

ARTICLE 6. RESIDENTIAL, RURAL, DISTRICT R-R

Sec. 15-131 Statement of intent

This district is intended to provide limited residential development in areas of the county designated on the comprehensive plan as rural enhancement areas. These areas exhibit a rural character with low density residential, agricultural, forest, or other uses in areas not planned for public or central utilities. Residential uses have a minimum lot size of five acres, and developments should include a significant amount of open space, limit the amount of grading and native plant removal, and create minimal visual and other adverse impacts. Roadside strip development is discouraged.

Sec. 15-132 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	CUP
	Chicken-keeping, residential and limited agricultural animals, in accordance with Sec. 15-282.A	P
	Dwelling, manufactured home	P
	Dwelling, single-family	P
	Dwelling, two-family	CUP
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home occupation in accordance with Sec. 15-285.E	P
	Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP
Non-residential	Adult day care center	CUP
	Antique shop; gift shop	CUP
	Assisted living facility; group home for eight or fewer	P
	Child care center in accordance with Sec. 15-283.C	CUP
	Club; lodge	CUP
	Commercial vehicle parking in accordance with Sec. 15-285.C	P
	Dance school; dance studio	CUP
	Equestrian - horse boarding; horse breeding stable; barn and other facility for keeping of livestock, horses, or ponies	P
	Family day home, four children or fewer	P
	Fire and rescue station	P
	Nursing home; assisted living facility	CUP
	Park; playground	P

	Principal Uses and Structures	P or CUP
	School	CUP
	Temporary trailer in accordance with Sec. 15-287	P
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Worship uses existing as of July 1, 2016 and the expansion of no more than 50% of the square footage of the existing place of worship as of July 1, 2016	P
	Worship uses and expansion of any place of worship in existence on July 1, 2016, that results in a square footage increase greater than 50% of the square footage of the place of worship as of July 1, 2016.	CUP

Sec. 15-133 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
Lots fronting on existing public roads or internal public or private roads	5 ac.
Minimum Lot Width (measured at setback line - exclusive of all roads)	
Routes 6 and 250	350 ft.
Routes 45, 650, 632, 670, 621, 623 and 522	300 ft.
All other roads	200 ft.
Corner lot, side fronting on existing public roads	200 ft.
Corner lot, side fronting on internal public or private roads	150 ft.
Minimum Lot Frontage	
Lot frontage - percentage of the minimum required lot width	80%
Lot frontage for cul-de-sac lots	50 ft.
Minimum Yard Setbacks (measured from property line)	
Front yard setbacks	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Cul-de-sac roads and internal subdivision roads	55 ft.
All other roads	75 ft.
Side yard	15 ft. /35 ft. total
Side yard corner lot	35 ft.
Rear yard	35 ft.
Maximum Height*	
Structures	45 ft.
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setback	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Cul-de-sac roads and internal subdivision roads	55 ft.
All other roads	75 ft.
Side yard	5 ft.
Side yard for corner lots or adjacent to an access easement	35 ft.
Rear yard	5 ft.
Maximum Height*	
Accessory structure	Less than main building height
Accessory structure within 20 ft. of lot line	15 ft.
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the adjacent building height.	

Sec. 15-134 Open space/natural area requirement

A minimum of 25% of this district's acreage must be open space/natural area. The area in roads and existing utility rights-of-way are not included in the required open space/natural area. The area in lakes, ponds and floodplains cannot exceed 50% of the required open space/natural area. There is no requirement for open space/natural area for developments of six or fewer lots.

Secs. 15-135 through 15-140. Reserved.

ARTICLE 7. RESIDENTIAL, PRESERVATION, DISTRICT R-P

Sec. 15-141 Statement of intent

This district is intended to provide for well-planned single-family residential developments that preserve the rural areas of the county. The district requires 50% open space and requires a minimum lot size of two acres. Rural viewsheds from public roadways and other public areas are intended to be preserved in this district. The district consists of both residential areas and conservation areas (i.e., the preservation tract). Agriculture is a permitted use in the preservation area under an approved management plan. The regulations are intended to retain open space/natural areas while providing an incentive to develop cluster rural residential development. This district is appropriate in areas designated Rural Enhancement Areas on the comprehensive plan.

