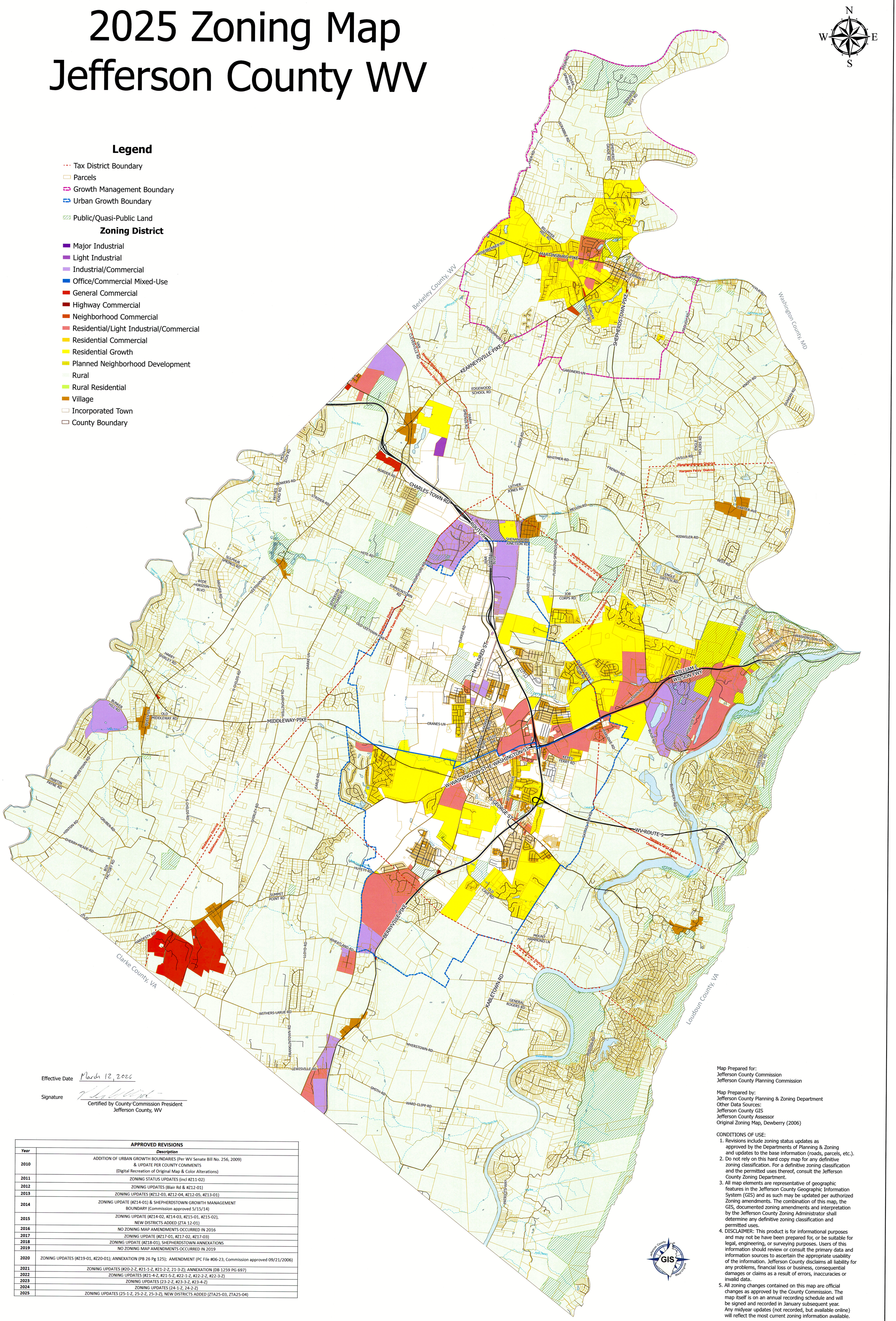
2025 Zoning Map
Jefferson County WV

Legend

- Tax District Boundary
- Parcels
- Growth Management Boundary
- Urban Growth Boundary
- Public/Quasi-Public Land

