
 - Dumpster, mechanical and utility equipment required to be screened from on-site and off-site views.
 - Parking lot landscape buffers to include 1 deciduous tree every 40 feet, and landscaped parking islands required for lots exceeding 20 parking spaces.
 - Fence height limits in residential districts of 4 feet between the front of the building and the street front and 7 feet for the sides and rear of buildings. Fences in business districts are limited to 8 feet in height.
 - Fences located along a single lot shall have a uniform style, material and color. All fences must be maintained in good repair.
- Parking and loading requirements drafted to allow the joint use of space for uses with different peak parking demands. Minimum number of required parking spaces edited for consistency and best practice.
- Signs were previously drafted and adopted by the Town. However, the Planning Commission and Town Council are currently considering amendments which are available for review in the Office of Community Development. If directed by Town Council, these amendments may be incorporated into this draft Zoning and Subdivision Ordinance.

Article IX. – Nonconforming Uses, Lots, and Structures

- Utilized existing Article XVI – Nonconforming Uses and organized Article to also include nonconforming lots and nonconforming structures.

- Updated with Code of Virginia requirements including the replacement of mobile homes.
- Included text to allow nonconforming structures to conduct full internal remodel.

Article X. – Subdivision

- Moving the Subdivision Ordinance into the Zoning Ordinance as an article.
- Structurally reorganized for readability and ease of administration.
- Changed authority of street (including sidewalks) requirements and major subdivision (3 or more lots) approvals to the Town Council instead of the Planning Commission.
- Updated in accordance with the Code of Virginia to no longer require preliminary plats for subdivisions of 50 or fewer lots.
- Allow administrative approval of boundary line adjustments and minor subdivisions (a division of a tract into 2 lots).

Article XI. – Definitions

- Incorporated applicable definitions from the subdivision ordinance.
- Definitions have been updated for clarity and for consistency with the use matrix and district regulations. Each use within the ordinance has a definition. District regulation terminology is clearly defined for administration.
- Added definitions based on Code of Virginia.
 - Family health care structure, temporary
 - Small cell facility

Appendix X – Acceptable Landscaping Plants

- This appendix includes lists of acceptable trees, shrubs, and ground cover. It has been reviewed by Town Staff and is not proposed with edits.

Draft Zoning Map Changes

Old and Historic District

- The Old and Historic District is the only district with proposed map changes. The boundaries of the Old and Historic District are not proposed to change. However, the district currently has 15 subdistricts which are proposed to be consolidated into 5 subdistricts.
 - Existing subdistricts 1, 2, 3, 4, 5, and 6 are consolidated into OH-1, Civic/Business-Focused.
 - Existing subdistricts 7, 9, 10, 11, and 12 are consolidated into OH-2, Residential-Focused.
 - Existing subdistricts 13 and 14 are consolidated into OH-3, Artisan-Focused.
 - Existing subdistrict 8 is becoming OH-4, Sinking Spring Cemetery.
 - Existing subdistrict 15 is becoming OH-5, Muster Grounds.

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Below is a table identifying each parcel with its proposed subdistrict change. The parcels are grouped based on the existing subdistrict and indicate the proposed new subdistrict. The subdistricts are also mapped for review.

