

PART II - CODE OF ORDINANCES
 Chapter 34 - ZONING
 ARTICLE IV. - DISTRICT STANDARDS
 DIVISION 3. RESIDENTIAL DISTRICT R-3

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Sec. 34-111. Intent of district.

Residential district R-3 encompasses medium-density residential areas, both existing and planned, where development is of the nature that previously owned (no more than three years) manufactured homes would be a compatible and unobtrusive use. The following regulations are designed to accommodate this type of development. This district should provide a suitable environment for persons who desire a predominantly single-family area where a wide variety of housing types are permitted.

(Ord. of 12-10-2019)

Sec. 34-112. 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-3 residential district:

<i>Agriculture and Forestry Use Types:</i>
Community Garden
<i>Residential Use Types:</i>
Dwelling Single Family
Dwelling Two Family
Dwelling Single Family Attached
Manufactured Housing
Home Occupation
Rooming houses and boardinghouses which may accommodate not more than four roomers and/or boarders
<i>Civic Use Types:</i>
Other public and semipublic facilities
Public Utilities, Minor
Public Utilities, 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>
Accessory Uses and Accessory Buildings and Structures
Off-street parking as required by this chapter
Church bulletin boards and church identification signs for church activities only, not exceeding 12 square feet in area

Small professional or announcement signs not exceeding three square feet in area, no part of which shall be nearer than one foot to any town property line and non-electrical, temporary real estate signs not over six square feet in area, no part of which shall be nearer than five feet from any property line and used only to advertise the premises upon which erected.

Uses and structures permitted by special use permit. The following uses and structures are permitted in the R-3 district, subject to a special use permit as set forth in article VIII of this chapter:

<i>Residential Use Types:</i>
Manufactured Homes
Townhouses
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
Schools
Cemeteries
<i>Commercial Use Types:</i>
Bed and Breakfasts

(Ord. of 12-10-2019)

Sec. 34-113. Site development standards.

- (a) *Area regulations.* The minimum lot area shall be 7,200 square feet for lots containing single-family dwellings ~~and individual mobile homes~~. The minimum lot area for two-family dwellings shall be 7,200 square feet.
- (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.*
 - (1) *Side.* The minimum side yard for each main structure shall be 20 feet.
 - (2) *Rear.* Each main structure shall have a rear yard of 25 feet or more.
- ~~(e) *Lot coverage.* Any structure or structures shall not occupy more than 30 percent of the area of the lot.~~
- (fe) *Height regulations.* Structures may be erected up to 35 feet in height from grade.
 - (1) 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.

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- (2) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flag poles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
 - (3) 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.

(gf) *Special provisions for corner lots.*

- (1) Main structures shall be built face 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.
- (2) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 90 feet or more.

(hg) *Prohibited use or structures:*

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

~~(12) No living in travel trailers.~~

Sec. 34-114. 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 masonry skirting.
- c) The roof pitch shall be not less than 3/12.

Sec. 34-115. 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. 34-11~~64~~—34-130. Reserved.

