

2-5 Residential district R-2.

2-5.1 *Statement of intent:* This district is composed of certain low- or medium-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 the essential characteristics of the district, 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-family dwellings, plus selected additional uses such as schools, parks, churches and public facilities. Home occupations are permitted.

2-5.2 *Uses permitted by right:* In residential district R-2, structures to be erected or land to be used shall be for one of the following uses and its accessory building:

- (a) Single-family dwellings.
- (b) Schools, public and private.
- (c) Churches.
- (d) Fire, police and rescue squad stations.
- (e) Parks and playgrounds.
- (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 building shall be considered part of the main building. No accessory building 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.

2-5.3 *Uses which may be permitted by special permit; other uses by review:*

- (a) Two-family dwellings.
- (b) Multifamily dwellings.

- (c) Townhouses (per section 3-10).
- (d) Professional offices.
- (e) Nursing homes.
- (f) Clubs and lodges.

2-5.4 *Area regulations:*

- (a) For lots containing or intended to contain a single permitted use served by public water and public sewage disposal, the minimum lot area shall be 6,250 square feet. Duplexes shall have a minimum lot area of 4,687.5 square feet per unit (total minimum of 9,375 square feet.) Multifamily dwellings shall have a minimum lot area of 18,750 square feet. No more than 12 units shall be located in a multifamily structure. Townhouses shall have a minimum lot area of not less than 18,750 square feet. There shall be no less than six units in a structure.
- (b) For lots containing or intended to contain single permitted uses not served by public water and sewage systems, the minimum lot area shall be 30,000 square feet. The required area for any such uses 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 sewerage systems.

2-5.5 *Setback regulations:* The required front yard depth shall be 25 feet, measured from the right-of-way line. 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 have the minimum setback. The required front yard depth shall be no less than 25 feet for single-family units and duplexes. The required front yard depth shall be no less than 30 feet for Townhouses and multifamily units.

2-5.6 *Frontage regulations:* The minimum width at the setback line shall be 50 feet for single-family dwellings, 75 feet for duplexes, 150 feet for Townhouses, and 100 feet for multifamily dwellings. The minimum width at the street shall be 25 feet.

2-5.7 *Yard regulations:*

Side--The minimum side yard for single-family units and duplexes shall be ten feet. The minimum side yard for Townhouses and multifamily dwellings shall be 20 feet except for interior side yards which may be reduced to ten feet.

Rear--Single-family units and duplexes shall have a minimum rear yard of 25 feet. Townhouses and multifamily dwellings shall have a minimum rear yard of 30 feet.

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

2-5.8 *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, library, or hospital 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) All accessory buildings shall be less than the main building in height.
- (f) The maximum structure height for any principal building within any age-restricted development shall be 40 feet. The Town Council may waive the 40 foot height limitation provided that it will not negatively impact adjacent residential uses. In no case shall any principal building exceed 60 feet in height. "Age-restricted multifamily housing" is multifamily buildings where individual dwelling units share a common outside access and where at least one of the unit occupant owners/ lessees is required to be at least 55 years of age, consistent with the requirements of the applicable Federal Fair Housing laws. Age-restricted multifamily housing shall only be permitted within age-restricted developments secured by special-use-permit. No waiver shall be approved unless the Town Council considers and determines that approval of such a waiver would be consistent with the standards applicable to special use permits as set forth in Strasburg Town Code Sections 5-3.3 through 5-3.7.

2-5.9 *Lot coverage:* All permitted structures shall not occupy more than 30 percent of the total area of the lot.

2-5.10 *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.

2-5.11 *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 11-14-2006; Ord. of 3-13-2007; Mo. of 7-10-2007)