

BOARD OF SUPERVISORS
Agenda Item



Meeting Date:	May 3, 2016
Title:	Discussion Regarding the Zoning Districts and Uses in the Zoning Ordinance
Department:	Planning and Zoning
Staff Contact:	Jeffrey A. Harvey, Director
Board Committee/ Other BACC:	N/A
Staff Recommendation:	N/A
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	3.	Summary of District Uses and Standards
2.	Listing of Districts		

	Consent Agenda		Other Business		Unfinished Business
X	Discussion		Presentation		Work Session
	New Business		Public Hearing		Add-On

REVIEW:

X	County Administrator	
X	County Attorney	

DISTRICT:	N/A
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BACKGROUND REPORT

The Zoning Ordinance is for the general purpose of promoting the health, safety, and general welfare of the County and its citizens, and planning for future growth and development by implementation of the Comprehensive Plan. Since the Comprehensive Plan is required to be updated periodically to reflect the goals of the Community, the Zoning Ordinance should be similarly reviewed to ensure it aligns with the goals and objectives of the Comprehensive Plan. The last comprehensive review and re-write of the Zoning Ordinance regulations and uses started in 1988 and was done in 1994. Many changes have occurred in Stafford County since then and as a result, in 2013, at the County's request, the consulting firm of Clarion Associates, Inc. was contracted to complete a code assessment of the zoning and subdivision ordinances. Some of the key goals of the assessment were to examine the codes relative to the 2010 Comprehensive Plan, identify ways to make the code more user-friendly, and find ways to streamline the process. Discussions on how to proceed with the code amendments concluded that they should be considered based on staff preparation of component parts of the code rather than waiting for the entire Zoning and Subdivision Ordinances to be rewritten. Since that time, there have been 32 zoning text amendments including unified definitions, lighting standards, Transfer of Development Rights, and relocation of the Chesapeake Bay regulations to its own chapter in the County Code.

Recently, the Planning Commission and Board have shown an interest in reviewing the current zoning districts for their uses and development standards. Staff has developed a series of key questions to help guide this discussion of possible changes to the use categories. Staff has also developed specific recommendations for some uses. Staff notes that some code changes may require notice to all individually affected property owners if the changes involve density or intensity of development, as required by State and County Code.

Staff is seeking guidance and direction from the Board by answering the key questions below. Optional next steps for the Board include: referring the matter to the Planning Commission with little guidance; working through issues with Community and Economic Development Committee or directly with the Board, and then providing the Planning Commission with more specific guidance; or taking no action at this time.

KEY QUESTIONS:

- **Listing of Districts** – The Zoning Ordinance generally lists the districts starting with the agricultural districts, residential districts, commercial districts, industrial districts, planned development districts, and then overlay districts (see attachment 2). The districts are not aligned alphabetically or by intensity.

1) Should zoning districts be listed in a meaningful order? If so, staff recommends that the listing be by relative level of intensity starting with the commercial zoning districts down to the agricultural districts. This can also align with the past emphasis of economic development being the top priority for the County.

- **Special Regulations** – Currently the Zoning Ordinance has a table of districts and uses (Sec. 28-35) which spells out what is permitted in the district; how it is permitted (i.e., By-right, CUP, Special Exception, or with TDR); and bulk requirements, such as setbacks. Other development requirements for the specific districts are located in a special regulations section (Sec. 28-39). This requires moving back and forth

between different parts of the code to fully understand what allowances apply. It can create confusion and potential inconsistency in the Code.

2) Should the Table of Uses and Standards and Special Regulations be combined to have a unified description for each zoning districts? Staff believes that this would be more user-friendly.

- **District Nomenclature and Names** – There are a number of districts that have titles where the nomenclature and names do not align. They are B-1, Convenience Commercial; B-2, Urban Commercial; B3, Office; R-4, Manufactured Home; M-1, Light Industrial; M-2, Heavy Industrial; A-2, Rural Residential; and RBC, Recreational Business Campus Zoning Districts. Many of our neighboring jurisdictions use the nomenclature of “C” for commercial districts and “I” for industrial districts.

3) Should the nomenclature be changed to match the name of the district? Staff suggests that matching the nomenclature to the name of the districts will help the public better identify what zoning districts may apply to their property.

- **Combine or expire districts** – There are 21 primary/base zoning districts in the county. A number of zoning districts are infrequently sought after or are used for a different purpose than originally envisioned. There are a limited number of properties zoned B-1, Convenience Commercial; RC, Rural Commercial; and SC, Suburban Commercial. Where used, those zones are generally located near residential areas and serve the nearby community.

4) Should the B-1, RC, and SC zoning districts be combined into a single Neighborhood Commercial Zoning District? Staff believes that doing so could reduce the number of zoning districts, thereby streamlining the Code.

5) Should the properties zoned B-3 be converted to B-2 zoning districts? There are significant areas along Garrisonville Road and US-1 south of the Courthouse area zoned B-3, Office. Over the years commercial retail uses have been added to the B-3 district. Staff notes that office uses are now allowed in commercial, industrial, and planned development districts. There may be little need to have a separate office district because of the flexibility allowed in the other zoning districts.

The RBC, Recreational Business Campus Zoning District was originally intended to be a business campus with limited residential uses. The Celebrate Virginia project is the only area zoned RBC in the County. Since creation of the RBC Zoning District, the uses have been modified to allow retirement housing. The majority of the uses that have been constructed in the RBC are residential in nature; however, there is one existing office building in the zone.

6) Should the RBC Zoning District be renamed as a planned development district or expired?

7) Should the RDA-1 Zoning District be eliminated or combined with the UD, Urban Development Zoning District which has similar provisions?

Some jurisdictions expire zoning districts specifying that they apply to development approved before a certain date. By expiring a zoning district instead of eliminating it, non-conforming uses are not

created and no other properties would be able to rezone to that district. The expired district and its regulations would continue to be listed in the Zoning Ordinance. The RDA-1 District was created as a means to stimulate redevelopment in the Boswell's Corner Redevelopment Area. The RDA-1 Zoning District was intended to be a form-based code to spur on redevelopment of the area. Since its adoption, no property owner has applied for a change to that zoning district.

- **Minimum Acreage Sizes** – Several zoning districts have minimum acreage or tract sizes in order to be eligible to rezone to that district. Those districts and acreages are: PD-1, Planned Development—1 (between 150 and 500 acres); PD-2, Planned Development—2 (between 500 and 850 acres); P-TND, Planned Traditional Neighborhood Development (40-acre minimum); and LC, Life Care/Retirement Community (20-acre minimum). Due to the size requirements, the utilization of these districts has been limited.

8) Should the minimum tract sizes be reduced for the PD-1, PD-2, P-TND, and LC Zoning Districts?

Staff received numerous inquiries from developers who showed interest in one or more of the mixed-use districts but did not own or control enough acreage to qualify for the desired zoning district. Some of the most recent inquiries have been for retirement housing. As the County continues to build-out and land is utilized for purposes other than farming and forestry, the ability of developers to acquire large tracts of land for those zoning categories will be diminished. If the Board wants to continue to promote mixed-use developments, staff recommends a reduction in tract sizes be considered.

- **Maximum Densities** – The Comprehensive Plan has recommended development densities. Urban Development Areas (UDAs) recommend development densities ranges of 11-14 dwellings per acre for multi-family housing, 5-8 dwellings per acre for townhomes, 3-6 dwellings per acre for single family detached homes, and floor area ratio (FAR) of 0.4 – 1.0 for commercial buildings. Suburban Areas recommend maximum densities of 3.0 dwellings per acre for single family detached homes and a maximum FAR of 0.4 for commercial and community serving uses. There are limited zoning districts that allow for residential densities that match the recommendations within the Comprehensive Plan.

