

REPEALED ZONING DISTRICTS

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Section 1. AR-1 Agricultural Residential District.

1.1 Purpose of the district. The purpose of the district is to provide for limited residential development in rural areas where such development will be:

1. Ancillary to agriculturally zoned property and agricultural operations.
2. Where properties are not suitable for agricultural use because of soil conditions, topography, location or other natural features.
3. Where development will not be in conflict with adjacent agricultural uses.

1.2 Permitted uses. A building or land shall be used for the following purposes:

1. Detached single-family dwellings.
2. Reserved. (Ord. No. 87-6, § 1, 11-18-87)
3. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges, and similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course; providing no such building is located closer than one hundred (100) feet to adjoining property lines. Practice greens and tees may accompany a standard nine (9) hole or eighteen (18) hole golf course occupying at least seventy-five (75) acres.
4. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths, and the like for normal electrical power distribution or communication service, and pipelines or conduits for electrical buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are permitted as conditional uses.
5. Military bases and appurtenances and parks operated by the United States Government or agencies of the Commonwealth of Virginia.
6. Public and private forests, wildlife reservations, similar conservation projects.
7. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.

1.3 Accessory uses.

1. Garages, guest houses, servants' quarters or domestic storage and storage buildings.
2. Recreational facilities for the use of residents.
3. Temporary mobile office trailer not to exceed one year.
4. Temporary mobile home if dwelling has been destroyed, not to exceed ninety (90) days.

5. Temporary buildings, the uses of which are incidental to construction operations during construction operation conducted on site or on an adjacent tract and which shall be removed upon completion of the project or within three (3) years whichever occurs first.
6. Home occupations in a main building except for home craft shops and retail sales businesses. (Ord. No. 93-19, § 2, 10-27-93; Ord. No. 96-09, § 2, 7-24-96)
7. Storage of a boat trailer or camp trailer or a boat not exceeding thirty-two (32) feet in length.
8. Foster care and adult family care. (Ord. No. 82-41, § 6, 1-26-83)

1.4 Uses permitted as special exceptions.

1. Archery ranges.
2. Commercial dog kennels.
3. Rifle or pistol ranges, trap or skeet ranges.
4. Sawmill for cutting timber grown off the premises.
5. Private garage for more than four (4) automobiles.
6. Cemeteries (other than private).
7. Commercial greenhouses.
8. Convalescent homes, nursing homes, or homes for the aged.
9. Day nurseries or child or adult day care centers. (Ord. No. 85-11, § 1, 8-28-85)
10. Frog or fish farm.
11. Home occupations in an accessory building except for home craft shops and retail sales businesses. (Ord. No. 86-11, § 1A, 5-28-86; Ord. No. 93-19, § 1, 10-27-93; Ord. No. 96-09, § 2, 7-24-96)
12. Public or governmental buildings and uses, including schools and fire stations.

1.5 Signs. Signs are permitted as regulated in article 7, section 3. (Ord. No. 84-12, § 1(a), (b), 10-24-84)

1.6 Lot size requirements.

	<i>Minimum Area</i>	<i>Minimum Average</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>
1. Single-family dwelling on the following proposed rights-of-way:	30,000 s.f.	1 ac.		
(a) 160 ft. rights-of-way			300	250
(b) 80 ft. rights-of-way			250	250
(c) 60 ft. rights-of-way			175	200

	<i>Minimum Area</i>	<i>Minimum Average</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>
(d) 50 ft. rights-of-way			125	200
2. All other uses	3 ac.	3 ac.	300	300

Lot width is measured at any point between the front property line and the building setback lines.

Minimum street frontage is twenty (20) feet.

Averaging lot area for single-family dwellings is permitted only in subdivisions of two (2) or more lots, in accordance with the requirements specified in title II, section 5-5-1-A. Not more than fifteen (15) percent of the lots may be less than the required average lot area. (Ord. No. 95-01, § 1, 9-27-95)

Proposed rights-of-way are those designated by the Major Thoroughfare Plan.

1.7 Yard requirements.

	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
1. All structures, unless otherwise specified, on the following proposed rights-of-way:			
(a) 160 ft. rights-of-way	100	25	40
(b) 80 ft. rights-of-way	80	25	40
(c) 60 ft. rights-of-way	60	15	40
(d) 50 ft. rights-of-way	50	15	40

Setbacks shall be measured from the highway right-of-way line as designated on the Major Thoroughfare Plan.

1.8 Height requirements. All structures unless otherwise specified: Maximum height 2½ stories, but not to exceed 35' at the eave line.

1.9 Off-street parking and loading requirements. Off-street parking and loading requirements as contained in article 7.

Section 2. AR-2 Agricultural Residential District.

2.1 Purpose of the district. The purpose of the district is to provide for limited residential development in rural areas where such development will be:

1. Ancillary to agriculturally zoned property and agricultural operations.
2. Where properties are not suitable for agricultural use because of soil conditions, topography, location or other natural features.
3. Where development will not be in conflict with adjacent agricultural uses.

2.2 Permitted uses. A building or land shall be used for the following purposes:

1. Detached single-family dwellings.
2. Agricultural operations, including horticultural, chemical, or general farming, truck gardens, cultivation of crops, raising and keeping of livestock or small animals, or similar agricultural operations.
 - (a) Any sawmill, grain dryer, commercial feed lot or hog raising operation shall be located at least three hundred (300) feet from any property line.
 - (b) Commercial slaughtering and processing of large animals such as horses, cows, pigs, etc., shall not be conducted on the premises.
3. Reserved. (Ord. No. 87-6, § 1, 11-18-87)
4. Noncommercial kennels; provided that any place for keeping more than five (5) adult dogs be at least two hundred (200) feet from any property line.
5. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges and similar activities operated as a business, but including pro shop, snack bar, locker room, driving facilities as an accessory use to a permitted golf course, provided no such building is located closer than two hundred (200) feet from any property line.
6. Utility structures, but not including buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are allowed as special exceptions.
7. Military bases and appurtenances and parks operated by the United States Government or agencies of the Commonwealth of Virginia.
8. Public and private forests, wildlife reservations, similar conservation projects.
9. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operation, but not including passenger stations, freight terminals, switching and classification yards, repair shops and other similar uses.
10. Commercial stables, provided any building is located at least three hundred (300) feet from any property line.

2.3 Accessory uses.

1. Accessory uses as follows on a farm of greater than ten (10) acres.
 - (a) Accessory structures for storage of farm equipment or sale or processing of farm products raised on premises; accessory farm buildings, including barns, tool rooms, storage and maintenance facilities, silos and other similar structures.
 - (b) Dwellings for persons employed on the premises.
2. Garages, guest houses, servants' quarters or domestic storage and storage buildings.
3. Recreational facilities for the use of residents.

