

PART II - CODE OF ORDINANCES
 Chapter 34 - ZONING
 ARTICLE IV. - DISTRICT STANDARDS
 DIVISION 1. R-1 RESIDENTIAL DISTRICT

DIVISION 1. R-1 RESIDENTIAL DISTRICT

Sec. 34-81. Intent of district.

The R-1 district is composed of quiet, low density residential areas plus undeveloped areas where similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to promote and encourage a suitable environment for family life where there are children, and to limit commercial activities at the town council's discretion with all provisions set forth by council for any use allowed and in accordance with article X, division 2. Development is, therefore, limited to relatively low concentration and permitted uses are limited to single unit dwellings, plus selected additional uses such as schools, parks, churches and certain public facilities that serve the residents of the district.

(Ord. of 12-10-2019)

Sec. 34-82. Permitted uses.

All permitted uses shall be subject to the applicable provisions of this chapter and any use and design standards set forth in article V. For any use not identified, the zoning administrator may determine that such use is substantially the same as another use otherwise permitted in the district. The decision of the zoning administrator shall be in writing for future reference.

Uses and structures permitted by right. The following uses and structures are permitted by right in the R-1:

<i>Agriculture and Forestry Use Types:</i>
Agriculture
Forestry Operations
Community Garden
<i>Residential Use Types:</i>
Dwelling Single Family
<u>Manufactured Housing</u>
Home Occupation
<i>Civic Use Types:</i>
Schools
Public Utility, Minor
Public Utility, Major
Public sewer or public water system
<i>Recreational Use Types:</i>
Public Parks and Recreation Areas
Public Recreation Assembly
<i>Miscellaneous Use Types:</i>
Cemetery
Accessory Uses and Accessory Buildings or Structures
Off-street Parking as set forth in article V, division 4

Real estate signs as set forth in section 34-276
Church bulletin boards and church identification signs as set forth in section 34-276
Travel trailers - Shall be stored within the minimum yard requirements and shall be prohibited from occupancy
Temporary signs as set forth in section 34-273
Identification signs as set forth in section 34-276
Fences as set forth in section 34-211

Uses and structures permitted by special use permit. The following uses and structures are permitted by special use permit in the R-1 residential district as set forth in article VIII of this chapter:

<i>Agriculture Use Types:</i>
Kennel, Commercial and Private
Stable, Commercial and Private
<i>Residential Use Types:</i>
Manufactured Homes
Accessory Apartment
<i>Group Home Use Types:</i>
Adult Day Care Center
Adult Living Facility
Child Day Care Center
Family Day Home
Life Care Facility
<i>Civic Use Types:</i>
Animal Shelter, Public
Religious Assemblies
Churches
<i>Commercial Use Types:</i>
Bed and Breakfasts
Farm Produce Stand

(Ord. of 12-10-2019)

Sec. 34-83. Site development standards.

- (a) *Area regulations.* The minimum lot area shall be 7,200 square feet.
- (b) *Setback regulations.* Structures shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width, or 55 feet or more from the center of any street right-of-way less than 50 feet in width; however, no building need be setback more than the average of the setback of the two adjacent structures on either side. A vacant lot 50 feet or more in width may be assumed to be occupied by a building having a minimum setback. This shall be known as the setback line.
- (c) *Frontage regulations.* The minimum lot width at the setback line shall be 48 feet.
- (d) *Yard regulations.*
 - (1) *Side.* The minimum total width of the side yards for each main structure shall be 20 feet, with no one side yard being less than eight feet.

(2) *Rear.* Each main structure shall have a minimum rear yard of 30 feet.

(e) Lot Coverage. Any structure or structures shall not occupy more than 30 percent of the area of the lot.

(fe) Height regulations.

- (1) Buildings may be erected up to two and one-half stories (35 feet in height).
- (2) 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 required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- (3) Church spires, belfries, cupolas, 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.
- (4) No accessory building which is within 20 feet of any party lot line shall be more than one-story high. All accessory buildings shall be less than the main building in height.

(gf) Special provisions for corner lots.

- (1) Facing of main structures. Main structures shall be built to face or front and be parallel to the existing street to be consistent with the other main structures on that street. The term "street" shall mean existing, constructed streets and not "paper" streets, unless construction of the "paper streets" is certain. In the event an issue arises as to which street a structure shall front, or which side of a house is deemed to be the front, the applicant, or the zoning administrator, may refer the request directly to the town council.
- (2) Yards. The side yard of the side facing the side street shall be 25 feet or more for both main and accessory buildings.
- (3) Platted subdivisions. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet.

(hg) Prohibited units and structures.

~~(1) No single-wide manufactured homes.~~

~~(12) No rooming houses.~~

~~(23) No living in travel trailers.~~

Sec. 34-84. Single Family Dwelling and Manufactured Housing Design Standards.

- a) The finished exterior dimensions shall exceed 20 feet in width and 20 feet in depth.
- b) The structure must be situated on a full perimeter masonry foundation or on a permanent foundation with full perimeter skirting.
- c) The roof pitch shall be not less than 5/12.

Sec. 34-85. Manufactured Housing Compliance.

- a) Manufactured Housing shall be in compliance with the requirements of VA Code §15.2-2290 – Uniform Regulations for Manufactured Housing.

(Ord. of 12-10-2019)

Amended (_____)

Secs. 34-864—34-100. Reserved.