9) Should residential zoning district densities be adjusted to better match the recommendations of the Comprehensive Plan?

Currently, no residential zoning district meets the recommendation for multi-family dwelling unit density in the Plan. The maximum density allowed in the R-3, Urban Residential—High Density Zoning District is 7 dwellings per acre. The PTND and UD zones can meet the recommended density thresholds but are designed as mixed use projects. There would be limited opportunities for stand-alone apartment or condominium complexes. The PD-1 Zoning District could be used in UDAs but, the overall density of 7 dwellings per acre would not be high enough to allow for multi-family dwellings. The PD-1 Zoning District is intended to be a suburban style district. The PD-2 Zoning District also has a similar problem in that the density is too low for future use in a UDA. Both the PD-1 and PD-2 Zoning Districts allow densities and uses that are not recommended for the Suburban Areas. The R-2, Urban Residential—Medium Density and R-3, Urban Residential—High Density zones should not be used in the Suburban Areas unless uses and densities are proffered to single-family detached homes at 3.0 dwellings per acre. The R-1, Suburban Residential, Zoning District

currently has a maximum density of 1.5 single family dwellings per acre. This is half of the maximum density allowed in Suburban Areas.

10) Should retirement housing projects be allowed to have higher densities than other forms of development? Recently, staff received inquiries from developers interested in constructing stand-alone retirement housing apartment projects. They noted that the density allowed in the R-3, Urban Residential—High Density (7 dwellings per acre) and LC, Life Care Retirement Community (15 dwellings per acre) were too low for the projects that they were envisioning. The desired density is between 20-30 dwellings per acre.

- **Suggested Changes of Uses in Individual Zoning Districts:**

- **A-1, Agricultural**

- Remove
 - Parking and storage of commercial vehicles (business use)
 - Agricultural service businesses (business use)
 - Automobile avocation (work allowed on personal vehicles)
 - Golf course (included in community use)
- Amend
 - Feed lots - add a greater setback and lot size
 - Boat sales with a marina and not a by right use on A-1 property
 - Commercial kennels as permitted use on larger acreage, not a CUP
 - Campground with acreage requirement and to allow recreational and travel trailer (revised per State Code)
 - Slaughter and animal processing - add acreage and setbacks
 - School as a by-right use with acreage requirement
 - Plant and tree nursery - only if plants started and grown on property as an agricultural use, not shipped in from bedding nurseries - increase acreage requirement
- Add by-right
 - Agri-tourism per State Code
 - Residential Facility (group home)
 - Commercial outdoor shooting range as special exception with acreage requirement
- Add accessory uses (change from listed as by-right use)
 - Home occupation in dwelling

- Home business
- Private swimming pool
- Detached garage, storage shed
- Wayside stands for selling of products grown on property
- Small family day care in dwelling
- Group family day care in dwelling
- Accessory dwelling
- Regulations
 - Acreage for uses other than single family dwelling = 5 acres
 - Development standards for this district

A-2, Rural Residential - transition between agricultural and residential districts

- Remove
 - Golf course (included in community use definition)
 - Parking and storage of commercial vehicles
 - Hospital
- Amend
 - Agriculture only on 3 acres or more
 - Aquaculture only on 3 acres or more
 - Equestrian use and bridle path on 3 acres or more
 - Non-commercial kennels on 3 acres or more
 - Places of worship on 3 acres or more (accommodate for parking and expansion)
- Add by-right
 - Residential Facility (group home)
 - Acreage for other uses other single family home = 3 acres
 - Development standards for this district
- Add accessory uses
 - Accessory dwelling
 - Automobile avocation
 - Home occupation
 - Private swimming pool
 - Detached garage, storage building

- Small family day care in dwellings
- Regulations
 - Acreage for uses other than single family dwelling = 3 acres
 - Development standards for this district

R-1, Suburban Residential

- Remove
 - The keeping of horses on 3 acres of land
- Amend
 - Places of worship as by-right with acreage requirement
 - Park and Playground with acreage requirement
 - Community use as a special exception which includes golf courses
 - School with acreage requirement
- Add by-right
 - Residential Facility (group home)
- Add accessory uses
 - Accessory dwelling
 - Home occupation
 - Private swimming pool
 - Detached garage
 - Small family day care
- Regulations
 - Development standards for this district

R-2, Urban Residential—Medium Density

- Add by-right
 - All uses permitted and as regulated in the R-1 except for dwellings
 - Residential Facility (group home)
 - Places of worship with acreage requirement
- Remove
 - Cluster development

- Amend
 - Community use to a special exception which will include golf courses
 - School with acreage requirement
- Add accessory use
 - Small family day care
 - Home occupation
 - Group family day care
 - Detached garage
 - Private swimming pool
- Regulations
 - Development standards for this district

R-3, Urban Residential—High density

- Add by-right
 - All uses permitted and as regulated in the R-2 except for dwellings
 - Residential Facility (group home)
 - Places of worship with acreage requirement
- Remove
 - Cluster development
- Amend
 - Community use to a special exception which will include golf courses
 - Retirement housing (if only for over 55, then it is multi-family units, not assisted living)
 - School with acreage requirement
- Add accessory use
 - Small family day care
 - Home occupation
 - Group family day care
 - Detached garage
 - Private swimming pool
- Regulations
 - Development standards for this district

R-4, Manufactured homes (rethink this district all together)

- Add by-right
 - Residential Facility (group home)
- Amend
 - Community facility to community use as a special exception
- Add accessory use
 - Small family day care
 - Home occupation
 - Group family day care

P-TND, Planned Traditional Neighborhood Development

- Add accessory uses
 - Conference center in a hotel
 - Accessory dwelling
 - Home occupation
 - Push cart
 - Kiosk
- Remove
 - Convention center (it is accessory to a hotel?)
 - Carry out/cafe with no drive-through facility (included in restaurant)
 - Medical, dental clinic and/or office (include clinic with office)
 - High intensity retail uses not otherwise listed
- Amend
 - School, college, university, vocational into one classification

B-1, Convenience Commercial

- Add by-right
 - Nail salon and spa
 - Artist studio
 - Garden center to plant and tree nursery
 - Boarding to veterinary clinic for patients only no outdoor kennels

- Alterations to dry clean and laundry
- Remove
 - Professional office (included in general office)
- Amend
 - Convenience store/center
 - Veterinary clinic - not outdoor pens
 - Pet store as permitted use
 - Retail photo laboratory processing as permitted use

B-2, Urban Commercial

- Add by-right
 - Adult day care center
 - Small machinery sales and service, house hold appliances, lawnmowers and similar machinery
- Amend
 - All uses permitted by-right in the B-1 District (do not list all of the uses again)
 - Plant and tree nursery/greenhouse and garden center
 - Public Parking lot to permitted use
 - Retail photo laboratory processing as permitted use
- Remove
 - Professional office
 - Retail bakery
 - School
 - Low intensity commercial retail (allow for medium so it includes it)
- Add accessory uses
 - Dwelling for watchman or caretaker on premises

B-3, Office

- Amend
 - Medical/dental office and/or clinic
 - School and vocational school

- Child Care center/ adult day care center as special exception
- Public Parking lot as special exception

RBC, Recreation Business Campus

- Amend
 - Name of this district
- Needs to be reviewed in detail since it has been amended since its adoption

RC, Rural Commercial

- Investigate the possibility of incorporating this district into the B-2, Urban Commercial

SC, Suburban Commercial

- Investigate the possibility of incorporating this district into the B-1, Convenience Commercial District. There are no properties with this zoning designation.

