

Virginia Administrative Code

Part V. Comprehensive Plan Criteria

9VAC25-830-160. Purpose.

The purpose of this part is to assist local governments in the development of a comprehensive plan or plan component that is consistent with the Act, and to establish guidelines for determining the consistency of the local comprehensive plan or plan component with the Act.

Statutory Authority

§§ [62.1-44.15:69](#) and [62.1-44.15:72](#) of the Code of Virginia.

Historical Notes

Former 4VAC50-90-160 and 9VAC10-20-170 derived from VR173-02-01 § 5.1, eff. September 1, 1989; amended, Virginia Register Volume 6, Issue 1, eff. October 1, 1989; Volume 7, Issue 5, eff. December 9, 1991; Volume 7, Issue 24, eff. October 1, 1991; [Volume 18, Issue 9](#), eff. March 1, 2002; amended and renumbered, Virginia Register [Volume 29, Issue 4](#), eff. November 21, 2012; renumbered, Virginia Register [Volume 30, Issue 2](#), eff. October 23, 2013.

9VAC25-830-170. Comprehensive plans.

Local governments shall review and revise their comprehensive plans, as necessary, for compliance with § [62.1-44.15:74](#) of the Act and this chapter. As a minimum, the comprehensive plan or plan component shall consist of the following basic elements: (i) a summary of data collection; (ii) analysis and policy discussion(s); (iii) land use plan map(s); and (iv) implementing measures, including specific objectives and a time frame for accomplishment.

1. Local governments shall establish and maintain, as appropriate, an information base from which policy choices are made about future land use and development that will protect the quality of state waters. This element of the plan should be based upon the following, as applicable to the locality:

- a. The location and extent of Chesapeake Bay Preservation Areas;
- b. Physical constraints to development, including soil limitations;
- c. The character and location of commercial and recreational fisheries and other aquatic resources;
- d. Shoreline and streambank erosion problems;
- e. Existing and proposed land uses;
- f. Catalog of existing and potential water pollution sources;

- g. Public and private waterfront access areas, including the general locations of or information about docks, piers, marinas, boat ramps, and similar water access facilities;
- h. A map or map series accurately representing the above information.

2. As part of the comprehensive plan, local governments shall clearly indicate local policy on land use issues relative to water quality protection based on an analysis of the data referred to in subdivision 1 of this section. Local governments shall ensure consistency among the policies developed.

- a. Local governments shall discuss each component of Chesapeake Bay Preservation Areas in relation to the types of land uses considered appropriate and consistent with the goals and objectives of the Act, this chapter, and their local programs.
- b. As a minimum, local governments shall prepare policy statements for inclusion in the plan on the following issues, as applicable to the locality:

- (1) Physical constraints to development, including a discussion of the relationship between soil limitations and existing and proposed land use, with an explicit discussion of soil suitability for septic tank use;
- (2) Protection of potable water supply, including groundwater resources and threats to the water supply or groundwater resources from existing and potential pollution sources;
- (3) Relationship of land use to commercial and recreational fisheries and other aquatic resources;
- (4) Siting of docks and piers;
- (5) Public and private access to waterfront areas and effect on water quality;
- (6) Mitigation of the impacts of land use and its associated pollution upon water quality;
- (7) Shoreline and streambank erosion problems; and
- (8) Potential water quality improvement through reduction of existing pollution sources and the redevelopment of Intensely Developed Areas and other areas targeted for redevelopment.

c. For each of the policy issues listed above, the plan shall contain a discussion of the scope and importance of the issue, the policy adopted by the local government for that issue, and a description of how the local policy will be implemented.

d. Within the policy discussion, local governments shall address the relationship between the plan, existing and proposed land use, public services, and capital improvement plans and budgets to ensure a consistent local policy.

Statutory Authority

§§ [62.1-44.15:69](#) and [62.1-44.15:72](#) of the Code of Virginia.

Historical Notes

Former 4VAC50-90-170 and 9VAC10-20-171 derived from Virginia Register [Volume 18, Issue 9](#), eff. March 1, 2002; amended and renumbered, Virginia Register [Volume 29, Issue 4](#), eff. November 21, 2012; amended and renumbered, Virginia Register [Volume 30, Issue 2](#), eff. October 23, 2013.

Website addresses provided in the Virginia Administrative Code to documents incorporated by reference are for the reader's convenience only, may not necessarily be active or current, and should not be relied upon. To ensure the information incorporated by reference is accurate, the reader is encouraged to use the source document described in the regulation.

As a service to the public, the Virginia Administrative Code is provided online by the Virginia General Assembly. We are unable to answer legal questions or respond to requests for legal advice, including application of law to specific fact. To understand and protect your legal rights, you should consult an attorney.