4. Temporary mobile office trailer not to exceed one (1) year.
5. Temporary mobile home, if main dwelling has been destroyed, not to exceed ninety (90) days.
6. Temporary buildings, the uses of which are incidental to construction operations during construction operation conducted on site or on an adjacent tract and which shall be removed upon completion of the project or within three (3) years, whichever occurs first.
7. Home occupations in a main building except for home craft shops and retail sales businesses. (Ord. No. 93-19, § 2,10- 27-93; Ord. No. 96-09, § 2, 7-24-96)
8. Storage of a boat trailer or camp trailer or a boat not exceeding thirty-two (32) feet in length.
9. Foster care and adult family care. (Ord. No. 82-41, § 5,1-26-83)

2.4 Uses permitted as special exceptions. The following uses may be permitted as special exceptions if approved by the Board of Supervisors:

1. Archery ranges.
2. Commercial dog kennels.
3. Rifle or pistol ranges, trap or skeet ranges.
4. Sawmill for cutting timber grown off the premises.
5. Private garage for more than four (4) automobiles.
6. Cemeteries (other than private).
7. Commercial greenhouses.
8. Convalescent homes, nursing homes, or homes for the aged.
9. Day nurseries or child or adult day care centers. (Ord. No. 85-11, § 1, 8-28-85)
10. Frog or fish farms.
11. Home occupations in an accessory building except for home craft shops and retail sales businesses. (Ord. No. 86-11, § 1A, 5-28-86; Ord. No. 93-19, § 2,10-27-93; Ord. No. 96-09, § 2, 7-24-96)

Section 3. R-1 Single-Family Residential District.

3.1 Purpose of the district. The purpose of this district is to provide for low-density single-family residential development, together with such churches, recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings and, at the same time, to permit agricultural uses and preserve open spaces. These districts are located to protect existing development and contain vacant land considered appropriate for development in the future but for which only limited public services are available or planned.

3.2 Permitted uses. A building or land shall be used for the following purposes only:

1. Detached single-family dwellings.
2. Farm, truck garden, orchard, or nursery for growing or propagation of plants, trees, and shrubs, including temporary stands for seasonal sales of products raised on the premises, and cutting of trees grown on the premises, but not including sawmills and not including the raising of large animals, such as pigs, cows, horses, sheep, on a lot of less than three (3) acres, and not including the raising for sale of birds, bees, fish, rabbits, or other animals, to such an extent as to be objectionable to surrounding residences by reason of odor, dust, noise, or other factors, and provided no retail or wholesale business, office, or store is permanently maintained on the premises.
3. Reserved. (Ord. No. 87-6, § 1, 11-18-87)
4. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges and similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course, providing no such building is located closer than one hundred (100) feet to adjoining property lines. Practice greens and tees may accompany a standard nine (9) hole or eighteen (18) hole golf course occupying at least seventy-five (75) acres.
5. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths, and the like for normal electrical power distribution or communication service, and pipelines or conduits for electrical buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are permitted as conditional uses.
6. Military bases and appurtenances and parks operated by the United States Government or agencies of the Commonwealth of Virginia.
7. Public and private forests, wildlife reservations, similar conservation projects.
8. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.

3.3 Permitted accessory uses.

1. Accessory uses as follows on a farm of ten (10) acres or more:
 - (a) Accessory structures for sale or processing of farm products raised on the premises.
 - (b) Accessory, open or enclosed storage of farm materials, products or equipment.
 - (c) Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.
 - (d) Dwellings for persons permanently employed on the premises.

2. Domestic storage in main building or in an accessory building.
3. Garage, private.
4. Guest houses.
5. Home occupations in a main building except for retail sales businesses. (Ord. No. 96-09, § 2, 7-24-96)
6. Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use, and not as a business.
7. Servants' quarters.
8. Storage of a boat trailer or camp trailer or a boat not exceeding thirty-two (32) feet in length, but not in a front yard.
9. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests.
10. Signs as regulated in article 7, section 3. (Ord. No. 84-12, § 1(a), (b), 10-24-84)
11. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.
12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one commercial vehicle of not more than one ton capacity and used by the occupant of a dwelling shall be permitted as accessory.
13. The location of office or construction trailers for a period not to exceed one year.
14. Foster care and adult family care. (Ord. No. 82-41, § 7, 1-26-83)
15. Telecommunications arrays, located on an existing structure, in accordance with the requirements in article 5, section 1.3-17. (Ord. No. 01-09, § 6, 2-27-02)

3.4 Reserved. (Ord. No. 84-12, § 1(a), (b), 10-24-84)

3.5 Conditional uses. The following uses may be permitted as conditional uses if approved by the Board of Supervisors in accordance with the procedures, guides and standards of article 7 and 10:

1. Airports and landing fields, provided they shall comply with the recommendations of the Federal Aviation Agency.
2. Camps, day or boarding, private or commercial.
3. Cemetery, including a crematorium.

4. Excavation or filling, borrow pits; stripping of top soil (but not including stripping of sod), and other major excavations, other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision, or planned residential development. (Ord. No. 91-07, § 1, 4-24-91)
5. Heliport or helistop.
6. Hospitals and sanitariums, but not animal hospitals.
7. Institutions, educational or philanthropic, including museums, art galleries and libraries.
8. Private clubs.
9. Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways and playgrounds, all including accessory food sales during the hours of operation. (Ord. No. 93-25, § 1, 11-23-93)
10. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations, and transmission lines.
11. Recreation facility, private or commercially operated, such as fishing or boating lake, picnic grounds, or dude ranch, and accessory facilities, including sale of food, beverages, bait, supplies and equipment.
12. Swimming or tennis club, private, nonprofit, or commercially operated.
13. Radio or television broadcasting station or tower more than one hundred twenty-five (125) feet in height, provided construction and safety features are approved by the Administrator in accordance with applicable regulations and provided no hazard is created in an Airport Approach Zone. (Ord. No. 86-11, § 1B, 5-28-86)
14. Churches, rectories, parish houses, convents and monasteries, temples, and synagogues, or the expansion of any existing church, temple, or synagogue by more than fifty (50) percent of its floor area. (Ord. No. 87-6, § 1, 11-18-87)

3.6 Uses permitted as special exceptions. The following uses may be permitted as special exceptions if approved by the board of supervisors in accordance with the procedures, guides and standards of article 9:

1. Temporary and conditional permits for a period of two (2) years or less for the following uses:
 - (a) Archery ranges.
 - (b) Nonaccessory tents for special purposes.
 - (c) Outdoor displays or promotional activities.
 - (d) Pony rings.
 - (e) Raising for sale of birds, bees, fish, rabbits and other small animals.
 - (f) Riding academies, public stables, private stables.
 - (g) Rifle or pistol ranges, trap or skeet shooting.

- (h) Sawmill for cutting timber not grown on the premises.
- (i) Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
- 2. Other special use exception as follows:
 - (a) A private garage for more than four (4) automobiles.
 - (b) Cemetery for pets.
 - (c) Commercial greenhouses, wholesale or retail.
 - (d) Convalescent homes, nursing homes, or homes for the aged.
 - (e) Day nurseries or child or adult day care centers. (Ord. No. 85-11, § 1, 8-28-85)
 - (f) Nurseries for growing of plants, trees, and shrubs, including a building for sale of products produced on the premises.
 - (g) Home occupations in an accessory building except for home craft shops and retail sales businesses. (Ord. No. 86-11, § 1A, 5-28-86; Ord. No. 93-19, § 2, 10-27-93; Ord. No. 96-06, § 2, 7-24-96)

3.7 Lot size requirements.

		<i>Square Feet Mini- mum, Average Lot Area</i>	<i>Mini- mum, Lot Width</i>	<i>Feet Lot Depth</i>
1.	Single-Family Dwelling, with or without sewer, on the following proposed rights-of-way:	20,000	18,000	
	(a) 160 rights-of-way		250	150
	(b) 80 rights-of-way		200	150
	(c) 60 rights-of-way		125	125
	(d) 50 rights-of-way		100	125
2.	Churches, rectories, parish houses, convents and monasteries, temples and synagogues	—	1 acre	200 200

Averaging lot area for single-family dwellings is permitted only in subdivisions of two (2) or more lots, in accordance with the requirements specified in title II, section 5-5-1-A. Not more than fifteen (15) percent of the lots may be less than the required average lot area. (Ord. No. 95-01, § 1, 9-27-95)

Lot width is measured at the building line.