M-1, Industrial Light

- allow all uses in B-2 in the M-1 and let market govern the development
- Add
 - Large machinery sales and service such as contractors equipment
- Amend
 - Veterinary clinic with outdoor pens
 - Other light industrial and manufacturing uses allowed by-right
- Add accessory use
 - Dwelling for watchman or caretaker on premises as special exception
- Remove
 - Places of worship

M-2, Industrial Heavy

- Amend
 - Combine convenience store and center
 - Uses permitted by-right in M-1 should only be referenced, not listed

- Remove
 - Fleet parking
 - Places of worship
 - Clinic, medical and dental
 - Feed lots
 - Light industrial and manufacturing uses from CUP uses already listed as permitted in M-1
- Add accessory uses
 - Dwellings for watchman or caretaker

- **Sec. 28-33. - Districts generally.**

With exception of the Marine Corps Combat Development Command (MCCDC), the unincorporated areas of the county are hereby divided into the following zoning districts:

A-1 Agricultural
A-2 Rural Residential
R-1 Suburban Residential
R-2 Urban Residential—Medium Density
R-3 Urban Residential—High Density
R-4 Manufactured Home
B-1 Convenience Commercial
B-2 Urban Commercial
B-3 Office
RBC Recreational Business Campus
RC Rural Commercial
SC Suburban Commercial
M-1 Light Industrial
M-2 Heavy Industrial
PD-1 Planned Development—1
PD-2 Planned Development—2
LC—Life Care/Retirement Community
P-TND Planned-Traditional Neighborhood Development
HI Heritage Interpretation
RDA-1 Redevelopment Area 1, Boswell's Corner
UD Urban Development

Land may also be classified in the following special overlay districts:

AD Airport Impact Overlay
FH Flood Hazard Overlay
HC Highway Corridor Overlay
HG Historic Gateway Corridor Overlay
HR Historic Resource Overlay
MZ Military Facility Impact Overlay
RP Reservoir Protection Overlay

TABLE 3.1 ~ DISTRICT USES & STANDARDS
A-1 ~ Agricultural

The purpose of the A-1 district is to reserve areas for traditional agricultural activities and to provide for their continuation as well as preservation of areas of rural character.

Uses Permitted By Right

Accessory Dwelling
Agricultural service establishment on lots greater than or equal to 5 acres
Agriculture
Aquaculture
Automobile Avocation
Bed & Breakfast Inn
Boat Sales
Campground
Cemetery
Club/Lodge/Fraternal Organization
Community Use
Equestrian Use & Bridle Path
Farmers Market
in accord with section 28-39(v)
Feed Lot
Forestry
Golf Course
Group Family Day Care Home
in accord with section 28-39(g)
Home Business
Home Occupation

Manufactured Home Qualifying as a single-family home under Virginia Code
Noncommercial Kennel
Park & Playground
Parking & Storage of Commercial Vehicles
Place of Worship
Plant & Tree Nursery/Greenhouse
Public Facilities/Utilities*
Public Works excluding wastewater treatment facilities.
Recreational Enterprise
Recreational Facility
Sawmill & Ancillary Products
Secondary Dwelling (50) or more years in age upon referral of the Stafford County Historic Commission
Single-Family Dwelling
Slaughter & Animal Processing incidental to agricultural intensive use
Small Family Day Care Home
Veterinary Clinic
Wayside Stand
Wetland Mitigation Bank

Conditional Use Permit

Airport, private
Child Care Center
Commercial Kennel
Commercial Tree Stump Grinding & Mulch Sale
Communication Facility
Flea Market (indoor & outdoor)
Horse Racing
Hotel/Motel
Marina
Nursing Home
Public Facilities/Utilities**
School
Test Lane
Family Trailer/RV Park
Turkey Shoot

Special Exception

Agriculture service establishment on lots less than 5 acres
Parking & Storage of Commercial vehicles on lots less than 3 acres
Rural Home Business

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS

A-1 ~ Agricultural

Minimum Yards

Conventional subdivision:

Front 50 feet
Side 20 feet
Rear 35 feet

Cluster subdivision:

Front 40 feet
Side 10 feet
Rear 35 feet

Min. Lot Area

Conventional subdivision ~3 acres
Cluster subdivision ~ 1.5 acres
Max. density with TDR's ~ 2.25 du/acre
(TDR developments limited to
single-family detached dwellings)

Min. Lot Width

Conventional ~200 feet
Cluster ~100 feet

Max. Bldg. Height

35 feet

Intensity

Open Space requirement for cluster subdivision
~0.50% of total subdivision tract
Open Space Ratio for public works, cemetery,
club, lodge, fraternal organization, schools,
and places of worship ~ 0.50
Open Space Ratio, other uses ~ 0.80

TABLE 3.1 ~ DISTRICT USES & STANDARDS

A-2 ~ Rural Residential

The purpose of the A-2 district is to provide a transition between rural and urban areas, where public water & sewer utilities may be provided.

Uses Permitted By Right

Accessory Dwelling
Agriculture
Aquaculture
Automobile Avocation
Bed & Breakfast Inn
Community Use
Equestrian Use & Bridle Path
Farmers Market
 in accord with section 28-39(v)
Golf Course
Group Family Day Care Home
 in accord with section 28-39(g)
Home Occupation
Manufactured Home qualifying as a Single
 Family Dwelling under Virginia Code
Noncommercial Kennel
Park & Playground
Place of Worship
Public Facilities/Utilities*
Public Works excluding wastewater
 treatment facilities
School
Single-Family Dwelling
Small Family Day Care Home
Wetland Mitigation Bank

Conditional Use Permit

Club/Lodge/Fraternal Organization
Communication Facility
Hospital
Marina
Nursing Home
Public Facilities/Utilities**
Recreational Enterprise

Special Exception

Home Business
Parking & Storage of
 Commercial Vehicles

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
A-2 ~ Rural Residential

<u>Minimum Yards</u>	<u>Min. Lot Area</u>	<u>Min. Lot Width</u>	<u>Max. Bldg. Height</u>
Conventional subdivision: Front 40 feet Side 10 feet Rear 35 feet	Conventional subdivision ~1 ac Cluster subdivision ~ 0.7	Conventional~100 feet Cluster~80 feet	35 feet
Cluster subdivision: Front 30 feet Side 10 feet Rear 25 feet			

Intensity

- Open Space requirement for cluster subdivision
~0.30% of total subdivision tract
- Open Space Ratio for public works, cemetery,
club, lodge, fraternal organization, schools,
and places of worship ~ 0.50
- Open Space Ratio, other uses ~ 0.80

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-1 ~ Suburban Residential

The purpose of the R-1 district is to provide areas which are in close proximity to existing and future development of equivalent or higher densities, and which are intended for low-density residential development where public water and sewerage facilities are available. Development in the R-1 district is intended to be characterized primarily by single-family dwellings.

Uses Permitted By Right

Accessory Dwelling
Community Use
Farmers Market in accord with section [28-39\(v\)](#)
Group Family Day Care Home
Home Occupation
Park & Playground
Place of Worship within a Historic Resource (HR) overlay zoning district
Public Facilities/Utilities*
Public Works excluding wastewater treatment facilities
School
Single-Family Dwelling
Small Family Day Care Home

Conditional Use Permit

Bed & Breakfast Inn
Cluster Subdivision maximum density 2.25 du/acre
Golf Course
Marina
Nursing Home
Place of Worship (except for a place of worship located within a (HR) overlay zoning district)
Public Facilities/Utilities**
Recreational Facility

Special Exception

Home Business
Keeping of horses & ponies on 3 acre or larger lots

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

**for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-1 ~ Suburban Residential

Minimum Yards

Conventional subdivision

Front 30 feet
Side 10 feet
Rear 35 feet

Cluster subdivision

Front 30 feet
Side min 8 total 18 feet
Rear 25 feet

Min. Lot Area

Cluster 8,000 s.f.

