

2-6 Residential district R-3.

2-6.1 *Statement of intent:* The R-3 district is composed of high-density residential uses and open areas where similar development appears likely to occur. The standards for this district are designed to stabilize and protect the character of the area so designated and to create areas for multifamily construction along with an appropriate living environment. These areas are located close to employment, shopping, and other community facilities. Development is limited to high-density residential uses of various types, plus selected additional uses such as schools, parks, churches, public facilities, and professional offices.

2-6.2 *Uses permitted by right:* In residential district R-3 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) Two-family dwellings.
- (c) Townhouses (per section 3-10).
- (d) Multifamily dwellings (per section 3-9).
- (e) Boardinghouses and school dormitories.
- (f) Schools, public or private.
- (g) Churches.
- (h) Funeral homes.
- (i) Professional offices.
- (j) 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.
- (k) Parks and playgrounds.
- (l) Public, semipublic or governmental buildings.
- (m) Off-street parking as required by this ordinance.
- (n) 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. Accessory buildings may be located in a rear yard area but shall not be located closer than five feet to any property line or to any other structure.

(o) 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.

(p) Signs as set forth in section 3-8.

2-6.3 *Uses which may be permitted by special use permit; other uses by review:*

(a) Nursing homes.

(b) Clubs and lodges.

(c) Hospitals.

2-6.4 *Area regulations:*

(a) For single-family dwellings, the minimum lot area shall be 6,250 square feet.

(b) Duplexes shall have a minimum lot area of 9,375 square feet.

(c) 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.

(d) Townhouses shall have a minimum lot area of no less than 18,750 square feet. There shall be no less than six units in a Townhouse structure.

2-6.5 *Setback regulations:* The required front yard depth shall be 25 feet, measured from the right-of-way line. Provided, however, that no buildings 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 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.

2-6.6 *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.

2-6.7 *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 35 feet.

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

2-6.8 *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.

2-6.9 *Reserved.*

2-6.10 *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.

2-6.11 *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.

(Mo. of 8-10-2004; Ord. of 3-13-2007; Mo. of 7-10-2007)