Zoning District

- Major Industrial
- Light Industrial
- Industrial/Commercial
- Office/Commercial Mixed-Use
- General Commercial
- Highway Commercial
- Neighborhood Commercial
- Residential/Light Industrial/Commercial
- Residential Commercial
- Residential Growth
- Planned Neighborhood Development
- Rural
- Rural Residential
- Village
- Incorporated Town
- County Boundary



Effective Date March 12, 2026

Signature _____

Certified by County Commission President
Jefferson County, WV

APPROVED REVISIONS	
Year	***Description***
2010	ADDITION OF URBAN GROWTH BOUNDARIES (Per WV Senate Bill No. 256, 2009) & UPDATE PER COUNTY COMMENTS (Digital Recreation of Original Map & Color Alterations)
2011	ZONING STATUS UPDATES (incl #Z11-02)
2012	ZONING UPDATES (Blair Rd & #Z12-01)
2013	ZONING UPDATES (#Z12-03, #Z12-04, #Z12-05, #Z13-01)
2014	ZONING UPDATE (#Z14-01) & SHEPHERDSTOWN GROWTH MANAGEMENT BOUNDARY (Commission approved 5/15/14)
2015	ZONING UPDATE (#Z14-02, #Z14-03, #Z15-01, #Z15-02), NEW DISTRICTS ADDED (ZTA 12-01)
2016	NO ZONING MAP AMENDMENTS OCCURRED IN 2016
2017	ZONING UPDATE (#Z17-01, #Z17-02, #Z17-03)
2018	ZONING UPDATE (#Z18-01), SHEPHERDSTOWN ANNEXATIONS
2019	NO ZONING MAP AMENDMENTS OCCURRED IN 2019
2020	ZONING UPDATES (#Z19-01, #Z20-01); ANNEXATION (PB 26 Pg 125); AMENDMENT (PC File #06-23, Commission approved 09/21/2006)
2021	ZONING UPDATES (#20-2-Z, #21-1-Z, #21-2-Z, 21-3-Z); ANNEXATION (DB 1259 PG 697)
2022	ZONING UPDATES (#21-4-Z, #21-5-Z, #22-1-Z, #22-2-Z, #22-3-Z)
2023	ZONING UPDATES (23-2-Z, #23-3-Z, #23-4-Z)
2024	ZONING UPDATES (24-1-Z, 24-2-Z)
2025	ZONING UPDATES (25-1-Z, 25-2-Z, 25-3-Z), NEW DISTRICTS ADDED (ZTA25-03, ZTA25-04)

0 1 2 4 Miles

Map Prepared for:
Jefferson County Commission
Jefferson County Planning Commission

Map Prepared by:
Jefferson County Planning & Zoning Department
Other Data Sources:
Jefferson County GIS
Jefferson County Assessor
Original Zoning Map, Dewberry (2006)

CONDITIONS OF USE:

1. Revisions include zoning status updates as approved by the Departments of Planning & Zoning and updates to the base information (roads, parcels, etc.).
2. Do not rely on this hard copy map for any definitive zoning classification. For a definitive zoning classification and the permitted uses thereof, consult the Jefferson County Zoning Department.
3. All map elements are representative of geographic features in the Jefferson County Geographic Information System (GIS) and as such may be updated per authorized Zoning amendments. The combination of this map, the GIS, documented zoning amendments and interpretation by the Jefferson County Zoning Administrator shall determine any definitive zoning classification and permitted uses.
4. DISCLAIMER: This product is for informational purposes and may not be have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the appropriate usability of the information. Jefferson County disclaims all liability for any problems, financial loss or business, consequential damages or claims as a result of errors, inaccuracies or invalid data.
5. All zoning changes contained on this map are official changes as approved by the County Commission. The map itself is on an annual recording schedule and will be signed and recorded in January subsequent year. Any midyear updates (not recorded, but available online) will reflect the most current zoning information available.