Min. Lot Width

Conventional ~ 80 feet
Cluster ~ 60 feet

Max. Bldg. Height

35 feet

Intensity

Conventional Subdivision:

Allocated density ~ 1.5 du/ac

Open Space Ratio ~ 0.50

Cluster Subdivision:

Allowable density ~ 1.5 du/ac (See conditional use permit)

Open space requirement ~ 0.30% of total subdivision tract

Max. density with TDR's ~ 14 du/ac

TDR development may include:

Townhouses at up to ~ 6 du/ac

Multifamily dwellings at up to ~ 14 du/ac

Open Space Ratio ~ 0.25

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-2 ~ Urban Residential (Medium Density)

The purpose of the R-2 district is to provide areas of medium density residential uses designed and intended to be primarily characterized by multifamily dwellings, duplexes & townhouses. Such districts are to be located near centers of urban concentrations, only where approved water & sewerage are available & where transportation systems are adequate.

Uses Permitted By Right

Atrium House Dwellings
 Cluster Development
 Community Use
 Duplex
 Farmers market in accord with section [28-39\(v\)](#)
 Group Family Day Care Home
 Home Occupation
 Lot-line dwellings
 Multifamily Dwelling
 Park & Playground
 Patio House Dwellings
 Public Facilities/Utilities*
 Public Works excluding wastewater treatment facilities
 School
 Single-Family Dwelling
 Small Family Day Care Home
 Townhouse
 Village House Dwellings
 Weak-link Townhouse Dwellings

Conditional Use Permit

Assisted living facility
 Golf Course
 Marina
 Nursing Home
 Place of Worship
 Public Facilities/Utilities**
 Recreational Facility
 Retirement Housing

Special Exception

Home Business

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-2 ~ Urban Residential (Medium Density)

Intensity
Allocated Density ~ 3.5 du/ac
Open Space Ratio ~ 0.25

<u>Min. Yards</u>	<u>Single-Family</u>	<u>Duplex^H</u>	<u>Townhouse</u>	<u>Multi-Family^{HH}</u>	<u>Lot-line^{HHH}</u>	<u>Atrium</u>	<u>Village</u>	<u>Patio</u>	<u>Weak-link Townhouse</u>
<i>Front</i>	20 feet	20 feet	8 feet	15 feet	20 feet	8 feet	15 feet	12 feet	15 feet
<i>Side</i>	10 feet	3/15 feet	15 feet	15 feet	5/20 feet	0 feet	3 feet	0 feet	0 feet
<i>Rear</i>	35 feet	35 feet	25 feet	20 feet	30 feet	0 feet	25 feet	24 feet	24 feet
<u>Max. Height</u>	35 feet	35 feet	40 feet	45 feet	35 feet	18 feet	35 feet	35 feet	28 feet
<u>Min. Lot Width</u>	80 feet	45 feet	20 feet	--	70 feet	50 feet	60 feet	50 feet	36 feet
<u>Min. Lot Size</u> (sq.ft.)	--	--	--	--	7,000	4,000	6,000	5,000	3,000

^H For duplex structures, the minimum width of any individual side yard is (3) feet, and the minimum total width between nonattached structures is (15) feet.

^{HH} For multi-family structures, the minimum set-back is (35) feet from any public right-of-way & (30) feet from any other structure.

^{HHH} For lot line dwellings, the minimum width of any individual side yard is (5) feet, and the minimum total width between structures is (20) feet.

Cluster development....See Table 5.1 for requirements

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-3 ~ Urban Residential (High Density)

The purpose of the R-3 district is to provide areas of high density residential uses designed and intended to be primarily characterized by multifamily dwellings and townhouses. Such districts are to be located near centers of urban concentrations, only where approved water and sewerage are available and where transportation systems are adequate.

Uses Permitted By Right

Atrium House Dwellings
Cluster Development
Community Use
Duplex
Farmers market (in accord with section [28-39\(v\)](#))
Group Family Day Care Home
Home Occupation
Lot-line dwellings
Multifamily Dwelling
Park & Playground
Patio House Dwellings
Public Facilities/Utilities*
Public Works excluding wastewater treatment facilities
School
Single-Family Dwelling
Small Family Day Care Home
Townhouse
Village House Dwellings
Weak-link Townhouse Dwellings

Conditional Use Permit

Assisted living facility
Golf Course
Marina
Nursing Home
Place of Worship
Public Facilities/Utilities**
Recreational Facility
Retirement Housing

Special Exception

Home Business

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-3 ~ Urban Residential (High Density)

Intensity

Allocated Density ~ 7.0 du/ac
Open Space Ratio ~ 0.25

<u>Min. Yards</u>	<u>Single-Family</u>	<u>Duplex^H</u>	<u>Townhouse</u>	<u>Multi-Family^{HH}</u>	<u>Lot-line^{HHH}</u>	<u>Atrium</u>	<u>Village</u>	<u>Patio</u>	<u>Weak-link Townhouse</u>
<i>Front</i>	20 feet	20 feet	8 feet	15 feet	20 feet	8 feet	10 feet	10 feet	15 feet
<i>Side</i>	10 feet	3/15 feet	15 feet	15 feet	5/15 feet	0 feet	3 feet	0 feet	0 feet
<i>Rear</i>	35 feet	35 feet	25 feet	20 feet	30 feet	0 feet	20 feet	0 feet	25 feet
<u>Max. Height</u>	35 feet	35 feet	40 feet	65 feet	35 feet	18 feet	35 feet	35 feet	32 feet
<u>Min. Lot Width</u>	80 feet	45 feet	20 feet	--	65 feet	50 feet	60 feet	50 feet	36 feet
<u>Min. Lot Size</u> (sq.ft.)	--	--	--	--	6,500	3,500	5,500	5,000	3,200

^H For duplex structures, the minimum width of any individual side yard is (3) feet, and the minimum total width between nonattached structures is (15) feet.

^{HH} For multi-family structures, the minimum set-back is (35) feet from any public right-of-way & (30) feet from any other structure.

^{HHH} For lot line dwellings, the minimum width of any individual side yard is (5) feet, and the minimum total width between structures is (20) feet.

Cluster developmentSee Table 5.1 for requirements

TABLE 3.1 ~ DISTRICT USES & STANDARDS
R-4 ~ Manufactured Homes

The purpose of the R-4 district is to establish areas of the County which are intended to accommodate transportable single-family dwelling units, registered and identified by the State of Virginia as manufactured homes, formerly known as mobile homes. It is intended that these manufactured homes be located in high density, year-round park type developments where all necessary public facilities are available and in close proximity to major roads capable of handling high volumes of traffic.

<u>Uses Permitted By Right</u>	<u>Conditional Use Permit</u>	<u>Intensity</u>
Community Facility	Public Facilities/Utilities**	Allocated Density ~ 7.0 du/ac
Farmers market (in accord with section 28-39(v))	Recreational Facility	Open Space Ratio ~ 0.30
Group Family Day Care Home		
Home Occupation		
Manufactured Home Park		
Manufactured Home/Mobile Home		
Manufactured Home Subdivision		
Park & Playground		
Parking of Tractors for use in the manufactured home park		
Public Facilities/Utilities*		
Public Works excluding wastewater treatment facilities		
Small Family Day Care Home		
	<u>Minimum Yards</u>	<u>Minimum Lot Width</u>
	Front 15 feet	Single-Wide 40 feet
	Side 5 feet	Double-Wide 50 feet
	Rear 5 feet	
		<u>Maximum Height</u>
		35 feet

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
B-1 ~ Convenience Commercial

The purpose of the B-1 district is to provide areas for selected retail shopping and personal services to serve only the needs of the adjacent Residential areas. Such areas are intended to be located only at strategic sites in relation to population centers and transportation networks.