Sec. 15-142 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Residential Lot

	Principal Uses and Structures	P or CUP
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	CUP
	Chicken-keeping, residential, in accordance with Sec. 15-282.A	P
	Dwelling, manufactured home	P
	Dwelling, single-family	P
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home occupation in accordance with Sec. 15-285.E	P
	Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP
Non-residential	Assisted living facility; group home for eight or fewer	P
	Commercial vehicle parking in accordance with Sec. 15-285.C	P
	Equestrian - horse boarding; horse breeding stable; barn and other facility for keeping of livestock, horses, or ponies	CUP
	Family day home, four children or fewer	P
	Horticulture and garden associated with a residential use	P
	Recreation area, passive or active; pedestrian and jogging trail; bicycle path; picnic and sitting area; similar facility serving residents of the development	P
	Temporary trailer in accordance with Sec. 15-287	P
	Trailer, boat trailer, one commercial vehicle, recreational vehicle, or a boat (not exceeding 40 ft. in length) storage as long as it is not located in the front yard and it is screened in accordance with Secs. 15-287 and 15-379.B	P
	Utility distribution facility, public, and all accompanying appurtenances and structures	P

Preservation Tract

Principal Uses and Structures	P or CUP
Agricultural uses under a management plan in accordance with Sec. 15-145	P
Buffer, natural or landscaped	P
Conservation area, wildlife reservation, forest in accordance with a management plan in accordance with Sec. 15-145	P
Farm building in accordance with Sec. 15-144.D	CUP
Equestrian - horse boarding; horse breeding stable; barn and other facility for keeping of livestock, horses, or ponies	CUP
Recreation, active, which encompasses a more intensive range of outdoor activities than passive recreation including sports and other activities that typically require improvements, playing fields, constructed facilities including equestrian facilities or developed areas for organized or intense recreation	CUP
Recreation, passive, which includes outdoor activities compatible with preserving forestlands and natural areas, such as hiking, walking, biking, canoeing, bird watching, and picnicking. Other than trails, few improvements are appropriate.	P
Utilities, public or public service uses, buildings, treatment plants, pumping or regulator stations, substations and power transmission lines within the preservation tract	CUP
Well; disposal facility, including drainfields, for community recreational facilities	CUP

Sec. 15-143 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
Lot	2 ac.
Minimum Density	
50% of the total acreage shall be set aside for a preservation tract	
Yard Requirements (setbacks are measured from property line)	
Single-family dwellings	
Setback for all residential lots and structures from existing roads	200 ft.
Front yard from internal roads	40 ft.
Side yard	20 ft.
Rear yard	25 ft.
All other structures	
Front yard setback	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary road	75 ft.

Private road	55 ft.
Side yard	20 ft.
Corner lot or adjacent to an access easement	35 ft.
Rear yard	35 ft.
Maximum Height*	
Structures	35 ft.
*Barns and silos are exempt from height restrictions	

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Single-family dwellings	
Front yard from internal roads	40 ft.
Front yard for corner lots	35 ft.
Side yard	5 ft.
Rear yard	5 ft.
Maximum Height*	
Accessory structures	35 ft.
*Barns and silos are exempt from height restrictions	

Sec. 15-144 Preservation tract

- A. The preservation tract must consist of at least 50% of the acreage of the district. Areas in roads and existing utility rights-of-way are not included in the preservation tract. Acceptable areas in lakes, ponds and floodplains will not exceed 50% of the preservation tract. Staff is granted administrative authority to determine compliance with the location and character of the preservation tract, but not the acreage.
- B. All of the preservation tract must be owned by a homeowners' or property owners' association. The preservation tract must be established as a usable passive recreational area for development residents. It could contain trails for biking, walking, or horseback riding.
- C. The preservation tract must be designed to preserve rural viewsheds from public roads and other public areas.
- D. On parcels of 25 acres or more used for agricultural purposes, the following are permitted only as accessory uses, or, if required, with a conditional use permit: structures for sale of farm products raised on the premises; open or enclosed storage of farm materials, products, or equipment; and farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.

Sec. 15-145 Management plan for preservation tract

When the preservation tract will be used for agriculture, forests, wildlife reservations, or conservation areas, a management plan is required. Management plans must be submitted and approved by the community development department prior to plan of development approval. A management plan may be approved if it ensures the health, safety, and welfare of residents, and conforms to the good zoning practices of the

county. No timber cutting is allowed in the preservation tract except in conformance with the approved management plan.

The management plan must include:

- A. Plan for agricultural/forestral uses, such as the crops/trees to be cultivated or grown, the use of fertilizer and pesticides, and environmental controls.
- B. A map identifying fields, pastures, and areas to be used, timbered or cultivated.
- C. A forest stewardship plan which includes best management practices and a schedule for timbering, if appropriate.
- D. A nutrient management plan for crop and pasture lands.
- E. The location and depth of buffers.
- F. Other information reasonably related to the types of proposed agricultural and forestal uses.
- G. Provisions for the homeowners' or property owners' association's ownership, operation, and management of all common facilities, and open space/natural area, including the preservation tract.