Minimum street frontage is twenty (20) feet.

Proposed rights-of-way are those designated by the Major Thoroughfare Plan. (Ord. No. 90-15, § 1, 7-18-90)

3.8 Yard requirements.

	<i>Front Yard</i>	<i>Minimum in Feet</i>		<i>Rear Yard</i>
		<i>Side Yard, Mini- mum</i>	<i>Side Yard, Aggre- gate</i>	
1. Single-family dwelling on the following proposed rights-of-way:				
(a) 160 ft. rights-of-way	80	20	50	25
(b) 80 ft. rights-of-way	75	20	50	25
(c) 60 ft. rights-of-way	60	10	25	25
(d) 50 ft. rights-of-way	45	10	25	25

Setbacks shall be measured from the highway right-of-way line as designated on the Major Thoroughfare Plan.

2. Other structures same or as required in district regulations.

3.9 Height requirements. Single-family dwellings and all other structures not specifically exempted in article 7:Maximum height 2½ stories, but not to exceed 35 feet.

3.10 Off-street parking and loading requirements. Off-street parking and loading requirements are contained in article 7.

Section 4. R-2 Single-Family Residential District.

4.1 Purpose of the district. The purpose of this district is to provide for low-medium density single-family residential development on smaller lots where water and sewer utilities are provided, together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. Agricultural and open uses are permitted, but generally the district is located where urbanization and full utilities and public services are planned for the reasonably near future.

4.2 Permitted uses. A building or land shall be used only for the following purposes:

1. Detached single-family dwellings.
2. Farm, truck garden, orchard, or nursery for growing or propagation of plants, trees, and shrubs, including temporary stands for seasonal sales of products raised on the premises and cutting of trees grown on the premises, but not including sawmills and not including the raising of large animals, such as pigs, cows, horses, sheep, or goats, on a lot of less than three (3) acres and not including the raising for sale of birds, bees,

fish, rabbits, or other animals to such an extent as to be objectionable to surrounding residences by reason of odor, dust, noise, or other factors, and provided no retail or wholesale business office or store is permanently maintained on the premises.

3. Reserved. (Ord. No. 87-6, § 1, 11-18-87)
4. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges, and similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course, providing no such building is located closer than one hundred (100) feet to adjoining property lines. Practice greens and tees may accompany a standard nine (9) hole or eighteen (18) hole golf course occupying at least seventy-five (75) acres.
5. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths, and the like for normal electrical power distribution or communication service, and pipelines or conduits for electrical, gas, sewer, or water service, but not including buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are permitted as conditional uses.
6. Military bases and appurtenances and parks operated by the United States Government or agencies of the Commonwealth of Virginia.
7. Public or private forests, wildlife reservations, similar conservation projects.
8. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.

4.3 Permitted accessory uses.

1. Accessory uses as follows on a farm of ten (10) acres or more:
 - (a) Accessory structures for sale or processing of farm products raised on the premises.
 - (b) Accessory, open or enclosed storage of farm materials, products, or equipment.
 - (c) Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks, and silos.
 - (d) Dwellings for persons permanently employed on the premises.
2. Domestic storage in main building or in an accessory building.
3. Garage, private.
4. Guest houses.
5. Home occupations in a main building except for retail sales businesses. (Ord. No. 96-09, § 2, 7-24-96)

6. Keeping of small animals, insects, reptiles, fish, or birds, but only for personal enjoyment or household use and not as a business.
7. Servants' quarters.
8. Storage of a boat trailer or camp trailer or a boat not exceeding thirty-two (32) feet in length but not in a front yard.
9. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests.
10. Signs as regulated in article 7, section 3. (Ord. No. 84-12, § 1(a), (b), 10-24-84)
11. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of time of such temporary buildings, whichever is sooner.
12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one commercial vehicle of not more than one ton capacity and used by the occupant of a dwelling shall be permitted as accessory.
13. The location of office or construction trailers for a period not to exceed one year.
14. Foster care and adult family care. (Ord. No. 82-41, § 8, 1-26-83)
15. Telecommunications arrays, located on an existing structure, in accordance with the requirements in article 5, section 1.3-17. (Ord. No. 01-09, § 7, 2-27-02)

4.4 Reserved. (Ord. No. 84-12, § 1(a), (b), 10-24-84)

4.5 Conditional uses. The following uses may be permitted as conditional uses if approved by the Board of Supervisors in accordance with the procedures, guides, and standards of article 7 and 10:

1. Camps, day or boarding, private or commercial.
2. Cemetery, including a crematorium.
3. Clinic or medical office building.
4. Excavation or filling, borrow pits; stripping of top soil (but not including stripping of sod), and other major excavations, other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision, or planned residential development. (Ord. No. 91-07, § 1, 4-24-91)
5. Heliport or helistop.
6. Hospitals and sanitariums, but not animal hospitals.
7. Institutions, educational or philanthropic, including museums, art galleries and libraries.
8. Private clubs.

9. Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways, and playgrounds, all including accessory food sales during the hours of operation. (Ord. No. 93-25, § 1, 11-23-93)
10. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations, and transmission lines.
11. Recreation facility, privately or commercially operated, such as fishing or boating lake, picnic grounds, or dude ranch, and accessory facilities, including sale of food, beverages, bait, supplies and equipment.
12. Swimming or tennis club, private, nonprofit, or commercially operated.
13. Radio or television broadcasting station or tower more than one hundred twenty-five (125) feet in height, provided construction and safety features are approved by the Administrator in accordance with applicable regulations and provided no hazard is created in an Airport Approach Zone. (Ord. No. 86-11, § IB, 5-28-86)
14. Churches, rectories, parish houses, convents and monasteries, temples, and synagogues, or the expansion of any existing church, temple, or synagogue by more than fifty (50) percent of its floor area. (Ord. No. 87-6, § 1, 11-18-87)

4.6 Uses permitted as special exceptions. The following uses may be permitted as special exceptions if approved by the Board of Supervisors in accordance with the procedures, guides and standards of article 9:

1. Temporary and conditional permits for a period of two (2) years or less for the following uses:
 - (a) Archery ranges.
 - (b) Nonaccessory tents for special purposes.
 - (c) Outdoor displays or promotional activities.
 - (d) Pony rings.
 - (e) Raising for sale of birds, bees, fish, rabbits and other small animals.
 - (f) Riding academies, public stables or private stables.
 - (g) Rifle or pistol ranges, trap or skeet shooting.
 - (h) Sawmill for cutting timber grown on the premises.
 - (i) Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
2. Other special use exceptions as follows:
 - (a) A private garage for more than four (4) automobiles.
 - (b) Cemetery for pets.
 - (c) Commercial greenhouses, wholesale or retail.
 - (d) Convalescent homes, nursing homes, or homes for the aged.