Uses Permitted By Right

Bakery
Bank & Lending Institution
Barber/Beauty Shop
Clinic, Medical/Dental
Club/Lodge/Fraternal Organization
Convenience Center
Convenience Store
Dance Studio
Drug Store
Dry Cleaner/Laundry
Farmers Market
 in accord with section 28-39(v)
Flex Office
Florist
General Office Use
Gift/Antique Shop

Indoor Flea Market
Low Intensity Commercial Retail
Medical/Dental Office
Medium Intensity Commercial Retail
Place of Worship
Plant & Tree Nursery
Professional Office
Public Facilities/Utilities*
Public Works excluding wastewater
 treatment facilities
Restaurant without Drive Through
Retail Food Shop
School
School, vocational
Tailor Shop
Veterinary Clinic

Conditional Use Permit

Adult business
 Arcade
Broadcasting Station
Car Wash
Child Care Center
High Intensity Commercial Retail
 not otherwise listed for this district
Hospital
 Outdoor Flea Market
Pet Store
Public Facilities/Utilities**
Recreational Enterprise
Restaurant with Drive Through Facility
Retail Photo Laboratory Processing
Vehicle Fuel Sale & Accessory Auto Repair

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

Table 3.1 ~ District Uses & Standards ~ **B-1 - CONVENIENCE COMMERCIAL** ~ Continued

Minimum Yards

Front 40 feet^H
Side 0 feet^{HH}
Rear 25 feet

Intensity

Max. Floor Area Ratio ~ .60
Open Space Ratio ~ .30

Maximum Height

40 feet

^H Front setback may be reduced as specified in Section 28-59(f)(10).

^{HH} Where adjoining property is other than commercial or industrial, the side yard shall be 15 feet or greater.

TABLE 3.1 ~ DISTRICT USES & STANDARDS
B-2 ~ Urban Commercial

The purpose of the B-2 district is to designate appropriate areas for high intensity commercial uses intended to serve retail sales & service and business and professional service needs, at a regional or county-wide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

Uses Permitted By Right

All Uses Permitted by Right in the B-1 District	Florist	Printing/Publishing/Engraving
Adult Day Care Center	Funeral Home	Professional Office
Bank & Lending Institution	General Office Use	Public Facilities/Utilities*
Barber/Beauty Shop	Gift/Antique Shop	Public Works excluding wastewater treatment facilities
Bldg Material Sale & Storage	Hotel	Recreational Enterprise
Yard & Mulch Sale	Indoor Flea Market	Restaurant
Car Wash	Low Intensity Commercial Retail	Retail Bakery
Child Care Center	Lumber/Bldg/Elec/Plumbing	Retail Food Shop
Clinic, Medical/Dental	Supply w/Covered Storage	School
Club/Lodge/Fraternal Organization	Machinery Sale & Service	School, vocational
Convenience Center	Medical/Dental Office	Tailor Shop
Dance Studio	Medium Intensity Commercial Retail	Theater w/fewer than 3,500 seats
Data and Computer Services Centers	Motel	Warehousing, Mini-Storage
Drug Store	Pet Store	Wholesale Business
Dry Cleaner/Laundry	Place of Worship	
Farmers Market in accord with sec 29-39(v)	Plant & Tree Nursery/Greenhouse	
Flex Office		

See additional information on the reverse side /

Table 3.1 ~ District Uses & Standards ~ **B-2 - URBAN COMMERCIAL ~ Continued**

- * but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities
- ** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

<u>Conditional Use Permit</u>		<u>Intensity</u>	<u>Minimum Yards</u>
Adult business	Marina	Max. Floor Area Ratio ~ 0.70	Front 40 feet HH
Arcade	Motor Vehicle Rental	Open Space Ratio ~ 0.25	Side 0 feet H
Auto Service	Motor Vehicle Sales		Rear 25 feet
Automobile Repair	Nightclub		
Boat Sales	Outdoor Flea Market		
Broadcasting Station	Public Facilities/Utilities**		<u>Maximum Height</u>
Dwelling for watchman or caretaker on premises	Public Parking Lot		65 feet
Fleet Parking	Retail Photo Lab Processing		
Hospital	Theater with 3,500 or more seats		
	Vehicle Fuel Sales		
	Warehouse, storage		
<u>Special Exception</u>			
Microbrewery in accordance with Section 28-39(w)			

H Where adjoining property is other than commercial or industrial, the side yard shall be 15 feet or greater.

HH Front set-back may be reduced as specified in Section 28-59(f)(10).

TABLE 3.1 ~ DISTRICT USES & STANDARDS
B-3 ~ Office

The purpose of the B-3 district is to provide areas in the County for the location of professional offices and office parks. Such areas should be located as transitional areas between commercial and residential uses.

Uses Permitted By Right

Bank & Lending Institution
Clinic, Medical/Dental
Farmer Market
 in accord with section 28-39(v)
Flex Office
General Office Use
Low Intensity Commercial Retail
Medical/Dental Office
Professional Office
Public Facilities/Utilities*
Public Works excluding wastewater
 treatment facilities
Restaurant without Drive-Through
School
School, vocational

Conditional Use Permit

Child Care Center
Hospital
Hotel/Motel
Laboratory Research & Testing Facility
Printing/Publishing/Engraving
Public Facilities/Utilities**
Public Parking Lot

Minimum Yards

Front 40 feet***
Side 10 feet
Rear 25 feet

Maximum Height

65 feet

Intensity

Maximum Floor Area Ratio ~ 0.65
Minimum Open Space Ratio ~ 0.30

Maximum Floor Area Ratio with TDR ~ 1.3
Minimum Open Space Ratio with TDR ~ 0.15

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

***Front Setback may be reduced. Specified in Section 28-59(f)(10).

TABLE 3.1 ~ DISTRICT USES & STANDARDS
RBC ~ Recreational Business Campus

The purpose of the RBC district is to provide areas for professional office, general office, research & development, hotel, conference facilities, low to medium intensity retail, health and fitness clubs, executive-style housing, retirement housing, active recreational activities and other specified uses in a business campus environment integrated with activities dependent on significant areas of open space such as golf courses, marinas, and/or nature and wildlife preserves.

Uses Permitted By Right

Active Recreation
Amphitheater
Athletic fields
Automobile Service
Bake Shop
Bank & Lending Institution
Barber/Beauty Shop
Bocci Ball Fields
Bowling Alley
Business Service & Supply
Child Care Center
Clinic, Medical or Dental
Clubs/Lodges/Fraternal Organizations
Community Use
Conference Facility
Convenience Center
Convenience Store
Croquet Field
Dance Studio
Dance/Exercise Studio
Data Computer Service Center
district
Drug Store
Dry Cleaner/Laundry
Executive-Style Housing
Farmers Market
in accord with section 28-39(v)

Flex Office
Florists
General Office Use
Gift/Antique Shops
Golf Course
Golf Driving Range & Practice Area
Health/Fitness Club or Spa
High Intensity Commercial Retail
Home Occupation
Horseback Riding & Stables
Hotel/motel
Laboratory, Development, Research & Testing
Light Industrial Use
Light Manufacturing
Low Intensity Commercial Retail
Marina
Medical/Dental Office
Medium Intensity Commercial Retail
Parks and Playgrounds
Passive Recreation
Private School & Instructional Facility
Professional Office
Public Facilities/Utilities*
Public Works excluding wastewater treatment facilities
Racquetball/Squash/Handball Courts

Recreational Facility
Restaurant
Retail Food Store***
Retirement Housing
School
Skating Rink
Swimming Pool/Sauna
Tennis Court/Club
Theater
Volleyball Court/Club

Conditional Use Permit

Convention Facility
Helistop
Motor vehicle rental
Multi-family dwelling
Nightclub
Public Facilities/Utilities**
Public Parking Lot
Recreational Enterprises not otherwise permitted as a matter of right in this
School
School, vocational
Vehicle Fuel Sales

See additional information on the reverse side /

Table 3.1 ~ District Uses & Standards ~ *RBC ~ Recreational Business Campus ~ Continued*

- * but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities
- ** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)
- ***One such store shall be permitted per 500 acres of the district.