Sec. 15-146 Submittal requirements

The following documents must be submitted with each rezoning application:

- A. *Existing features and site analysis plan.* Plans for proposed districts of less than 100 acres must be drawn to a scale of not less than 1 inch: 200 feet and include the area within 1,000 feet of the boundary of the proposed district. For proposed districts of 100 acres or more, the scale should be not less than 1 inch: 400 feet and include the area within 2,000 feet of the proposed district. The plan must include the following information:
 - (1) Topography map clearly showing slopes between 15% and 25%, and above.
 - (2) Streams, valleys, and wetland complexes (from maps published by the U.S. Fish and Wildlife Service or the USDA Natural Resources Conservation Service).
 - (3) Woodlands over 1/2 acre in area (from county base maps and/or aerial photographs).
 - (4) Ridgelines, public and private roads and trails, utility and other easements and rights-of-way, public land, land protected under conservation easements, buildings, utilities, drainage ditches, and other manmade improvements.
 - (5) Rock outcroppings and aquifer recharge areas based on available published information (from USGS maps or other sources approved by the county).
 - (6) The location of ponds, streams, and natural drainage swales, and 100-year floodplains.
 - (7) Soil types, including designations of "prime," "of statewide importance," and "other," and accompanying data regarding septic suitability and depth to high water table for each soil type, (as mapped by the USDA Natural Resources Conservation Service, in the published soil survey for the county).
 - (8) Vegetative cover conditions according to general cover type including cultivated land, grassland, woodland, and wetlands.
 - (9) Watershed boundaries (from county base maps).
 - (10) Locations of all historic structures, features, and sites.
 - (11) If the preservation tract is to be used for agricultural or forestal uses, a management plan must be submitted prior to plan of development approval.

(12) Provisions for the homeowners' or property owners' association's ownership, operation, and management of all common facilities, and open space/natural area, including the preservation tract.

B. *Conceptual site plan; requirements.* After the on-site review of the existing features and site analysis plan, the applicant must prepare a conceptual site plan for the proposed district. The site plan must include the required existing features and site analysis plan, plus the following:

- (1) The proposed title of the project, name of the engineer, architect, designer, and/or landscape architect, and the owner's and developer's names.
- (2) The north point, date, and scale as required in Sec. 15-146.A.
- (3) Zoning and zoning district boundaries, both existing and proposed.
- (4) Vicinity sketch, at a scale no greater than 1 inch: 2,000 feet.
- (5) Designation of preservation tract and development areas as described in Sec. 15-146.C below, and areas of common open space/natural area.
- (6) Proposed lot lines, road rights-of-way, and pedestrian trails.

C. *Preservation tract and development areas.* The preservation tract must be at least 50% of the net acreage. The remainder may be development area for residential lots. To the extent practicable, the preservation tract should incorporate the following resources:

- (1) Streams and wetland complexes, ponds, and natural drainage swales; and 100-year floodplains.
- (2) "Prime" and "of statewide importance" soils.
- (3) Moderate and steep slopes of 15% or more.
- (4) Significant natural areas of species listed as endangered, threatened, or of special concern.
- (5) Historic structures, features, and sites.
- (6) Visually prominent topographic features such as knolls, hilltops and ridges, and scenic viewsheds as seen from public roads (particularly those with historic features).
- (7) 100-foot buffers on each side of all perennial streams and 50-foot buffers on each side of all intermittent streams.

Secs. 15-147 through 15-150. Reserved.

ARTICLE 8. RESIDENTIAL, LIMITED, DISTRICT R-1

Sec. 15-151 Statement of intent

This district is designed for residential areas and is generally limited to single-family dwellings plus additional uses that serve the residents of the district. Minimum lot size for lots with individual water and sewerage systems is 1.5 acres. Minimum lot size for lots connected to public utilities is 24,000 square feet (1.8 units per acre). This district generally corresponds to areas identified on the comprehensive plan for residential uses.

Sec. 15-152 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	CUP
	Chicken-keeping, residential, in accordance with Sec. 15-282.A	P
	Dwelling, manufactured home	P
	Dwelling, single-family	P
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home occupation in accordance with Sec. 15-285.E	P
	Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP
Non-residential	Assisted living facility; group home for eight or fewer	P
	Family day home, four children or fewer	P
	Park; playground	P
	School	CUP
	Temporary trailer in accordance with Sec. 15-287	P
	Utility – gas transmission line, compressor station, measurement station, regulator station	CUP
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Utility transmission substation; transmission line, other than normal distribution facility	CUP
	Worship uses existing as of July 1, 2016 and the expansion of no more than 50% of the square footage of the existing place of worship as of July 1, 2016	P
	Worship uses and expansion of any place of worship in existence on July 1, 2016, that results in a square footage increase greater than 50% of the square footage of the place of worship as of July 1, 2016	CUP