- (e) Day nurseries or child or adult day care centers. (Ord. No. 85-11, § 1, 8-28-85)
- (f) Nurseries for growing of plants, trees, and shrubs, including a building for sale of products produced on the premises.
- (g) Home occupations in an accessory building except for home craft shops and retail sales businesses. (Ord. No. 86-11, § 1A, 5-28-86; Ord. No. 93-19, § 2, 10-27-93; Ord. No. 96-06, § 2, 7-24-96)

4.7 Lot size requirements.

	<i>Minimum Average Lot Area</i>	<i>Square Feet Mini- mum Lot Area</i>	<i>Minimum Lot Width</i>	<i>Feet Lot Depth</i>
1. Single-family dwelling, with public water and public sewerage, on the following proposed rights-of-way:	15,000	13,000		
(a) 160 ft. rights-of-way			225	125
(b) 80 ft. rights-of-way			200	125
(c) 60 ft. rights-of-way			100	100
(d) 50 ft. rights-of-way			80	100
2. Churches, rectories, parish houses, convents and monasteries, temples and synagogues	—	1 acre	200	200

Averaging lot area for single-family dwellings is permitted only in subdivisions of two (2) or more lots, in accordance with requirements specified in title II, section 5-5-1-A. Not more than fifteen (15) percent of the lots may be less than the required average lot area. (Ord. No. 95-01, § 1, 9-27-95)

Lot width is measured at the building line. Minimum street frontage is 20 feet.

Proposed rights-of-way are those designated by the Major Thoroughfare Plan. (Ord. No. 90-15, § 1, 7-18-90)

4.8 Yard requirements.

	<i>Front Yard</i>	<i>Minimum in Feet Side Yard, Minimum</i>	<i>Side Yard, Ag- gregate</i>	<i>Rear Yard</i>
1. Single-family dwelling on the following proposed rights-of-way:				

	<i>Front Yard</i>	<i>Minimum Side Yard, Minimum</i>	<i>Minimum in Feet Side Yard, Ag- gregate</i>	<i>Rear Yard</i>
(a) 160 ft. rights-of-way	70	20	50	25
(b) 80 ft. rights-of-way	60	20	50	25
(c) 60 ft. rights-of-way	45	10	25	25
(d) 50 ft. rights-of-way	35	10	25	25

Setbacks shall be measured from the highway right-of-way line as designated on the Major Thoroughfare Plan.

2. Other structures same or as required in district regulations.

4.9 Height requirements. Single-family dwellings and all other structures not specifically exempted in article 7:Maximum height 2V2 stories but not to exceed 35 feet.

4.10 Off-street parking and loading requirements. Off-street parking and loading requirements are contained in article 7.

Section 5. R-3 Single-Family Residential District.

5.1 Purpose of the district. The purpose of this district is to provide for low-medium density single-family residential development on smaller lots where water and sewer utilities are provided, together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. Agricultural and open uses are permitted, but generally the district is located where urbanization and full utilities and public services are planned for the reasonably near future.

5.2 Permitted uses. A building or land shall be used only for the following purposes:

1. Detached single-family dwellings.
2. Any use permitted in the R-2 Single-Family Residential District.

5.3 Permitted accessory uses.

1. Any accessory use permitted in the R-2 Single-Family Residential District.

5.4 Signs. Signs are permitted as regulated in article 7, section 3. (Ord. No. 84-12, § 1(a), (b), 10-24-84)

5.5 Conditional uses. The following uses may be permitted as conditional uses if approved by the Board of Supervisors in accordance with the procedures, guides and standards of article 7 and 10:

1. Business or professional office buildings.
2. Clinic or medical office buildings.

3. Excavation or filling, borrow pits; stripping of top soil (but not including stripping of sod), and other major excavations, other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision, or planned residential development. (Ord. No. 91-07, § 1, 4-24-91)
4. Heliport or helistop.
5. Hospitals and sanitariums, but not animal hospitals.
6. Institutions, educational or philanthropic, including museums, art galleries and libraries.
7. Private clubs.
8. Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways, and playgrounds, all including accessory food sales during the hours of operation. (Ord. No. 93-25, § 1, 11-23-93)
9. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines.
10. Swimming or tennis club, private, nonprofit, or commercially operated.
11. Radio or television broadcasting station or tower more than one hundred twenty-five (125) feet in height, provided construction and safety features are approved by the Administrator in accordance with applicable regulations and provided no hazard is created in an Airport Approach Zone. (Ord. No. 86-11, § IB, 5-28-86)
12. Churches, rectories, parish houses, convents and monasteries, temples, and synagogues, or the expansion of any existing church, temple, or synagogue by more than fifty (50) percent of its floor area. (Ord. No. 87-6, § 1, 11-18-87)

5.6 Uses permitted as special exception The following uses may be permitted as special exceptions if approved by the Board of Supervisors in accordance with the procedures, guides and standards of article 9:

1. Nonaccessory tents for special purposes.
2. Outdoor displays or promotional activities.
3. Raising for sale of birds, bees, fish, rabbits, and other small animals.
4. Buildings for use as a sales or rental office for an approved real estate development or subdivision.
5. A private garage for no more than four (4) automobiles.
6. Day nurseries or child or adult day care centers. (Ord. No. 85-11, § 1, 8-28-85)
7. Nurseries for growing of plants, trees, and shrubs, including a building for sale of products produced on the premises.

8. Home occupations in an accessory building except for home craft shops and retail sales businesses. (Ord. No. 86-11, § 1A, 5-28-86; Ord. No. 93-19, § 2, 10-27-93; Ord. No. 96-09, § 2, 7-24-96)

5.7 Lot size requirements.

	<i>Mini- mum, Av- erage Lot Area</i>	<i>Square Feet Mini- mum Lot Area</i>	<i>Mini- mum, Lot Width</i>	<i>Feet Lot Depth</i>
1. Single-family dwelling, with public water and public sewerage, on the following proposed rights-of-way:	10,000	8,000		
(a) 160 ft. rights-of-way			175	175
(b) 80 ft. rights-of-way			150	125
(c) 60 ft. rights-of-way			100	100
(d) 50 ft. rights-of-way			80	100

Averaging lot area for single-family dwellings is permitted only in subdivisions of two (2) or more lots, in accordance with the requirements specified in title II, section 5-5-1-A. Not more than fifteen (15) percent of the lots may be less than the required average lot area. (Ord. No. 95-19, § 1, 9-27-95)

Lot width is measured at the building line.

Minimum street frontage is twenty (20) feet.

Proposed rights-of-way are those designated by the Major Thoroughfare Plan.

2. Churches, rectories, parish houses, convents and monasteries, temples and synagogues: Minimum lot area, one acre; minimum lot width, two hundred (200) feet; minimum lot depth, two hundred (200) feet. (Ord. No. 87-6, § 1, 11-18-87; Ord. No. 90-15, § 1, 7-18-90)

5.8 Yard requirements.

	<i>Front Yard</i>	<i>Minimum in Feet Side Yard, Minimum</i>	<i>Side Yard, Ag- gregate</i>	<i>Rear Yard</i>
1. Single-family dwelling on the following proposed rights-of-way:				
(a) 160 ft. rights-of-way	65	15	40	25
(b) 80 ft. rights-of-way	55	15	40	25
(c) 60 ft. rights-of-way	40	10	25	25

		<i>Minimum in Feet</i>		
	<i>Front</i>	<i>Side</i>	<i>Side</i>	
	<i>Yard</i>	<i>Yard, Minimum</i>	<i>Yard, Aggregate</i>	<i>Rear Yard</i>
(d) 50 ft. rights-of-way	30	10	25	25

2. Other structures same or as required in district regulations.

Setbacks shall be measured from the highway right-of-way line as designated on the Major Thoroughfare Plan.

5.9 Height requirements. Single-family dwellings and all other structures not specifically exempted in article 7: Maximum height 3 stories but not to exceed 35 feet.

5.10 Off-street parking and loading requirements. Off-street parking and loading requirements are contained in article 7.