Min. Open Space Ratio

Residential (executive housing)	- 0.50
Residential (retirement housing)	- 0.25
Multi-family dwelling	- 0.25
Nonresidential, net on site	- 0.25
Gross for district	- 0.55

Max. Floor Area Ratio

Office	1.0
Commercial Retail	1.0
Hotel	1.0
Other	1.0

Intensity

- Allocated Density (executive housing) - 1 du/per 6 ac
- Allocated Density (retirement housing) - 7 du/per 1 ac
- Allocated Density (multifamily dwelling) - 16 du/per ac

- Max. Bldg. Height** - 120 feet
- Multi-family Dwelling - 50 feet

Min. Lot Area

- Executive housing – 1 acre
- Retirement housing – see Table 5.1, Cluster Option for R-2 District

- Min. District Size** - 500 acres

Minimum Yards (includes Multifamily)

Front	40 feet
Side	0 feet
Back	25 feet

- H Non-residential buildings shall have an additional yard requirement of one (1) foot for each foot of building height greater than fifty (50) feet.
- H Multifamily structures shall have a minimum setback of thirty-five (35) from any public right-of-way and thirty (30) feet from any other structure.
- H Retirement housing minimum yards – see Table 5.1, Cluster option for R-2 District
- H The gross area of all commercial retail uses shall not exceed ten (10) percent of the gross area of the district.
- H The gross area of all retirement housing communities shall not exceed thirty (30) percent of the gross area of the district.
- H The gross area of all multifamily communities shall not exceed one and one-half (1 1/2) percent of the gross area of the district.

TABLE 3.1 ~ DISTRICT USES & STANDARDS
RC ~ Rural Commercial

The purpose of the RC district is to provide areas in the County located at strategic intersections of arterial and major collector roads where commercial uses in centers of less than 10,000 square feet of gross floor area, for the convenience of nearby rural populations, can be located.

Uses Permitted By Right

- | | |
|--|--|
| Agricultural Service Establishment | Medical/Dental Office |
| Bank & Lending Institution | Medium Intensity Commercial Retail |
| Barber/Beauty Shop | Place of Worship |
| Clinic, Medical/Dental | Professional Office |
| Convenience Center | Public Facilities/Utilities* |
| Convenience Store | Public Works excluding wastewater treatment facilities |
| Dance Studio | Restaurant without Drive Through |
| Drug Store | Retail Bakery |
| Farmer Market | Retail Food Store |
| in accord with section 28-39(v) | School, vocational |
| Flex Office | Tailor Shop |
| Florist | Veterinary Clinic |
| Gift/Antique Shop | |
| Low Intensity Commercial Retail | |
| Lumber/Building/Electrical/
Plumbing Supply w/Covered
Storage & Wholesale Mulch Sale | |

Conditional Use Permit

- Adult business
- Auto Service
- Broadcasting Station
- Child Care Center
- Commercial Kennel
- Dry Cleaner
- Flea Market (Indoor/Outdoor)
- Public Facilities/Utilities**
- Vehicle Fuel Sale

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

Maximum Height

35 feet

Intensity

Max. Floor Area Ratio ~ 0.55
Open Space Ratio ~ 0.40

Minimum Yards

Front 40 feet
Side 10 feet
Rear 25 feet

TABLE 3.1 ~ DISTRICT USES & STANDARDS
SC ~ Suburban Commercial

The purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate neighborhood in which they are located. This district should be established on major thoroughfares at locations convenient & accessible to residential areas without vehicular trips.

Uses Permitted By Right

Adult Day Care Center
Bakery
Bank & Lending Institution
Barber/Beauty Shop
Child Care Center
Clinic, Medical/Dental
Convenience Center without
vehicle fuel sales
Dance Studio
Drug Store
Dry Cleaner/Laundry
Farmers Market
in accord with section 28-39(v)
Florist
Gift/Antique Shop

Low Intensity Commercial Retail
Medical/dental office
Medium Intensity Commercial Retail
Place of Worship
Professional Office
Public Facilities/Utilities*
Public Works excluding wastewater
treatment facilities
Restaurant without Drive Through
School
School, vocational
Tailor Shop

Conditional Use Permit

Adult business
Broadcasting Station
Flea Market (Indoor/Outdoor)
Funeral Home
High Intensity Commercial Retail
not otherwise listed
Public Facilities/Utilities**
Recreational Enterprise

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

Maximum Height

35 feet

Intensity

Max. Floor Area Ratio ~ 0.45
Open Space Ratio ~ 0.40

Minimum Yards

Front 40 feet***
Side 10 feet
Rear 25 feet

*** Front set-back may be reduced as specified in Section 28-59(f)(10).

TABLE 3.1 ~ DISTRICT USES & STANDARDS

M-1 ~ Industrial, Light

The purpose of the M-1 district is to establish areas of the County to provide for certain types of businesses and industrial uses characterized by light manufacturing, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of their uses. This district should be located only where all necessary public utilities are available and where transportation systems are adequate.

Uses Permitted By Right

Aquaculture	Microbrewery, in accordance with Sec28-39(w)
Automobile Assembling, Disassembling, Painting, Upholstering, Repairing, Rebuilding, Reconditioning, Body & Fender Work, Truck Repairing or Overhauling, Tire Retreading or Battery Manufacture	Motor Vehicle Rental
Building Material Sales & Service Yards	Parking & Storage of Tractor Trailers
Commercial Kennels	Printing/Publishing/Engraving
Contractors Equipment & Storage Yards	Public Facilities/Utilities*
Convenience Center	Public Works excluding wastewater treatment facilities
Convenience Store	Railroad Sidings
Data and Computer Services Center	Restaurants without Drive Through
Fleet Parking	School, vocational
Flex Office	Selected Indoor Recreational Enterprises within Industrial Parks
General Office Uses	Storage Warehouse
Laboratory, Research & Testing	Veterinary Clinic
Light Industrial Uses	Warehousing, Mini-Storage
Light Manufacturing Uses	Welding or Machine Shops (including the use of punch presses not to exceed 50 tons rated capacity)
Machinery Sales & Service	Wholesale Business

* but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit

** for propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS

M-1 ~ Industrial, Light

Conditional Use Permit

Adult business	Microbrewery, in accordance with Section 28-39(w), with facilities for events such as weddings, parties, and/or events with 200 or more attendees
Airport, Private	
Boat Sales	
Brewery	Motor Vehicle Sales
Clinic, Medical/Dental	Other Light Industrial and manufacturing uses not otherwise listed for the district
Communication Facility	
Distillery	Place of Worship
Dwelling for Watchman or Caretaker on Premises	Public Facilities/Utilities**
Low Intensity Commercial Retail not otherwise listed	Recycling Facilities
Medium Intensity Commercial Retail not otherwise listed	School
	School, industrial
	Truck Stop
	Vehicle fuel sales

Minimum Yards

Front 40 feet HH
Side 15 feet H
Rear 15 feet H

Maximum Height

65 feet

Intensity

Max. Floor Area Ratio ~ 0.50
Open Space Ratio ~ 0.20

H When adjoining any non-industrial district, the setbacks shall be at least 40 feet
HH Front setback may be reduced as specified in Section 28-59(f)(10).