Sec. 15-153 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
Lots served by both public or central water and sewage systems	24,000 sq. ft.
Lots served by only one public or central utility	1 ac.
Lots served by both individual water and sewage systems	1.5 ac.
Minimum Lot Width (measured at setback line – exclusive of all roads)	
Lots served by both public or central water and sewage systems	100 ft.
Lots served by only one public or central utility	150 ft.
Lots served by both individual water and sewage systems	200 ft.
Corner lot	125 ft.
Minimum Lot Frontage	
Lot frontage – percentage of the minimum required lot width	80%
Lot frontage for cul-de-sac lots	50 ft.
Minimum Yard Setbacks (setbacks are measured from property line)	
Front yard setback	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Cul-de-sac roads and internal subdivision roads	40 ft.
All other roads	75 ft.
Side yard	15 ft.
Side yard for corner cul-de-sac	35 ft.
Rear yard	35 ft.
Maximum Height*	
Structures	35 ft.
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setback	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Cul-de-sac roads and internal subdivision roads	40 ft.
All other roads	75 ft.
Side yard	5 ft.

Side yard for corner lot or adjacent to an access easement	35 ft.
Rear yard	5 ft.
Maximum Height*	
Accessory structures	Less than main building height
Accessory structures within 20 ft. of lot line	15 ft.
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Sec. 15-154 Open space requirement

A minimum of 20% of the district acreage must be open space. The area in roads and existing utility rights-of-way are not included in the required open space. The area in lakes, ponds and floodplains cannot exceed 50% of the required open space. There is no open space requirement for developments of six or fewer lots.

Secs. 15-155 through 15-160. Reserved.

ARTICLE 9. RESIDENTIAL, GENERAL, DISTRICT R-3

Sec. 15-161 Statement of intent

This district is intended to provide a variety of residential uses including single-family, duplexes, triplexes, and quad units. Minimum lot size for single family lots with individual water and sewerage systems is 1.5 acres and lot sizes may be reduced to 20,000 square feet (2.2 units per acre) if they are connected to public utilities. Densities are higher for duplexes (3.4 units per acre), triplexes (3.4 units per acre), and quad units (4.4 units per acre). Multi-family uses are only recommended for areas that are within a village and served by public utilities. The district also permits public, semipublic, institutional, and other related uses. This district generally corresponds to areas identified on the comprehensive plan for residential uses.

Sec. 15-162 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	CUP
	Dwelling, single family	P
	Dwelling, manufactured home	P
	Dwelling, two-family for properties zoned R-3 prior to January 1, 2020	P
	Dwelling, two-family for properties zoned after January 1, 2020	CUP
	Dwelling, three-family for properties zoned R-3 prior to January 1, 2020	P
	Dwelling, three-family for properties zoned R-3 after January 1, 2020	CUP
	Dwelling, four-family	CUP
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home occupation in accordance with Sec. 15-285.E	P
	Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP
Non-residential	Assisted living facility; group home for eight or fewer	P
	Child care center in accordance with Sec. 15-283.C	CUP
	Club; lodge	CUP
	Dance school, dance studio	CUP
	Family day home, four children or fewer	P
	Fire and rescue station	P
	School	CUP
	Temporary trailer in accordance with Sec. 15-287	P
	Utility distribution facility, public, and all accompanying appurtenances and structures	P

Utility – gas transmission line, compressor station, measurement station, regulator station	CUP
Utility transmission substation; transmission line, other than normal distribution facility	CUP
Worship uses	CUP

Sec. 15-163 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
Single-family dwellings	
Lots served by both public or central water and sewage systems	20,000 sq. ft.
Lots served by only one public or central utility	1 ac.
Lots served by both individual water and sewage systems	1.5 ac.
Other dwellings	
Two-family, served by both public or central water and sewage systems	25,000 sq. ft.
Three-family, served by both public or central water and sewage systems	35,000 sq. ft.
Four-family, served by both public or central water and sewage systems	40,000 sq. ft.
Minimum Lot Width (measured at setback line exclusive of all roads)	
Lots served by both public or central water and sewage systems	75 ft.
Each additional use requires an additional 10 ft.	
Lots served by only one public or central utility	150 ft.
Lots served by both individual water and sewage systems	200 ft.
Corner lot	100 ft.
Minimum Lot Frontage	
Lot frontage – percentage of the minimum required lot width	80%
Lot frontage for cul-de-sac lots	50 ft.
Minimum Yard Setbacks (measured from the property line)	
Front yard setbacks	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Cul-de-sac roads and internal subdivision roads	40 ft.
All other roads	75 ft.
Side yard	10 ft. /25 ft.
Side yard corner lot	35 ft.
Rear yard	25 ft.