Parcel Number	Existing Subdistrict	Proposed Subdistrict
012-1-121	1	OH-1, Civic/ Business - Focused
012-1-122	1	OH-1, Civic/ Business - Focused
012-1-123	1	OH-1, Civic/ Business - Focused
012-1-124	1	OH-1, Civic/ Business - Focused
012-1-125	1	OH-1, Civic/ Business - Focused
012-1-125A	1	OH-1, Civic/ Business - Focused
012-1-100	2	OH-1, Civic/ Business - Focused
012-1-101	2	OH-1, Civic/ Business - Focused
012-1-102	2	OH-1, Civic/ Business - Focused
012-1-103	2	OH-1, Civic/ Business - Focused
012-1-104	2	OH-1, Civic/ Business - Focused
012-1-107	2	OH-1, Civic/ Business - Focused
012-1-97	2	OH-1, Civic/ Business - Focused
012-1-99	2	OH-1, Civic/ Business - Focused
012-1-99A	2	OH-1, Civic/ Business - Focused
013-1-100	3	OH-1, Civic/ Business - Focused
013-1-101	3	OH-1, Civic/ Business - Focused
013-1-102	3	OH-1, Civic/ Business - Focused
013-1-104	3	OH-1, Civic/ Business - Focused
013-1-105	3	OH-1, Civic/ Business - Focused
013-1-106	3	OH-1, Civic/ Business - Focused
013-1-107A	3	OH-1, Civic/ Business - Focused
013-1-108	3	OH-1, Civic/ Business - Focused
013-1-109	3	OH-1, Civic/ Business - Focused
013-1-110	3	OH-1, Civic/ Business - Focused

Parcel Number	Existing Subdistrict	Proposed Subdistrict
013-1-111	3	OH-1, Civic/ Business - Focused
013-1-111A	3	OH-1, Civic/ Business - Focused
013-1-112	3	OH-1, Civic/ Business - Focused
013-1-113	3	OH-1, Civic/ Business - Focused
013-1-114	3	OH-1, Civic/ Business - Focused
013-1-115	3	OH-1, Civic/ Business - Focused
013-1-116	3	OH-1, Civic/ Business - Focused
013-1-117	3	OH-1, Civic/ Business - Focused
013-1-92	3	OH-1, Civic/ Business - Focused
013-1-93	3	OH-1, Civic/ Business - Focused
013-1-94	3	OH-1, Civic/ Business - Focused
013-1-95	3	OH-1, Civic/ Business - Focused
013-1-96	3	OH-1, Civic/ Business - Focused
013-1-97	3	OH-1, Civic/ Business - Focused
013-1-98	3	OH-1, Civic/ Business - Focused
013-1-99	3	OH-1, Civic/ Business - Focused
013-1-54	4	OH-1, Civic/ Business - Focused
013-1-55	4	OH-1, Civic/ Business - Focused
013-1-56	4	OH-1, Civic/ Business - Focused
013-1-57	4	OH-1, Civic/ Business - Focused
013-1-58	4	OH-1, Civic/ Business - Focused
013-1-59	4	OH-1, Civic/ Business - Focused
013-1-60	4	OH-1, Civic/ Business - Focused
013-1-61	4	OH-1, Civic/ Business - Focused
013-1-62	4	OH-1, Civic/ Business - Focused

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Parcel Number	Existing Subdistrict	Proposed Subdistrict
013-1-63	4	OH-1, Civic/ Business - Focused
013-1-64	4	OH-1, Civic/ Business - Focused
013-1-65	4	OH-1, Civic/ Business - Focused
013-1-66	4	OH-1, Civic/ Business - Focused
013-1-67	4	OH-1, Civic/ Business - Focused
013-1-68	4	OH-1, Civic/ Business - Focused
013-1-69	4	OH-1, Civic/ Business - Focused
013-1-70	4	OH-1, Civic/ Business - Focused
013-1-71	4	OH-1, Civic/ Business - Focused
012-1-74	5	OH-1, Civic/ Business - Focused
012-1-75	5	OH-1, Civic/ Business - Focused
012-1-76	5	OH-1, Civic/ Business - Focused
012-1-77	5	OH-1, Civic/ Business - Focused
012-1-78	5	OH-1, Civic/ Business - Focused
012-1-79	5	OH-1, Civic/ Business - Focused
012-1-80	5	OH-1, Civic/ Business - Focused
012-1-83	5	OH-1, Civic/ Business - Focused
012-1-84	5	OH-1, Civic/ Business - Focused
012-1-85	5	OH-1, Civic/ Business - Focused
012-1-86	5	OH-1, Civic/ Business - Focused
012-1-87	5	OH-1, Civic/ Business - Focused
012-1-88	5	OH-1, Civic/ Business - Focused
012-1-89	5	OH-1, Civic/ Business - Focused
012-1-89A	5	OH-1, Civic/ Business - Focused
012-1-91	5	OH-1, Civic/ Business - Focused
012-1-91A	5	OH-1, Civic/ Business - Focused