TABLE 3.1 ~ DISTRICT USES & STANDARDS
M-2 ~ Industrial, Heavy

The purpose of the M-2 district is to provide areas within the County suitable for a variety of industrial uses which may not be compatible with residential uses due to some potential nuisance of hazard. The development of “industrial parks” in the M-2 district is encouraged. Conditional use permits are required for certain uses within the M-2 district to assure protection of the general public and surrounding properties. These districts should only be located where all necessary utilities are available and where transportation systems are adequate.

Uses Permitted By Right

All Uses Permitted by Right in M-1 District	Printing/Publishing/Engraving
Aquaculture	Public Facilities/Utilities*
Brewery	Public Works excluding wastewater treatment facilities
Building Material Sales & Service Yards	Railroad Sidings
Commercial Kennels	Recycling Facilities
Contractors Equipment Yard or Rental of Equipment	Restaurants without Drive Through
Convenience Center	Schools, vocational
Convenience Store	Storage Warehouses
Data and Computer Services Center	Truck/Freight Terminals
Distillery	Truck Wash
Fleet Parking for Vehicles	Welding or Machine Shops
Flex Office	(including the use of punch presses not to exceed 50 tons rated capacity)
General Office Uses	Wholesale Business
Laboratory, Research & Testing	
Light Industrial Uses	
Light Manufacturing Uses	
Machinery Sales & Service	
Microbrewery, in accordance with Section 28-39(w)	

* but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
M-2 ~ Industrial, Heavy

Conditional Use Permit

Adult business	Medium Intensity Commercial Retail not otherwise listed
Airport, Private	Microbrewery, in accordance with Section 28-39(w), Brewery, Distillery, and with facilities for events such as wedding, parties, and/or events with 200 or more attendees
Automobile Salvage Yard or Operations	Place of Worship
Clinic, Medical/Dental	Public Facilities/Utilities**
Communication Facility	Sale of Motor Vehicles of a GVW greater than 5 tons or with a capacity to carry more than 16 passengers
Dwelling for Watchman or Caretaker	Schools, industrial
Feed Lots	Slaughter & Animal Product Processing
Heavy Industrial & Heavy Manufacturing uses not otherwise listed for this district	Truck Stops
Junkyard	Vehicle Fuel Sales
Light Industrial & Manufacturing uses not otherwise listed	
Low Intensity Commercial Retail not otherwise listed	

Minimum Yards

Front 40 feet H
Side 40 feet
Rear 40 feet

Maximum Height

65 feet

Intensity

Max. Floor Area Ratio ~ 1.0
Open Space Ratio ~ .25 ratio

H Front set-back may be reduced as specified in Section 28-59(f)(10).

TABLE 3.1 ~ DISTRICT USES & STANDARDS
PD-1 ~ Planned Development 1

The purpose of the PD-1 district is to provide areas of the County of not less than one hundred fifty (150) nor more than five hundred (500) acres which are suitable for a planned, mixed-use development with a variety of housing types and commercial uses intended to serve the immediate community. This district should be located only where approved water and sewerage are available or planned and where transportation systems are adequate.

Uses Permitted By Right

Conditional Use Permit

- Accessory Dwellings
- Atrium House Dwellings
- Bakeries
- Banks/Lending Institutions
- Barber/Beauty Shops
- Clinic, Medical/Dental
- Commercial Apartments
- Community Uses
- Convenience Center
- Convenience Store
- Dance Studios
- Drug Stores
- Dry Cleaners/Laundries
- Duplex Dwellings
- Farmers Market
in accord w/section 28-39(v)
- Florists
- General Office Uses
- Gift/Antique Shops
- Group Family Day Care Home
- Home Occupation
- Lot-line Dwellings
- Medical/Dental Office
- Multi-family Dwellings
- Parks & Playgrounds
- Patio House Dwellings
- Places of Worship
- Professional Offices
- Public Facilities/Utilities*
- Public Works excluding wastewater treatment facilities
- Recreational Facilities
- Restaurants w/o Drive-Through
- Schools
- Schools, vocational
- Single-family Dwellings
- Small Family Day Care Home
- Townhouse Dwellings
- Village House Dwellings
- Weak-link Townhouse Dwellings

- Adult Day Care Center
- Assisted living facility
- Child Care Centers
- Clubs/Lodges/Fraternal Organ
- Dwelling for Watchmen or Caretaker on premises
- Low Intensity Commercial Retail uses not otherwise listed
- Public Parking Lot
- Public Facilities/Utilities**
- Restaurants
w/Drive-Through
- Retail Food Stores greater than 10,000 square feet
- Retirement Housing
- Theaters
- Vehicle Fuel Sales

Special Exception

- Home Business

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
PD-1 ~ Planned Development 1

Intensity

TDR developments may include:

Single-family detached dwellings and townhouses at up to 7.0 du/ac

Multifamily dwellings at up to 12.0 du/ac

Allocated Density ~ 7.0 du/ac

Maximum density with TDR's ~ 12.0 du/ac

Max. Floor Area (nonresidential) Ratio ~ .75

Max. Floor Area (nonresidential) with TDR's Ratio ~ .75

Open Space Ratio ~ .25

Open Space Ratio w/TDR's ~ .15

<u>Min. Yards</u>	<u>Single-Family</u>	<u>Duplex^H</u>	<u>Townhouse</u>	<u>Multi-Family^{HH}</u>	<u>Commercial^{HHH}</u>	<u>Lot-line^{HHHH}</u>	<u>Atrium</u>	<u>Village</u>	<u>Patio</u>	<u>Weak-link</u>
										<u>Townhouse</u>
<i>Front</i>	20 feet	20 feet	8 feet	15 feet	40 feet	20 feet	8 feet	15 feet	12 feet	15 feet
<i>Side</i>	10 feet	3/15 feet	15 feet	15 feet	0/15 feet	5/20 feet	0 feet	3 feet	0 feet	0 feet
<i>Rear</i>	35 feet	35 feet	25 feet	20 feet	12/35 feet	30 feet	0 feet	25 feet	0 feet	24 feet
<u>Max. Height</u>	35 feet	35 feet	40 feet	45 feet	45 feet	35 feet	18 feet	35 feet	35 feet	28 feet
<u>Min. Lot Width</u>	80 feet	45 feet	20 feet	--	--	70 feet	50 feet	60 feet	50 feet	36 feet
<u>Min. Lot Size</u> (sq.ft.)	--	--	--	--	--	7,000	4,000	6,000	5,000	3,600

^H For duplex structures, the minimum required side yard set-back is 3 feet and the minimum required distance between structures is 15 feet.

^{HH} For multi-family structures, the minimum set-back is 35 feet from any public right-of-way & 30 feet from any other structure.

^{HHH} For commercial uses adjacent to non-residential uses, the minimum required side yard set-back is 0 feet and the minimum rear yard set-back is 12 feet. For commercial uses adjacent to residential uses, the minimum required side yard set-back is 15 feet & the minimum required rear yard set-back is 35 feet.

^{HHHH} For lot line dwellings, the minimum width of any individual side yard is 5 feet, and the minimum total width between structures is 20 feet.