Maximum Height*	
Structures	35 ft.
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setbacks	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Cul-de-sac roads and internal subdivision roads	40 ft.
All other roads	75 ft.
Side yard setbacks	5 ft.
Side yard corner lot or adjacent to an access easement	35 ft.
Rear yard setbacks	5 ft.
Maximum Height*	
Accessory structures	Less than main building height
Accessory structures within 20 ft. of lot line	15 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Sec. 15-164 Open space requirement

A minimum of 20% of the district acreage must be open space. The area in roads and existing utility rights-of-way are not included in the required open space. The area in lakes, ponds, and floodplains cannot exceed 50% of the required open space. There is no open space requirement for developments of six or fewer lots.

Secs. 15-165 through 15-170. Reserved.

ARTICLE 10. RESIDENTIAL, NEIGHBORHOOD, DISTRICT R-N

Sec. 15-171 Statement of intent

This district is designed for residential areas within villages as designated on the comprehensive plan where public water and sewer are available. The regulations for this district are designed to encourage efficient development patterns that maximize the use of the land in a village setting. Permitted uses are limited to single-family dwellings plus uses that serve the district residents. The minimum lot size is 15,000 square feet which allows a density of 2.9 units per acre. This district corresponds to areas designated on the comprehensive plan as being in a village and designated for residential use.

Sec. 15-172 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	CUP
	Dwelling, manufactured home	P
	Dwelling, single-family	P
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home occupation in accordance with Sec. 15-285.E	P
	Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP
Non-residential	Assisted living facility; group home for eight or fewer	P
	Family day home, four children or fewer	P
	Park; playground	P
	School, private	CUP
	School, public	P
	Temporary trailer in accordance with Sec. 15-287	P
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Utility - gas transmission line, compressor station, measurement station, regulator station	CUP
	Utility transmission substation; transmission line, other than normal distribution facility	CUP
	Worship uses existing as of July 1, 2016 and the expansion of no more than 50% of the square footage of the existing place of worship as of July 1, 2016.	P
	Worship uses and expansion of any place of worship in existence on July 1, 2016, that results in a square footage increase greater than 50% of the square footage of the place of worship as of July 1, 2016.	CUP

Sec. 15-173 District standards

Principal Structure

Public Utilities	
All lots must be served by both public water and sewage systems	
Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
All lots served by both public water and sewage systems	15,000 sq. ft.
Minimum Lot Width (measured at setback line - exclusive of all roads)	
Lots served by both public water and sewage systems	85 ft.
Corner lot	100 ft.
Minimum Lot Frontage	
Lot frontage - percentage of the minimum required lot width	80%
Lot frontage for cul-de-sac lots	50 ft.
Minimum Yard Setbacks (measured from property line)	
Front yard	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary roads	75 ft.
Cul-de-sac roads and internal subdivision roads	40 ft.
Side yard	10 ft.
Side yard corner lot	25 ft.
Rear yard	25 ft.
Maximum Height*	
Structures	35 ft.
* Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setback	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary roads	75 ft.
Cul-de-sac roads and internal subdivision roads	40 ft.
Side yard	5 ft.
Side yard for corner lot or adjacent to an access easement	35 ft.
Rear yard	5 ft.

Maximum Height *	
Accessory structure	Less than main building height
Accessory structure within 20 ft. of lot line	15 ft.
* Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Sec. 15-174 Open space requirement

A minimum of 20% the district acreage must be open space. The area in roads and existing utility rights-of-way are not included in the required open space. The area in lakes, ponds and floodplains cannot exceed 50% of the required open space. There is no open space requirement for developments of six or fewer lots.

Secs. 15-175 through 15-180. Reserved.

ARTICLE 11. RESIDENTIAL, OFFICE, DISTRICT R-O

Sec. 15-181 Statement of intent

This district is intended to include suburban residential and professional office uses that provide a transition between residential and commercial areas, or in which commercial uses might be damaging to established residential neighborhoods. This district is intended to provide a mix of residential uses with certain specified business, such as personal and professional services, that can function efficiently without generating large volumes of vehicular traffic. This district’s regulations and restrictions are intended to protect, preserve, and enhance residential uses while permitting uses characterized principally by consultative, personal, executive, and administrative services. Strong preference will be given to complementary uses which facilitate easy pedestrian circulation and encourage joint use of parking areas and shared vehicle ingress and egress. This district corresponds to areas on the comprehensive plan that transition from residential to commercial.