5.11 Provisions for increase in density. The number of dwelling units permitted may be increased in accordance with the following schedule up to a maximum total increase of twenty-five (25) percent, if the Planning Commission finds that the character of the development and the amenities incorporated in the development warrant such increases. Percentages of increase are to be applied individually and treated as additive, not compounded. This increase applies only to lot area.

<i>Maximum Percentage Increase</i>	<i>Design Element</i>
2%	Excellence in use of existing topography and/or land recontouring.
2%	Excellence in siting buildings and building groupings.
2%	Provision in design for courtyards, gardens and patios.
1%	Excellence in pedestrian way treatment.
4%	Excellence in quality and amount of tree and shrub planting, including peripheral and interior screen planting and fencing, landscaping in parking lots, and use of existing trees in the landscape plan.
3%	Lakes and water features.
4%	Use of sculpture, fountains, reflecting pools and similar features in design.
15%	Recreational facilities, not to exceed five (5) percent each for swimming pools, tennis courts and community center building or club.

The Planning Commission may permit increases in number of dwelling units comparable to the schedule above and in appropriate cases for dedication of public sites for such facilities as schools, parks and public buildings where such sites are located in accordance with the Comprehensive Plan.

5.12 Site plan review. A site plan review shall be required as set forth in article 7.

Section 6. R-4 Residential Cluster Development District.

6.1 Statement of intent. It is the purpose of this district to encourage a variety of housing types and arrangements, to insure a suitable environment for family life and recreation, and to provide for higher residential densities as might be appropriate for areas served by public water and sewer systems.

6.2 Permitted uses. A building or land shall be used only for the following purposes:

1. Dwellings, both attached and detached.
2. Any other use as regulated in the RS District. (Ord. No. 85-3, § 1, 4-25-85; Ord. No. 99-04, § 5, 2-9-00)

6.3 Accessory uses permitted.

1. Swimming pools, recreational and athletic facilities, community buildings and other similar related improvements for the common use of occupants of the development and their guests.
2. Other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.
3. The location of office or construction trailers for a period not to exceed one year.
4. Foster care and adult family care. (Ord. No. 82-41, § 9, 1-26-83)
5. Telecommunications arrays, located on an existing structure, in accordance with the requirements in article 5, section 1.3-17. (Ord. No. 01-09, § 8, 2-27-02)
6. Family day homes. (Ord. No. 06-18, § 7, 1-10-07)

6.4 Density of cluster lots.

1. Density of cluster lots shall not be more than eight (8) lots per net acre, with no more than twenty-five (25) percent coverage of net acreage.
2. The number of dwelling units permitted may be increased in accordance with the following schedule up to a maximum total increase of twenty-five (25) percent, if the Planning Commission finds that the character of the development and the amenities incorporated in the development warrant such increases. Percentages of increase are to be applied individually and treated as additive, not compounded. (Apply to density and coverage)

*Maximum
Percentage
Increase*

Design Element

- | | |
|----|---|
| 2% | Excellence in uses of existing topography and/or land recontouring. |
| 2% | Excellence in siting buildings and building groupings. |
| 2% | Provision in design for courtyards, gardens and patios. |

<i>Maximum Percentage Increase</i>	<i>Design Element</i>
1%	Excellence in pedestrian way treatment.
4%	Excellence in quality and amount of tree and shrub planting, including peripheral and interior screen planting and fencing, landscaping in parking lots, and use of existing trees in the landscape plan.
3%	Lakes and water features.
4%	Use of sculpture, fountains, reflecting pools and similar feature in design.
15%	Recreational facilities, not to exceed five (5) percent each for swimming pools, tennis courts and community center building or club.

The Planning Commission may permit increases in number of dwelling units comparable to the schedule above and in appropriate cases for dedication of public sites for such facilities as schools, parks and public buildings where such sites are located in accordance with the Comprehensive Plan.

6.5 Minimum lot size.

1. Each townhouse lot shall have a minimum width of twenty (20) feet.
2. Each townhouse lot shall have a minimum lot area of eight hundred (800) square feet.
3. For a public building or facility, the minimum lot area shall be the area necessary to accommodate the use, any accessory use, and any required buffers, screening or access to the public building or facility. (Ord. No. 04-19, § 4, 6-23-04)

6.6 Setback requirements. The minimum setback for any building shall be as follows:

- (a) From a public street with a right-of-way of fifty (50) feet or greater:
 - (1) Thirty-five (35) feet from an existing public street, where the street is not an integral part of the internal road network of the project; or
 - (2) Fifteen (15) feet from any other such public street.
- (b) From a public street with a right-of-way of less than fifty (50) feet:
 - (1) Eighty (80) feet measured from the center line of an existing road, where the street is not an integral part of the internal road network of the project; or
 - (2) Forty (40) feet measured from the center line of the road for any other such public street.

(c) From a private road constructed to state standards:

(1) Fifteen (15) feet from the nearest boundary of the right-of-way, provided the right-of-way is sufficient in size to permit construction of the private road and to locate any appurtenant drainage, utility, or other feature required to provide safe and adequate public access and to permit maintenance of such features, or

(2) In all other cases, forty (40) feet measured from the center line of the private road.

(Ord. No. 04-21, § 1, 10-27-04)

6.7 Yard area requirements.

1. Each townhouse unit shall have a minimum private yard area of at least eight hundred (800) square feet, at least six hundred (600) square feet of which must be contiguous.
2. The minimum separation between adjacent buildings shall be thirty (30) feet.
3. The minimum distance from any property line shall be fifteen (15) feet.

6.8 Building height. Townhouses may have a minimum building height of thirty-five (35) feet.

6.9 Architectural treatment.

- [1.] Not more than ten (10) townhouse dwelling units may be continuously connected with an overall average of not more than eight (8) units continuously connected.
- [2.] Not more than three (3) abutting townhouses may have the same or essentially the same architectural facades and treatment of facing materials. Variations may be achieved by material textures or sculptural effects. In addition, a variation in setbacks of not less than two (2) feet for each three (3) units shall be required.

6.10 Party wall. A party wall shall separate each townhouse unit.

6.11 Utilities. Townhouses may be constructed only on properties served by central sewerage and water systems.

6.12 Parking.

1. A minimum of two (2) parking spaces per townhouse shall be provided either on the individual lots or within group parking area.
2. A minimum of one parking space per three (3) townhouses shall be provided in a lighted parking area for the storage of boats, utility trailers, campers and similar vehicles. Such parking area shall be surface treated and be served by the water system.

6.13 Accessory buildings.

1. Attached carports and attached garages not to exceed one story may be provided in the rear or front yard or in the group parking area. Other accessory buildings shall be attached to the main unit and located in the rear yard only.

2. Total area of all accessory buildings shall not exceed twenty-five (25) percent of the private yard area.

6.14 Pedestrian ways and public access easements. Pedestrian ways on public access easements shall be located in the common area.

6.15 Common areas. Common areas shall be maintained by, and be the sole responsibility of, the developer/owner of the townhouse development until such time as the developer/owner conveys such common area to a nonprofit corporate owner whose members shall be all of the individual owners of townhouses in the townhouse development. Said land shall be conveyed to, and be held by, said nonprofit corporate owner solely for recreational and parking purposes of the individual townhouse lots in the townhouse development. In the event of such conveyance by the developer/owner to a nonprofit corporate owner, deed restrictions and covenants, in form and substance satisfactory to the County Attorney for the County of Hanover, Virginia, shall be adhered to without exception, and shall provide that any assessments, charges, and cost of the maintenance of such common areas shall constitute a pro rata lien upon the individual townhouse lots, inferior in lien and dignity only to taxes and bona fide duly recorded first deeds of trust upon each townhouse lot.