Parcel Number	Existing Subdistrict	Proposed Subdistrict
012-1-92	5	OH-1, Civic/ Business - Focused
012-1-93	5	OH-1, Civic/ Business - Focused
012-1-94	5	OH-1, Civic/ Business - Focused
012-1-71	6	OH-1, Civic/ Business - Focused
012-1-72	6	OH-1, Civic/ Business - Focused
012-1-73	6	OH-1, Civic/ Business - Focused
012-1-39	7	OH-2, Residential- Focused
012-1-40	7	OH-2, Residential- Focused
012-1-41	7	OH-2, Residential- Focused
012-1-42	7	OH-2, Residential- Focused
012-1-42A	7	OH-2, Residential- Focused
012-1-43	7	OH-2, Residential- Focused
012-1-44	7	OH-2, Residential- Focused
013-1-10	7	OH-2, Residential- Focused
013-1-12	7	OH-2, Residential- Focused
013-1-13	7	OH-2, Residential- Focused
013-1-14	7	OH-2, Residential- Focused
013-1-15	7	OH-2, Residential- Focused
013-1-16	7	OH-2, Residential- Focused
013-1-17	7	OH-2, Residential- Focused
013-1-9	7	OH-2, Residential- Focused
013-1-18	7	OH-2, Residential- Focused
013-1-19	7	OH-2, Residential- Focused
013-1-2	7	OH-2, Residential- Focused
013-1-3	7	OH-2, Residential- Focused
013-1-33	7	OH-2, Residential- Focused

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Parcel Number	Existing Subdistrict	Proposed Subdistrict
013-1-34	7	OH-2, Residential-Focused
013-1-35	7	OH-2, Residential-Focused
013-1-36	7	OH-2, Residential-Focused
013-1-37	7	OH-2, Residential-Focused
013-1-38	7	OH-2, Residential-Focused
013-1-4	7	OH-2, Residential-Focused
013-1-40	7	OH-2, Residential-Focused
013-1-41	7	OH-2, Residential-Focused
013-1-42	7	OH-2, Residential-Focused
013-1-43	7	OH-2, Residential-Focused
013-1-44	7	OH-2, Residential-Focused
013-1-45	7	OH-2, Residential-Focused
013-1-46	7	OH-2, Residential-Focused
013-1-48	7	OH-2, Residential-Focused
013-1-49	7	OH-2, Residential-Focused
013-1-4A	7	OH-2, Residential-Focused
013-1-5	7	OH-2, Residential-Focused
013-1-50	7	OH-2, Residential-Focused
013-1-51	7	OH-2, Residential-Focused
013-1-52	7	OH-2, Residential-Focused
013-1-53	7	OH-2, Residential-Focused
013-1-8	7	OH-2, Residential-Focused
013-3-36	7	OH-2, Residential-Focused
013-3-42	7	OH-2, Residential-Focused
013-3-43A	7	OH-2, Residential-Focused
013-3-47A	7	OH-2, Residential-Focused

Parcel Number	Existing Subdistrict	Proposed Subdistrict
013-3-48A	7	OH-2, Residential-Focused
013-3-51A	7	OH-2, Residential-Focused
010-1-33A	8	OH-4, Sinking Spring Cemetery
010-1-34	8	OH-4, Sinking Spring Cemetery
011-1-70	8	OH-4, Sinking Spring Cemetery
011-1-71	8	OH-4, Sinking Spring Cemetery
011-1-72	8	OH-4, Sinking Spring Cemetery
011-1-77	8	OH-4, Sinking Spring Cemetery
011-1-73	8	OH-4, Sinking Spring Cemetery
011-4-30	8	OH-4, Sinking Spring Cemetery
42001?	8	OH-4, Sinking Spring Cemetery
011-1-98	9	OH-2, Residential-Focused
011-1-99	9	OH-2, Residential-Focused
011-1-88	9	OH-2, Residential-Focused
011-1-90	9	OH-2, Residential-Focused
011-1-91	9	OH-2, Residential-Focused
011-1-92	9	OH-2, Residential-Focused
011-1-93	9	OH-2, Residential-Focused
011-1-94	9	OH-2, Residential-Focused
011-1-95	9	OH-2, Residential-Focused
011-1-96	9	OH-2, Residential-Focused
011-1-97	9	OH-2, Residential-Focused
011-7-1	9	OH-2, Residential-Focused
011-7-2	9	OH-2, Residential-Focused
011-7-3	9	OH-2, Residential-Focused
011-7-4	9	OH-2, Residential-Focused