Sec. 15-182 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	CUP
	Dwelling, manufactured home	P
	Dwelling, single-family	P
	Dwelling, two-family	CUP
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home occupation in accordance with Sec. 15-285.E	P
	Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP
Non-residential	Antique shop; gift shop	CUP
	Assisted living facility; group home for eight or fewer	P
	Audio studio in a soundproof building	CUP
	Child care center in accordance with Sec. 15-283.C	CUP
	Club; lodge	CUP
	Family day home, four children or fewer	P
	Fire and rescue station	P
	Museum; historical and cultural exhibit; library; similar uses	P
	Office, professional; office, medical; both in accordance with Sec. 15-184	P
	Park; playground	P
	School, private	CUP
	School, public	P
	Temporary trailer in accordance with Sec. 15-287	P

Utility distribution facility, public, and all accompanying appurtenances and structures	P
Utility - gas transmission line, compressor station, measurement station, regulator station	CUP
Utility transmission substation; transmission line, other than normal distribution facility	CUP
Worship uses existing as of July 1, 2016 and the expansion of no more than 50% of the square footage of the existing place of worship as of July 1, 2016.	P
Worship uses and expansion of any place of worship in existence on July 1, 2016, that results in a square footage increase greater than 50% of the square footage of the place of worship as of July 1, 2016.	CUP

Sec. 15-183 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-ways, ponds, lakes, and rivers)	
Lots intended for a single dwelling served by both public or central water and sewage systems	20,000 sq. ft.
Lots intended for a single dwelling served by only one public or central utility	1 ac.
Lots intended for a single dwelling served by both individual water and sewage systems	1.5 ac.
Lots intended for more than a single dwelling and served by both public or central water and sewage systems	25,000 sq. ft.
Lots intended for more than a single dwelling and served by only one public or central utility	40,000 sq. ft.
Maximum Impervious Coverage for Non-residential Uses	
Impervious coverage ratio	50%
Minimum Lot Width (measured at setback line - exclusive of all roads)	
Lots served by both public or central water and sewage systems	75 ft.
Each additional use requires an additional 10 ft.	
Lots served by both individual water and sewage systems	200 ft.
Each additional use requires an additional 10 ft.	
Minimum Lot Frontage	
Lot frontage - percentage of the minimum required lot width	80%
Cul-de-sac lots	50 ft.
Corner lots	100 ft.
Minimum Yard Setbacks (measured from property line)	

Front yard	
Routes 6, 45, 250, and 522	100 ft.
All other roads	55 ft.
Side yard	15'
Side yard corner lot or adjacent to an access easement	35'
Rear yard	25'
Maximum Height*	
Structures	35'
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setback	
Routes 6, 45, 250, and 522	100 ft.
All other roads	55 ft.
Side yard	5 ft.
Side yard for corner cul-de-sac	35 ft.
Rear yard	5 ft.
Maximum Height*	
Accessory structures	Less than main building height
Accessory structures within 20 ft. of lot line	15 ft.
*Exceptions to the height requirement include: church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Sec. 15-184 Special conditions applicable to professional and medical offices

To protect the integrity of residential property from potentially adverse effects of professional and medical offices, the following conditions are imposed on those uses:

- A. *Driveways and parking areas.* All driveways and off-street parking areas must be covered with one or more of the following materials: bituminous surface treatment, bituminous concrete, concrete or equivalent paving material approved by the zoning administrator. Parking areas adjacent to residential uses must be appropriately screened by a masonry wall or solid fence between five and seven feet high. The wall or fence must be maintained in sound condition and good appearance; it cannot have any openings or gates permitting vehicular entrance or egress to residential zoning districts. Dense vegetative screening with evergreens may be substituted for all or a portion of the

fence or wall, provided that such screening is not unsightly during any season, does not create a fire hazard, and is equivalent to a wall or fence.

- B. *Maximum size of structure.* No structure or group of structures may be of a size or character that creates the impression of general commercial development. Therefore, in addition to other limitations designed to achieve this end, no individual structure may have a gross floor area exceeding 5,000 square feet.
- C. *Appearance.* There cannot be any garbage or trash containers, exposed garbage or trash, or outdoor storage in any portion of any outdoor space. There shall be no outdoor display or outdoor storage.
- D. *Lighting.* Lighting must comply with article 25, Sec. 15-391 through 15-399.
- E. *Hours of operation.* Except for emergency activities, no use may be open for business between 9:00 p.m. and 7:00 a.m.
- F. *Amplification system.* No public address systems, or devices for reproducing or amplifying voices or music, may be mounted outside any building or be audible beyond the property line, except for alarm systems intended to draw attention to an emergency condition such as smoke, fire, or intruders.