6.16 Recreation area. Recreation areas shall be provided in all townhouse developments in proportion to the scale of development at the rate of five hundred (500) square feet of developed recreation area per unit for the first two hundred (200) units and all thereafter at the rate of two hundred fifty (250) square feet of developed recreation area per each additional unit.

6.17 Development standards and procedures. The following requirements and procedures shall apply within the R-4 District:

1. *Conceptual plan.* The property shall be developed and improvements including landscaping installed in substantial conformity with a conceptual plan (the "plan") approved by the board of supervisors as part of the approval of the district. The plan shall be on sheets no larger than twenty-four (24) inches by thirty-six (36) inches in size and shall include the following information:
 - a. The proposed title of the project and the name of the engineer, architect, designer, and/or landscape architect, and the owner and/or developer.
 - b. The northpoint, scale, and date. The scale of the plan shall be as follows:
 - (1) For projects containing more than two hundred (200) acres, not more than two hundred (200) feet to one inch.
 - (2) For projects containing fifty (50) to two hundred (200) acres, not more than one hundred (100) feet to one inch.
 - (3) For projects containing less than fifty (50) acres, not more than fifty (50) feet to one inch.
 - c. Zoning and zoning district boundaries, both existing and proposed.
 - d. Vicinity sketch, at a scale no greater than 1":2000'.
 - e. Proposed lot lines.

- f. Topography, at an interval of two (2) feet.
 - g. Proposed elevations for all structures shall be provided.
 - h. Public and private roads and trails, utility and other easements and rights-of-way, pedestrian paths, public land, land protected under conservation easements, buildings, utilities, drainage ditches, and other man-made improvements.
 - i. Aquifer recharge areas, based on available published information (from USGS maps or other sources approved by the county).
 - j. The location of ponds, streams, and natural drainage swales, and one hundred-year floodplains, as well as all resource protection areas as defined under the Chesapeake Bay Preservation requirements and slopes of thirty-five (35) percent or greater.
 - k. Locations of all historic structures, features, and sites on the tract, such as, but not limited to, those identified in the Hanover County Historic Site Survey (including those on any contiguous tract), abandoned roads, cemeteries, and military earthworks. All features to be preserved shall be shown and so noted on the plan.
 - l. Location and description of all proposed improvements. The descriptions shall include, in the case of structures, elevations with specification of materials, height and other dimensions.
 - m. Existing natural features on the property, including tree masses, based on available published information (from County GIS maps or other sources approved by the County), and a depiction of any proposed alterations.
2. *Site plan review.* Where individual lots are not being created for each residential unit, site plan review shall be required as set forth in article 7.
(Ord. No. 04-21, § 2, 10-27-04)

6.18 Conditional uses. Any conditional use permitted in the A-1 Agricultural District, except home craft shops. (Ord. No. 84-5, § 1, 4-25-85)

Section 7. R-5 Multiple-Family Residential Districts.

7.1 Purpose of the district. The purpose of this district is to encourage variety in housing types and provide for residential densities as might be appropriate for relatively spacious garden apartment or townhouse developments in areas appropriately located for such use, which areas are served by sanitary sewers and public water systems and which are well located with respect to major thoroughfares, shopping facilities, and centers of employment. Population density and height of buildings are low enough to be generally compatible with single-family residential development in the same general neighborhood. Permitted community facilities are the same as for the single-family residential districts.

7.2 Permitted uses. A building or land shall be used only for the following:

- 1. Multiple-family dwellings.

2. Telecommunications towers and related facilities that do not exceed fifty (50) feet in height, in accordance with the standards set forth in article 7, section 14.
3. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, utility cabinets and pedestals, and the like for normal electrical power distribution or communication service, pipelines or conduits for electrical buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are permitted as conditional uses, and pipelines, conduits and transmission lines located within the Suburban Service Area as depicted on the Phased Suburban Development Plan in the Hanover County Comprehensive Plan and used to connect to the public water and sewer system owned by the County.

Where a utility cabinet or pedestal is located above ground and outside the public right-of-way, it shall be (1) located so that it does not interfere with the normal flow of pedestrian and motor vehicle traffic, and (2) screened from view from residences and public rights-of-way with evergreen plant material that is at least the height of the utility cabinet or pedestal. Screening shall not be required for (a) single stand-alone utility cabinets or pedestals that do not exceed four feet in height and do not have a footprint area in excess of six square feet, and (b) a single means of access to a utility cabinet or pedestal, provided the means of access is located so as to minimize visibility of the utility cabinet or pedestal from residences and public rights-of way.

(Ord. No. 99-04, § 6, 2-9-00; Ord. No. 07-06, § 6, 7-25-07; Ord. No. 07-13, § 14, 9-12-07)

7.3 Permitted accessory uses.

1. Any accessory use permitted in the R-4 Single-Family Residential District.
 2. An office located in a main building for administration of a multi-family development containing ten (10) or more dwelling units.
 3. A laundry room(s) for use of occupants of a multiple-family dwelling development.
 4. Coin-operated vending machines for candy, tobacco, ice, soft drinks, and sundries, inside a building(s) with ten (10) or more dwelling units and for the use of occupants of a multiple-family dwelling development.
 5. The location of office or construction trailers for a period not to exceed one year.
- (Ord. No. 04-02, § 4, 5-12-04; Ord. No. 07-06, § 7, 7-25-07)

7.4 Signs. Signs are permitted as regulated in article 7, section 3.

7.5 Conditional uses.

1. Bus terminals (waiting area only).
2. Business or professional office buildings.
3. Clinic or medical office buildings.

4. Excavation or filling, borrow pits; stripping of top soil (but not including stripping of sod), and other major excavations, other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision, or planned residential development.
5. Heliport and helistop.
6. Hospitals and sanitariums, but not animal hospitals.
7. Institutions, educational or philanthropic, including museums, art galleries and libraries.
8. Private clubs.
9. Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways, and playgrounds, all including accessory food sales during the hours of operation.
10. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations, and transmission lines not otherwise allowed as a permitted accessory use.
11. Store for sale of food, tobacco, and sundries not exceeding one thousand (1,000) square feet of total floor area inside a multiple-family dwelling and primarily for the convenience of residents of a multiple-family development containing one hundred (100) or more dwelling units.
12. Swimming or tennis club, private, nonprofit, or commercially operated.
13. Radio or television broadcasting station or tower more than one hundred twenty-five (125) feet in height, provided construction and safety features are approved by the Administrator in accordance with applicable regulations and provided no hazard is created in an Airport Approach Zone.

(Ord. No. 04-02, § 5, 5-12-04)

7.6 Uses permitted as special exceptions. The following uses may be permitted as special exceptions if approved by the board of supervisors in accordance with the procedures, guides and standards of articles 7 and 9:

1. Nonaccessory tents for special purposes.
2. Outdoor displays or promotional activities.
3. Raising for sale of birds, bees, fish, rabbits, and other small animals.
4. Buildings for use as a sales or rental office for an approved real estate development or subdivision.
5. A private garage for more than four (4) automobiles.
6. Convalescent homes, nursing homes, or homes for the aged.
7. Day nurseries or child or adult day care centers.

8. Nurseries for growing of plants, trees, and shrubs, including a building for sale of products produced on the premises.
9. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards set forth in article 7, section 14.