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011-7-5	9	OH-2, Residential-Focused
012-1-64	9	OH-2, Residential-Focused
012-1-65	9	OH-2, Residential-Focused
012-1-66	9	OH-2, Residential-Focused
012-1-67	9	OH-2, Residential-Focused
011-5-100	10	OH-2, Residential-Focused
011-5-102	10	OH-2, Residential-Focused
011-5-102A	10	OH-2, Residential-Focused
011-5-103	10	OH-2, Residential-Focused
011-5-104	10	OH-2, Residential-Focused
011-5-105	10	OH-2, Residential-Focused
011-5-106	10	OH-2, Residential-Focused
011-5-107	10	OH-2, Residential-Focused
011-5-108	10	OH-2, Residential-Focused
011-5-109	10	OH-2, Residential-Focused
011-5-110	10	OH-2, Residential-Focused
011-5-111	10	OH-2, Residential-Focused
011-5-112A	10	OH-2, Residential-Focused
011-5-113	10	OH-2, Residential-Focused
011-5-119	10	OH-2, Residential-Focused
011-5-119A	10	OH-2, Residential-Focused
011-5-120	10	OH-2, Residential-Focused
011-5-120A	10	OH-2, Residential-Focused
011-5-121	10	OH-2, Residential-Focused
011-5-122	10	OH-2, Residential-Focused
011-6-1	10	OH-2, Residential-Focused

Parcel Number	Existing Subdistrict	Proposed Subdistrict
012-1-10	10	OH-2, Residential-Focused
012-1-11	10	OH-2, Residential-Focused
012-1-11A	10	OH-2, Residential-Focused
012-1-23	10	OH-2, Residential-Focused
012-1-24	10	OH-2, Residential-Focused
012-1-25	10	OH-2, Residential-Focused
012-1-26	10	OH-2, Residential-Focused
012-1-27	10	OH-2, Residential-Focused
012-1-28	10	OH-2, Residential-Focused
012-1-28A	10	OH-2, Residential-Focused
012-1-29	10	OH-2, Residential-Focused
012-1-30	10	OH-2, Residential-Focused
012-1-31	10	OH-2, Residential-Focused
012-1-46	10	OH-2, Residential-Focused
012-1-47	10	OH-2, Residential-Focused
012-1-48	10	OH-2, Residential-Focused
012-1-49	10	OH-2, Residential-Focused
012-1-50	10	OH-2, Residential-Focused
012-1-51	10	OH-2, Residential-Focused
012-1-52	10	OH-2, Residential-Focused
012-1-53	10	OH-2, Residential-Focused
012-1-54	10	OH-2, Residential-Focused
012-1-55	10	OH-2, Residential-Focused
012-1-55A	10	OH-2, Residential-Focused
012-1-56	10	OH-2, Residential-Focused
012-1-57	10	OH-2, Residential-Focused