Sec. 15-185 Utilities

Distribution lines and service connections must be installed underground; provided, however, electric and telephone service may be provided from overhead lines when a lot abuts an existing major street or highway with pre-existing overhead electric or telephone distribution lines, but the service connections still must be installed underground.

Sec. 15-186 Landscape requirements

Refer to Sec. 15-380 for landscape requirements.

Secs. 15-187 through 15-190. Reserved.

ARTICLE 12. RESIDENTIAL PLANNED UNIT DEVELOPMENT, DISTRICT RPUD

Sec. 15-191 Statement of intent

This district applies to those areas in major villages designated for and served by public water and sewer utilities. This district provides an opportunity for a variety of housing styles including single-family dwellings, and small scale, multi-family residential development with a maximum density of 2.5 units per acre. There is no minimum lot size in order to encourage creative site designs and layouts that incorporate denser groupings of lots in distinct nodes that are interconnected, with each cluster or node separated by large and meaningful amounts of open space. Development is also intended to provide transition to adjacent uses through perimeter buffers. Limited commercial uses and senior living structures are permitted. This district corresponds to areas on the comprehensive plan shown for residential uses in major villages.

Sec. 15-192 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
Assisted living facility; group home for eight or fewer	P
Bed and breakfast in accordance with Sec. 15-285.G	CUP
Business, Neighborhood uses and structures permitted by right	P
Continuing care retirement community	CUP
Dwelling, single-family	P
Dwelling, two-family	P
Family day home, four children or fewer	P
Group home for eight or fewer	P
Home occupation in accordance with Sec. 15-285.E	P
Lodge; club; country club; golf course	CUP
Multi-family	P
School; child care center	CUP
Senior congregate living facility (minimum lot size is 10 ac.)	CUP
Short-term rental, hosted or unhosted, in accordance with Sec. 15-285.G	CUP

Sec. 15-193 District standards

Principal Structure

Minimum Yard Setbacks for Residential Properties zoned RPUD prior to Dec. 31, 2013	
Front yard	30 ft. from pavement
Side yard - measured between principal detached structures	20 ft.
Side yard facing a subdivision street	15 ft. from pavement
Side yard facing all other streets	40 ft. from right-of-way
Rear yard – measured between principal structures	50 ft.

Minimum Yard Setbacks (measured from property line) for Single-family Residential Properties Zoned RPUD after Dec. 31, 2013	
Front yard	30 ft.
Side yard	10 ft.
Side yard facing a street	15 ft.
Side yard for multi-unit dwellings shall be measured between residential structures	see above
Rear yard	25 ft.
Minimum Yard Setbacks (measured from property line) for Townhouse or Attached Residences	
Front	25 ft.
Side	10 ft.; 25 ft. corner lots, no setbacks on attached units that share a common wall
Rear	25 ft.
Minimum Yard Setbacks (measured from property line) for Continuing Care Retirement Community or Senior Congregate Care Facility	
Front	25 ft. or height of building whichever is greater
Side	25 ft. or height of building whichever is greater, no setbacks on attached units that share a common wall
Rear	25 ft. or height of building whichever is greater
Minimum Yard Setbacks (measured from property line) for Commercial Properties	
Front	40 ft.
Side	20 ft.
Rear	25 ft.
Residential Density	
Maximum gross residential density	2.5 units per ac.
For residential units in a continuing care retirement community or senior congregate care	12 units per ac.
Maximum Impervious Coverage for Residential	
Percentage of land coverage by buildings, street pavement, covered parking areas, and other impervious areas	40%
Maximum Floor Area Ratio	
Commercial	0.4

Accessory Structure

Yard Requirements (setbacks are measured from property line)	
Front yard setback	Behind main building
Side yard	5 ft.
Side yard for corner cul-de-sac	5 ft.
Rear yard	5 ft.

Sec. 15-194 Site requirements/development standards

The following minimal design criteria must be met:

