

PART II - CODE OF ORDINANCES
 Chapter 34 - ZONING
 ARTICLE IV. - DISTRICT STANDARDS
 DIVISION 2. RESIDENTIAL DISTRICT R-2

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Sec. 34-101. Intent of district.

Residential district R-2 encompasses medium-density residential areas, as well as certain compatible public, semipublic and very limited commercial land uses. The following regulations are designed to stabilize, protect and promote this type of development. This district should provide a suitable environment for persons desiring the amenities of apartment living and the convenience of being closest to shopping and employment centers and other community facilities.

(Ord. of 12-10-2019)

Sec. 34-102. 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 in the R-2 residential district:

<i>Agriculture and Forestry Use Types:</i>
Community Garden
Agriculture
<i>Residential Use Types:</i>
Dwelling Single Family
Dwelling Two Family
Dwelling Single Family Attached
Manufactured Housing
Home Occupation
Multi-family dwellings and apartments
Townhouses
Rooming houses
Tourist homes
Boardinghouses
<i>Civic Use Types:</i>
Public Utility, Minor
Public Utility, Major
Public Sewer or Public Water System
Schools
<i>Recreational Use Types, Public:</i>
Public Parks and Recreation Areas
Public Recreation Assembly

<i>Miscellaneous Use Types:</i>
Accessory Uses and Accessory Buildings or Structures
Professional offices
Off-street parking as set forth in article V, division 4
Real estate signs set forth in section 34-276
Church bulletin boards and church identification signs 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 34-276
Home occupation 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 in the R-2 district, subject to a special use permit as set forth in article VIII of this chapter:

<i>Residential Use Types:</i>
Manufactured Homes
Accessory Apartment
<i>Group Home Use Types:</i>
Adult Day Care Center
Assisted Living Facility
Child Day Care Center
Family Day Home
Life Care Facility
<i>Civic Use Types:</i>
Religious Assemblies
Churches
<i>Commercial Use Types:</i>
Bed and Breakfasts

(Ord. of 12-10-2019)

Sec. 34-103. Site development standards.

- (a) *Area regulations.*
 - (1) The minimum lot area shall be approximately 7,200 square feet for freestanding, one- and two-family detached structures.
 - (2) The minimum lot area for multiple-family dwellings shall be 7,500 square feet for the first two dwelling units and 1,500 square feet for each dwelling unit above two.
- (b) *Setback regulations.* Structures shall be located 20 feet or more from any street right-of-way which is 50 feet or greater in width, or 45 feet or more from the center of any street right-of-way less than 50 feet in width. 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.*

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- (1) *Side.* The minimum side yard for structures less than three stories shall be ten feet. The minimum side yard for three-story structures shall be 15 feet.
 - (2) *Rear.* Each main structure shall have a minimum rear yard of 25 feet.
 - (e) *Lot coverage.* Any structure or structures shall not occupy more than 30 percent of the area of the lot.
 - (f) *Open space.* Each multiple-family dwelling shall provide 600 square feet of useable open space per dwelling unit. The space shall be exclusive of areas devoted to streets, alleys and parking.
 - (g) *Height regulations.*
 - (1) Buildings may be erected up to three stories, 35 feet in height from grade.
 - (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, flag poles, 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) Accessory buildings over one-story in height shall be at least ten feet from any lot line. All accessory buildings shall be less than the main building in height.
 - (h) *Special provisions for corner lots.*
 - (1) Of the two sides of a corner lot the front shall be deemed to be the shorter of the two sides fronting on streets. 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) The side yard on the side facing the side street shall be 25 feet or more for both main and accessory buildings.
 - (3) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 90 feet.
 - (i) *Prohibited units and structures.*
 - ~~(1) No single-wide manufactured homes.~~
 - (12) No living in travel trailers.

Sec. 34-104. Single Family Dwelling, Single Family Dwelling Attached, Two 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 masonry skirting.
- c) The roof pitch shall be not less than 3/12.

Sec. 34-105. 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. 34-10~~64~~—34-110. Reserved.