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Parcel Number	Existing Subdistrict	Proposed Subdistrict
012-1-58	10	OH-2, Residential-Focused
012-1-58A	10	OH-2, Residential-Focused
012-1-59	10	OH-2, Residential-Focused
012-1-60	10	OH-2, Residential-Focused
012-1-61	10	OH-2, Residential-Focused
012-1-62	10	OH-2, Residential-Focused
012-1-63	10	OH-2, Residential-Focused
012-1-8	10	OH-2, Residential-Focused
012-1-9	10	OH-2, Residential-Focused
012-10-1	10	OH-2, Residential-Focused
012-10-2	10	OH-2, Residential-Focused
012-6-1	10	OH-2, Residential-Focused
012-6-11	10	OH-2, Residential-Focused
012-6-3	10	OH-2, Residential-Focused
012-6-3A	10	OH-2, Residential-Focused
012-6-5A	10	OH-2, Residential-Focused
012-6-7	10	OH-2, Residential-Focused
012-6-8	10	OH-2, Residential-Focused
012-6-9	10	OH-2, Residential-Focused
011-5-111A	10	OH-2, Residential-Focused
005-1-25	11	OH-2, Residential-Focused
005-1-26	11	OH-2, Residential-Focused
005-1-28	11	OH-2, Residential-Focused
005-1-29	11	OH-2, Residential-Focused
005-1-30	11	OH-2, Residential-Focused
005-1-31	11	OH-2, Residential-Focused

Parcel Number	Existing Subdistrict	Proposed Subdistrict
013-1-20	11	OH-2, Residential-Focused
013-1-21	11	OH-2, Residential-Focused
013-1-22	11	OH-2, Residential-Focused
013-1-23	11	OH-2, Residential-Focused
013-1-24	11	OH-2, Residential-Focused
013-1-25	11	OH-2, Residential-Focused
013-1-26	11	OH-2, Residential-Focused
013-1-26A	11	OH-2, Residential-Focused
013-1-26B	11	OH-2, Residential-Focused
013-1-27	11	OH-2, Residential-Focused
013-1-28	11	OH-2, Residential-Focused
013-1-29	11	OH-2, Residential-Focused
013-1-30	11	OH-2, Residential-Focused
013-1-31	11	OH-2, Residential-Focused
013-3-61	11	OH-2, Residential-Focused
013-3-64	11	OH-2, Residential-Focused
013-3-66A	11	OH-2, Residential-Focused
013-3-68A	11	OH-2, Residential-Focused
013-4-1	11	OH-2, Residential-Focused
013-4-2	11	OH-2, Residential-Focused
013-5-1	11	OH-2, Residential-Focused
013-5-2A	11	OH-2, Residential-Focused
013-5-3	11	OH-2, Residential-Focused
013-5-4	11	OH-2, Residential-Focused
012-7-2	12	OH-2, Residential-Focused
013-10-1	12	OH-2, Residential-Focused

**Town of Abingdon Zoning and Subdivision Update
Public Open House – Summary Memo
July 25, 2022**



Parcel Number	Existing Subdistrict	Proposed Subdistrict
013-10-4	12	OH-2, Residential-Focused
019-2-15	12	OH-2, Residential-Focused
020-1-2	12	OH-2, Residential-Focused
021-1-1A	12	OH-2, Residential-Focused
021-1-1B	12	OH-2, Residential-Focused
021-1-4	12	OH-2, Residential-Focused
021-2-5	12	OH-2, Residential-Focused
021-2-6	12	OH-2, Residential-Focused
021-2-7	12	OH-2, Residential-Focused
021-8-4	12	OH-2, Residential-Focused
021-8-5	12	OH-2, Residential-Focused
105-A-40	12	OH-2, Residential-Focused
019-2-16	13	OH-3, Artisan-Focused
019-2-17	13	OH-3, Artisan-Focused
019-2-17A	13	OH-3, Artisan-Focused
019-2-18	13	OH-3, Artisan-Focused
019-1-42	14	OH-3, Artisan-Focused
019-1-43	14	OH-3, Artisan-Focused
019-1-44	14	OH-3, Artisan-Focused
019-1-44A	14	OH-3, Artisan-Focused
017-1-37	15	OH-5, Muster Grounds
017-7-108	15	OH-5, Muster Grounds
017-7-110	15	OH-5, Muster Grounds
017-7-112	15	OH-5, Muster Grounds