(Ord. No. 07-13, § 15, 9-12-07)

7.7 Lot size requirements.

	<i>Minimum Average</i>	<i>Square Feet Minimum</i>	<i>Minimum Lot Width</i>	<i>Feet Lot Depth</i>
1. Two-family dwelling with central water and central sewerage	8,000	5,000	65	100
With central water system and individual sewerage	15,000	15,000	100	125
With individual water system and individual sewerage	20,000	18,000	100	125

Averaging lot area for single-family dwellings is permitted only in subdivisions of two (2) or more lots, in accordance with the requirements specified in title II, section 5-5-1-A. Not more than fifteen (15) percent of the lots may be less than the required average lot area.

Lot width is measured at the building line.

Minimum street frontage is twenty-five (25) feet.

See article 7 for special regulations on sale of dwelling units of a two-family dwelling. If units are to be sold separately, minimums for average lot area and lot width are one-half of values above.

2. Three-family or more public water and sewerage: Density shall be no more than fourteen (14) units per net acre with no more than thirty (30) percent coverage of the net acreage. The number of dwelling units permitted may be increased in accordance with the following schedule up to a maximum total increase of twenty-five (25) percent, if the Planning Commission finds that the character of the development warrants such increases. Percentages of increase are to be applied individually and treated as additive, not compounded.

Maximum Percentage

Increase

Design Element

2%	Excellence in uses of existing topography and/or land recontouring.
2%	Excellence in siting building and building groupings.
2%	Provision in design for courtyards, gardens and patios.

Maximum Percentage

Increase

Design Element

1%	Excellence in pedestrian way treatment.
4%	Excellence in quality and amount of tree and shrub planting, including peripheral and interior screen planting and fencing, landscaping in parking lots, and use of existing trees in the landscape plan.
3%	Lakes and water features.
4%	Use of sculpture, fountains, reflecting pools and similar feature in design.
15%	Recreational facilities, not to exceed five (5) percent each for swimming pools, tennis courts and community center building or club.

The Planning Commission may permit increase in number of dwelling units comparable to the schedule above and in appropriate cases for dedication of public sites for such facilities as schools, parks and public buildings where such sites are located in accordance with the Comprehensive Plan.

3. For a public building or facility, the minimum lot area shall be the area necessary to accommodate the use, any accessory use, and any required buffers, screening or access to the public building or facility. (Ord. No. 04-19, § 5, 6-23-04)

7.8 Yard requirements.

1. The minimum setback for any building shall be as follows:
 - (a) From a public street with a right-of-way of fifty (50) feet or greater:
 - (1) Thirty-five (35) feet from an existing public street, where the street is not an integral part of the internal road network of the project; or
 - (2) Fifteen (15) feet from any other such public street.
 - (b) From a public street with a right-of-way that is less than fifty (50) feet:
 - (1) Eighty (80) feet measured from the center line of an existing road, where the street is not an integral part of the internal road network of the project; or
 - (2) Forty (40) feet measured from the center line of the road for any other such public street.
 - (c) From a private road constructed to state standards:
 - (1) Fifteen (15) feet from the nearest boundary of the right-of-way, provided the right-of-way is sufficient in size to permit construction of the private road and to locate any appurtenant drainage, utility, or other feature required to provide safe and adequate public access and to permit maintenance of such features; or
 - (2) In all other cases, forty (40) feet measured from the center line of the private road.

2. The minimum separation between adjacent buildings shall be thirty (30) feet.
3. The minimum distance from any property line shall be fifteen (15) feet.
(Ord. No. 04-21, § 3, 10-27-04)

7.9 Height restrictions. The following height restrictions shall apply in this district:

1. Telecommunications towers and related facilities:
 - a. Permitted by right: shall not exceed fifty (50) feet.
 - b. Permitted with a special exception: shall not exceed one hundred (100) feet.
2. Single-family dwellings and all other structures not specifically exempted in article 7 shall not exceed a height of three (3) stories or thirty-five (35) feet, whichever is less.
(Ord. No. 07-13, § 16, 9-12-07)

7.10 Off-street parking and loading requirements. Off-street parking and loading requirements are contained in article 7.

7.11 Architectural treatment.

1. Garden apartments: Not more than two (2) adjacent garden apartment buildings may have the same or essentially the same architectural facades and treatment of facing materials. Variations may be achieved by material textures or sculptural effects.
2. Townhouse apartments: Not more than ten (10) townhouse dwelling units may be continuously connected with an overall average of not more than eight (8) units continuously connected. Not more than three (3) abutting townhouses may have the same or essentially the same architectural facades and treatment of facing materials. Variations may be achieved by material textures or sculptural effects. In addition, a variation in setbacks of not less than two (2) feet for each three (3) units shall be required.

7.12. Development standards and procedures. The following requirements and procedures shall apply within the R-5 District:

1. *Conceptual plan.* The property shall be developed and improvements including landscaping installed in substantial conformity with a conceptual plan (the "plan") approved by the board of supervisors as part of the approval of the district. The plan shall be on sheets no larger than twenty-four (24) inches by thirty-six (36) inches in size and shall include the following information:
 - a. The proposed title of the project and the name of the engineer, architect, designer, and/or landscape architect, and the owner and/or developer.
 - b. The northpoint, scale, and date. The scale of the plan shall be as follows:
 - (1) For projects containing more than two hundred (200) acres, not more than two hundred (200) feet to one inch.
 - (2) For projects containing fifty (50) to two hundred (200) acres, not more than one hundred (100) feet to one inch.

- (3) For projects containing less than fifty (50) acres, not more than fifty (50) feet to one inch.
 - c. Zoning and zoning district boundaries, both existing and proposed.
 - d. Vicinity sketch, at a scale no greater than 1":2000'.
 - e. Proposed lot lines.
 - f. Topography, at an interval of two (2) feet.
 - g. Proposed elevations for all structures shall be provided.
 - h. Public and private roads and trails, utility and other easements and rights-of-way, pedestrian paths, public land, land protected under conservation easements, buildings, utilities, drainage ditches, and other man-made improvements.
 - i. Aquifer recharge areas, based on available published information (from USGS maps or other sources approved by the county).
 - j. The location of ponds, streams, and natural drainage swales, and one hundred-year floodplains, as well as all resource protection areas as defined under the Chesapeake Bay Preservation requirements and slopes of thirty-five (35) percent or greater.
 - k. Locations of all historic structures, features, and sites on the tract, such as, but not limited to, those identified in the Hanover County Historic Site Survey (including those on any contiguous tract), abandoned roads, cemeteries, and military earthworks. All features to be preserved shall be shown and so noted on the plan.
 - l. Location and description of all proposed improvements. The descriptions shall include, in the case of structures, elevations with specification of materials, height and other dimensions.
 - m. Existing natural features on the property, including tree masses, based on available published information (from County GIS maps or other sources approved by the County), and a depiction of any proposed alterations.
 - 2. *Site plan review.* Where individual lots are not being created for each residential unit, site plan review shall be required as set forth in article 7.
- (Ord. No. 04-21, § 4, 10-27-04)

7.13 Utilities. Multi-family units may be constructed only on properties served by central sewer and water systems.

7.14 Recreation areas. Recreation areas shall be provided in all multi-family developments totaling more than ten (10) units in proportion to the rate of development at the rate of five hundred (500) square feet of developed recreation area per unit for the first two hundred (200) units and all thereafter at the rate of two hundred fifty (250) square feet of developed recreation area per each additional unit. (Ord. No. 84-12, § 1(a), (b), 10-24-84; Ord. No. 85-11, § 1, 8-28-85; Ord. No. 86-11, §§ 1A, 1B, 5-28-86; Ord. No. 90-15, § 2, 7-18-90; Ord. No. 91-07, § 1, 4-14-91; Ord. No. 93-25, § 1, 11-23-93; Ord. No. 95-01, § 1, 9-27-95)

Section 8. R-6 Residential Mobile Homes District.