TABLE 3.1 ~ DISTRICT USES & STANDARDS

PD-2 ~ Planned Development 2

The purpose of the PD-2 district is to provide areas of the County of not less than five hundred (500) nor more than eight hundred and fifty (850) areas which are suitable for a planned, mixed-use development with a variety of housing types and commercial uses intended to serve the immediate community. This district should be located only where approved water and sewerage are available or planned and where transportation systems are adequate.

Uses Permitted By Right

Conditional Use Permit

Accessory Dwelling	Medium Intensity Commercial Retail	Adult Day Care Center	Hotels/Motels
Bakeries	Multi-family Dwellings	Assisted living facility	Marinas
Banks	Parks & Playgrounds	Auto Service Centers	Public Facilities/Utilities**
Barber Shops	Places of Worship	Child Care Centers	Public Parking Lot
Commercial Apartments	Professional Offices	Clinics, Medical or Dental	Recreational Enterprises
Community Uses	Public Facilities/Utilities*	Clubs/Lodges/Fraternal Organ	Restaurants w/Drive-
Through			
Convenience Center	Public Works excluding wastewater	Dance Halls	Retail Food Stores greater
Convenience Stores	treatment facilities	Dwelling for Watchmen or	than 10,000 square feet
Dry Cleaners/Laundries	Recreational Facilities	Caretaker on premises	Retirement Housing
Duplex Dwellings	Restaurants w/o Drive-Through	Funeral Homes	Theaters
Farmer Market	Retail Food Stores	High Intensity Commercial Retail	Vehicle Fuel Sales
in accord with section 28-39(v)	Schools		
Florists	Schools, vocational		
General Office Uses	Single-Family Dwellings		
Gift/Antique Shops	Small Family Day Care Home		
Group Family Day Care Home	Townhouse Dwellings		
Home Occupation			
Low Intensity Commercial Retail			
Medical/Dental Offices			

Special Exception

Home Business

* but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities

** for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE 3.1 ~ DISTRICT USES & STANDARDS
PD-2 ~ Planned Development 2

Intensity

TDR developments may include:

Townhouses at up to 6.0 du/ac

Multifamily dwellings at up to 12.0 du/ac

Allocated Density ~ 3.25 du/ac

Maximum density with TDR's ~ 12.0 du/ac

Max. Floor Area Ratio ~ 1.0

Max. Floor Area (nonresidential) with TDR's Ratio ~ 0.75

Open Space Ratio ~ .25

Open Space Ratio w/TDR's ~ .20

Min. Yards

	<u>Single-Family</u>	<u>Duplex</u> ^H	<u>Townhouse</u>	<u>Multi-Family</u> ^{HH}	<u>Commercial</u> ^{HHH}
<i>Front</i>	15 feet	15 feet	15 feet	15 feet	8 feet
<i>Side</i>	0/10 feet	0/10 feet	0/30 feet	0/60 feet	0/15 feet
<i>Rear</i>	35 feet	35 feet	25 feet	0/60 feet	12/35 feet

Max. Height

	35 feet	35 feet	45 feet	45 feet	45 feet
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^H For single family and duplex structures, the minimum required side yard set-back is 0 feet and the minimum required distance between structures is 10 feet.

^{HH} For multi-family structures, the minimum set-back is 35 feet from any public right-of-way & 30 feet from any other structure.

^{HHH} For commercial uses adjacent to non-residential uses, the minimum required side yard set-back is 0 feet and the minimum rear yard set-back is 12 feet.

For commercial uses adjacent to residential uses, the minimum required side yard set-back is 15 feet & the minimum required rear yard set-back is 35 feet.

TABLE 3.1 ~ DISTRICT USES & STANDARDS
LC ~ Life Care/Retirement Community

The purpose of the LC district is to provide areas for the continuing care of elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home care, where all related uses are located on the same lot or adjacent lots (which includes lots separated by a public right-of-way). The community may include life care facilities that provide services integral to the personal and therapeutic care of the residents thereof and shall be licensed and regulated as a home for adults under Section 63.1 of the Code of Virginia as amended, or any successors legislation. Such districts are to be located only where approved water and sewerage are available and where transportation systems are adequate.

Uses Permitted By Right

Adult day care center
Assisted living facility
Community Use
Dwelling, independent living unit
Nursing Home

Conditional Use Permit

Place of Worship

Special Exception

Dwelling, employee
Home Occupation

Minimum Yards

Front 35 feet
Side 15 feet
Rear 35 feet

Intensity

Minimum gross tract size (acres) ~ 20.0
Allocated density~ 15.0 du/acre
Open Space Ratio ~ 0.35

Distance between buildings

20 feet

Max. Bldg. Height

65 feet

TABLE 3.1 ~ DISTRICT USES & STANDARDS
P-TND ~ Traditional Neighborhood Development

The purpose of the P-TND district is to provide areas of the county which are suitable for an approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian-friendly neighborhoods with a mix of uses, housing types and prices, lot sizes and density, architectural variety, a central civic building and use, a network of streets and alleys that may include on-street parallel parking, and defined development edges.

Uses Permitted By Right

Bank, lending institution w/no drive-through facility	Dwelling, single family	Push cart
Bed and Breakfast inn, up to 5 rooms	Dwelling, three-family attached	Restaurant
Bike Station	Dwelling, townhouse	Retail uses permitted by right in the B-2 zoning district
Carry out/café	Dwelling, village house	School
w/no drive-through facility	Exhibition center	School, college or university
Center for the arts	Funeral home	School, vocational
Conference center	High intensity retail uses not otherwise listed	Telecommunication antennas as an ancillary use to an existing building or structure
Convention center	Home occupation	Theater, movie/multiplex
Country inn, up to 12 rooms	Hotel	Triplex
Day care center	Instruction with studio	
Dormitory, school	Kiosk	
Duplex	Library	
Dwelling, accessory	Live/work unit	
Dwelling, atrium house	Medical, dental office	
Dwelling, attached	Medical, dental clinic	
Dwelling, carriage house	Museum	
Dwelling, condominium	Open, farmers market	
Dwelling, lot line	Outdoor pavilion	
Dwelling, multifamily	Place of worship	
Dwelling, patio house	Professional Office	
Dwelling, quadruple-attached	Public facilities for water/sewer pump stations & water tanks	
Dwelling, semi-detached	Public works	

See additional information on the reverse side /

Table 3.1 ~ District Uses & Standards ~ *P-TND ~ Traditional Neighborhood Development ~ Continued*

Conditional Use Permit

Automobile repair
Drive-through facilities
Golf course, minimum of 18 holes and
may include practice tees and golf
driving range as an accessory use only
Home Business
Hospital
Motel
Public facilities, except for water/sewer
pump stations and propane and heating fuel
distribution facilities
Substation
Telecommunication facility
Telecommunication facility other than
antennas which are ancillary to an existing
building or structure
Vehicle fuel sales

INTENSITY*

Min. Gross Tract Area/Acres~ 40 ac*
Allocated density ~ 10 du/gross tract ac
Open Space Ratio, gross tract ~ 0.25

Min. Gross Tract area with TDRs~20 ac
Allocated Density with TDRs~ 12 du/gross tract ac
Open Space Ratio with TDRs, gross tract ~ 0.20

* Except for redevelopment, provided there is no increase of impervious area greater than ten (10) percent, no minimum gross tract area/acres for such redevelopment)

**Refer to tables 3.5(a), 3.5 (b), 3.5(c), 3.5(d), 3.5(e), 3.5 (f), 3.5(g) for additional intensity regulations within specific Transect Zones