

Conservation Easement Standards

The Virginia Eastern Shore Land Trust seeks to conserve rural lands, to preserve the farms, forests, wetlands, waters, and heritage of the Virginia Eastern Shore for the benefit of current and future generations.

Area Served

Northampton & Accomack Counties, Virginia

Priority Conservation Sites

- Property adjacent to land already in conservation easement or a preserve
- Waterfront properties
- Those lands that contribute to coastal resiliency, habitat migration, and aquafer recharge
- Southern tip of the Delmarva Cape, Northampton County
- Savage Neck and Cherrystone Inlet, Northampton County
- Church Neck watershed, Northampton County
- Craddock Creek watershed, Accomack County
- Finney Creek watershed, Accomack County
- Folly Creek watershed, Accomack County
- Machipongo River watershed, Accomack County
- Nandua Creek watershed, Accomack County
- Nassawadox Creek watershed, Northampton County
- Occohannock Creek watershed, Accomack and Northampton Counties
- Parting Creek watershed, Accomack and Northampton Counties
- Pitts Creek watershed, northwestern edge, Accomack County
- Property adjacent to Virginia Scenic Byways
- Properties on the state and national historic register

Minimum Conservation Standards

- ≥ 50 acres unless contiguous with or in close proximity to permanently protected property, including State and Federal conservation lands or lands that exhibit ecologically important conservation value as defined by Department of Conservation and Recreation Natural Heritage Program.
- Subdivision: no partition shall result in parcels <50 acres

< 100 acres No subdivision allowed

100 –150 acres

No subdivision preferred, 2 parcels may be ok 200+ acres

Preferred density 100+ acres per parcel

• In no event shall more than one (1) percent of the total square footage of the Protected Property be occupied by impermeable surfaces.

Farmland
 No less than 80 percent protected
 Timber land
 Waterfront land
 Scenic open space
 No less than 80 percent protected
 No less than 80 percent protected

Wetlands/Bottomlands
 Wildlife & plant habitat
 Historic and cultural resources
 100 percent protected
 100 percent protected

Public Interests Served

• Productive farms, forests and fisheries are maintained.

- The supply of safe drinking water is protected and retained.
- Wildlife habitat, wetlands and other natural resources maintain healthy function.
- Rural scenic values are preserved.
- Recreational opportunities on land and water are available.
- Historic and cultural resources are preserved.