

## **2-4 Residential district R-1-B.**

2-4.1 *Statement of intent:* This district is composed of certain low-density residential areas plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect its essential characteristics and to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. To these ends, this district is protected against encroachment of general commercial or industrial uses. Permitted uses are limited to single-unit dwellings, plus certain additional uses such as schools, parks, churches, and public utilities. Home occupations are permitted.

2-4.2 *Uses permitted by right:* In residential district R-1-B, structures to be erected or land to be used shall be for one of the following uses and its accessory buildings or uses:

- (a) Single-family dwellings.
- (b) Schools, public and private.
- (c) Churches.
- (d) Parks and playgrounds.
- (e) Fire, police and rescue squad stations.
- (f) Home occupations.
  - i. Child or adult care centers, provided that they are licensed by the Commonwealth of Virginia, with no more than six people unrelated to the caregiver.
- (g) Off-street parking as required by this ordinance.
- (h) Accessory buildings permitted as defined; however, garages or other accessory structures such as carports, porches, and stoops attached to the main buildings shall be considered part of the main buildings. No accessory buildings may be closer than five feet to any property line.
- (i) Public utilities: poles, distribution lines, distribution transformers, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.
- (j) Signs as set forth in section 3-8.

2-4.3 *Uses which may be permitted by special use permit; other uses by review:* Conversion of an existing single-family dwelling into no more than two apartments may be permitted.

2-4.4 *Area regulations:*

- (a) For lots containing or intended to contain a single permitted use served by public water and

public water and public sewage disposal, the minimum lot area shall be 12,500 square feet.

- (b) For lots containing or intended to contain a single permitted use not served by public water and public sewage systems, the minimum lot area shall be 30,000 square feet. The required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official. All other permitted uses shall be served by public water and sewage systems.

2-4.5 *Setback regulations:* The required front yard depth shall be 35 feet, measured from the road right-of-way. Provided, however, that no building need be set back more than the average of the setbacks of other immediately adjacent structures on either side. A vacant lot 50 feet or more in width shall be assumed to be occupied by a building housing a minimum setback. The required front yard depth shall be not less than 35 feet for single-family units.

2-4.6 *Frontage regulations:* For permitted uses the minimum lot width at the setback line shall be 100 feet.

2-4.7 *Yard regulations:*

Side--The minimum side yard for each main structure shall be ten feet.

Rear--Each main structure shall have a rear yard of a minimum of 25 feet.

Corner--Corner lot side yard setbacks shall be 25 feet.

2-4.8 *Height regulations:*

- (a) Buildings may be erected up to 35 feet in height from grade except that:
- (b) The height limit for structures may be increased up to 45 feet and up to three stories, provided each side yard is ten feet, plus one foot of side yard for each additional foot of building height over 35 feet.
- (c) A public or semipublic building such as a school, church, or library may be erected to a height of 60 feet from grade, provided that front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
- (d) Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- (e) No accessory building shall exceed the main building in height.

2-4.9 *Lot coverage:* All permitted structures shall not occupy more than 25 percent of the total area of the lot.

2-4.10 *Special lot frontage and area provisions:* When ten or more single-family lots are to be created, the Planning Commission may approve a variation in the frontage requirements and lot size requirements for individual lots of up to 15 percent to account for difficult topography, provided that the average of the frontages and lot sizes meets the minimum requirements, and that the total square footage of all lots equals the total minimum required for the number of lots proposed.

2-4.11 *Requirements for permitted uses:* Before a building permit shall be issued or construction commenced on any permitted uses except for single-family dwellings, or a permit issued for a new use, detailed site plans shall be submitted in conformance with section 3-14 of this ordinance.  
(Mo. of 8-10-2004; Ord. of 3-13-2007; Mo. of 7-10-2007)