8.1 Purpose of the district. The purpose of this district is to provide for well-designed mobile home parks and to establish basic standards which will determine the character of this land use and its effect on surrounding properties. Single-family residential development is permitted as an alternative to mobile home park use.

8.2 Permitted uses. A building or land shall be used only for the following purposes:

1.1. Mobile home park, provided:

- (a) That the mobile home park shall comply with all sanitary and other requirements prescribed by law or regulation.
- (b) That access to the mobile home park shall not be from a minor residential street, that number and location of access drives shall be controlled for traffic safety and protection of surrounding properties, that no mobile home space shall be designed for direct access to a street outside the boundaries of the park and that the interior access drives shall be properly lighted and at least thirty (30) feet in width, hard surfaced and maintained at least twenty (20) feet in width in accord with applicable county specifications and ordinances.
- (c) That the topography of the site be such as to facilitate rapid drainage and that adequate drainage facilities be provided.
- (d) That the design evidences a reasonable effort to preserve the natural amenities of the site.
- (e) The minimum width and/or depth of the mobile home park shall be two hundred (200) feet and a minimum total area of the park shall be five (5) acres, including one-half ($\frac{1}{2}$) the width of bordering streets, except that minimum area may be two (2) acres where the proposed park is to be located adjacent to an existing mobile home park containing an area of five (5) acres or more.
- (f) No mobile home sites shall be offered for sale or sold.
- (g) All utility lines shall be underground, including electrical wiring and telephone lines.
- (h) The mobile home park shall be surrounded by a landscaped or wooded strip of open space at least fifty (50) feet wide along the street frontage with an arterial street or major highway and at least twenty-five (25) feet wide along all other lot lines or street frontage.
- (i) Each mobile home site shall be provided with individual water and sewer connections to central sewer and water systems. Such water and sewer facilities shall be subject to approval and inspection by the health official and may be either public facilities or privately owned sewer and water systems, but in either case shall be designed to serve the entire mobile home park.
- (j) Each mobile home site shall be provided with electrical outlets installed in accordance with the National Electrical Code.

- (k) The open space beneath the unit shall be skirted with approved material in accordance with the requirements of the administrator.
- 1.2. No existing mobile home park shall be enlarged or extended unless the entire park is made to conform substantially to all requirements for a new mobile home park.
- 1.3. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, utility cabinets and pedestals, and the like for normal electrical power distribution or communication service, pipelines or conduits for electrical buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are permitted as conditional uses, and pipelines, conduits and transmission lines located within the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan and used to connect to the public water and sewer system owned by the county.

Where a utility cabinet or pedestal is located above ground and outside the public right-of-way, it shall be (1) located so that it does not interfere with the normal flow of pedestrian and motor vehicle traffic, and (2) screened from view from residences and public rights-of-way with evergreen plant material that is at least the height of the utility cabinet or pedestal. Screening shall not be required for (a) single stand-alone utility cabinets or pedestals that do not exceed four feet in height and do not have a footprint area in excess of six square feet, and (b) a single means of access to a utility cabinet or pedestal, provided the means of access is located so as to minimize visibility of the utility cabinet or pedestal from residences and public rights-of way.

- 1.4 Telecommunications towers and related facilities that do not exceed fifty (50) feet in height, in accordance with the standards set forth in article 7, section 14.
(Ord. No. 99-04, § 7, 2-9-00; Ord. No. 04-02, § 6, 5-12-04; Ord. No. 07-06, § 8, 7-25-07; Ord. No. 07-13, § 17, 9-12-07)

8.3 Permitted accessory uses.

- 1. For uses permitted in the R-2 Single-Family Residential District, those accessory uses permitted in the R-2 Single-Family Residential District.
- 2. For individual mobile home sites, one awning or porch, and one storage building, all of materials and construction acceptable in accordance with sound building practices and not extending closer than five (5) feet to the boundaries of the individual mobile home site.
- 3. For the mobile home park, management headquarters, recreational facilities, community building, toilets, showers, coin-operated laundry facilities and vending machines, and other uses and structures customarily incidental to operation of a mobile home park.
- 4. Small grocery store, restaurant, beauty shop, barber shop, laundry and dry cleaning, and other similar convenience establishments, provided:
 - (a) Such establishments and parking areas primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.

- (b) Such establishments shall be restricted in their use to occupants of the park.
- (c) Such establishments shall present to visible evidence of their commercial character which would attract customers other than occupants of the park.
- 5. The location of office or construction trailers for a period not to exceed one year.
- 6. Foster care and adult family care. (Ord. No. 82-41, § 10, 1-26-83)
- 7. Family day homes. (Ord. No. 06-18, § 8, 1-10-07)

8.4 Signs. Signs are permitted as regulated in article 7, section 3. (Ord. No. 84-12, § 1(a), (b), 10-24-84)

8.5 Conditional uses. The following uses may be permitted as conditional uses if approved by the Board of Supervisors in accordance with the procedures, guides and standards of articles 7 and 10:

- 1. Any conditional use permitted in the R-2 Single-Family Residential District.

8.6 Uses permitted as special exceptions. The following uses may be permitted as special exceptions if approved by the board of supervisors in accordance with the procedures, guides and standards of articles 7 and 9:

- 1. Any special exception permitted in the R-2 Single-Family Residential District.
- 2. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards set forth in article 7, section 14.
(Ord. No. 07-13, § 18, 9-12-07)

8.7 Lot size requirements.

- 1. For uses permitted in the R-2 Single-Family Residential District, the lot size requirements are the same as for that district.
- 2. In a mobile home park:
 - (a) The minimum area for a mobile home site for parking one mobile home shall be four thousand (4,000) square feet with no dimension less than forty (40) feet, and with corners of each site visibly marked and numbered by a permanent marker. No more than one mobile home shall be parked on any one site.
 - (b) In addition to the requirements of (a) above, an open space or spaces accessible to all mobile home occupants and suitable for use as recreational land area shall be provided within the mobile home park at a ratio of a minimum of two hundred (200) square feet of recreational area per mobile home site in such park.
- 3. For a public building or facility, the minimum lot area shall be the area necessary to accommodate the use, any accessory use, and any required buffers, screening or access to the public building or facility. (Ord. No. 04-19, § 6, 6-23-04)

8.8 Yard requirements.

1. For uses permitted in the R-2 Single-Family Residential District, the yard requirements are the same as for that district.
2. In a mobile home park, no mobile home shall be parked closer than fifteen (15) feet to any other mobile home, property line or building and no part of a mobile home shall extend closer than five (5) feet to the boundaries of the individual mobile home site.

8.9 Height restrictions.

Maximum Height

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| 1. | Single-family dwellings and all other structures except mobile homes and those specifically exempted in article 7. | 2½ stories but not to exceed 35 feet. |
| 2. | Mobile home park. | 15 feet. |
| 3. | Telecommunications towers and related facilities. | As a permitted use: shall not exceed fifty (50) feet; as a special exception: shall not exceed one hundred (100) feet. |

(Ord. No. 07-13, § 19, 9-12-07)

8.10 Off-street parking and loading requirements.

1. At least two (2) off-street parking spaces shall be provided on each mobile home site, and in addition off-street parking spaces for automobiles shall be provided in the ratio of one-half space per mobile home in locations convenient to groups of homes. No parking shall be permitted on the street.
2. Additional off-street parking and loading requirements are contained in article 7.