- A. *Size limitations.* No RPUD may encompass less than 20 gross acres of contiguous land. RPUDs must have an approved conceptual plan. For RPUDs of more than 100 acres, a plan for phasing must be approved by the planning commission with a tentative plat. Senior congregate care uses are only permitted on lots of 10 or more acres.
- B. *Commercial.* The area devoted to commercial uses may not be more than one acre per 250 dwelling units. Landscaping for commercial buildings is required in accordance with article 24.
- C. *Perimeter buffer strip.* A buffer strip of natural or supplemental woody vegetation at least 35 feet wide must be provided along any adjacent non-RPUD property. The perimeter buffer cannot be part of the open space calculation except as provided in Sec. 15-194.D.1. Utilities and roads should generally run perpendicular to the buffer.
- D. *Common area.* The area in rights-of-way, parking areas (except for parking areas associated with open space amenities), residential lots, and existing or proposed trunk utility line rights-of-way are not included in the required common area. The acceptable area in lakes and ponds cannot exceed 50% of the required common area. The acceptable area in floodplains cannot exceed 25% of the required common area. The zoning administrator may negotiate and determine compliance with the spirit and intent of the common area regulations but cannot reduce the required amount of common area.
 - (1) RPUD developments built in compliance with a conceptual plan approved before January 1, 2020, require at least 30% of the gross land area be common area, which may include the perimeter buffer.
 - (2) Developments zoned RPUD after January 1, 2020 require at least 25% of the gross land area be common area and cannot include the required perimeter buffer areas.
- E. *Streets.* All streets must be constructed in compliance with Virginia Department of Transportation subdivision road standards. All rights-of-way must be at least 40-feet wide.
- F. *Sidewalks.* Sidewalks, built in compliance with Virginia Department of Transportation standards, are required on at least one side of all roadways, except for cul-de-sac roads that are less than 150 feet long or serve fewer than eight lots.
- G. *Utilities.* Property must be served by public water and sewer. Utilities must meet county standards and requirements. All onsite utilities serving the RPUD, including sanitary sewer, water, electrical transmission lines and telephone lines, must be public and constructed underground.

Sec. 15-195 Homeowners' association (HOA) or property owners' association (POA)

- A. All common property must be deeded to a HOA or POA. The developer must, when filing its application for plat approval, also file a declaration of covenants and restrictions that will govern the HOA or POA. The declaration must be in a form approved by the County Attorney.

- B. The HOA or POA must be legally created, including bylaws, covenants and restrictions, and articles of incorporation, prior to the sale of any lot, dwelling unit, or other structure.
- C. All covenants and restrictions must be permanent, run with the land, and include the following provisions:
 - (1) The HOA or POA must be responsible for liability insurance, local property taxes, and the maintenance of all streets, open space, and other commonly owned land and facilities.
 - (2) Homeowners must pay their pro rata share of the cost through an HOA or POA assessment which must, if unpaid, become a lien on each homeowner's property.
 - (3) The HOA or POA must be able to adjust assessments to meet changing needs.
 - (4) The HOA or POA must be organized as a nonprofit corporation.

Secs. 15-196 through 15-200. Reserved.

ARTICLE 13. RESIDENTIAL, MANUFACTURED HOME PARK, DISTRICT R-MH

Sec. 15-201 Statement of intent

This district is intended to ensure the interdependence and compatibility of proposed manufactured home developments with central utilities and surrounding land uses.

Sec. 15-202 Establishing or expanding manufactured home parks

Permitted locations. New manufactured home parks and expansion of existing manufactured home parks is permitted only in R-MH districts.

A master plan must be submitted with each rezoning application. Plans must be drawn to a scale of not less than 1 inch: 200 feet. The master plan must include access, manufactured home spaces, parking, buffers, setbacks from existing adjacent uses, recreational areas, mail facilities, and other features. The plan must also identify soil conditions and drainage.

Sec. 15-203 District standards

Minimum lot size	15 ac.
Minimum lot frontage (must be on a paved public road)	200 ft.
Minimum setback for all structures	150 ft.
Maximum density	6 units per acre
Minimum recreational area (passive and active recreation)	10% of total area

Sec. 15-204 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
Clubhouse; recreational facility; laundry facility; other community structure	P
Commercial vehicle parking in accordance with Sec. 15-285.C	P
Home occupation in accordance with Sec. 15-285.E	P
Manufactured home	P

Sec. 15-205 Standards for manufactured home spaces

- A. Every manufactured home space must have an area of not less than 5,000 square feet, a minimum width at all points of 50 feet, and all corners clearly marked.
- B. Each manufactured home space must be directly accessible from an approved internal park street. No direct access to manufactured home spaces from public streets is allowed.
- C. Manufactured homes must be separated from each other by at least 20 feet end-to-end and 25 feet side-to-side. The minimum distance between manufactured homes located on opposite sides of an internal street is 50 feet.
- D. Each manufactured home space must have a concrete patio of at least 100 square feet located convenient to the entrance of the home. An awning may be placed over the patio, but no structure

may be placed thereon, but this requirement may be modified or waived in consideration of special design alternatives proposed by park developers.

- E. Front or rear porches, independently supported, may be erected.
- F. Each manufactured home space must have closed, watertight, weatherproof exterior storage facilities of not less than 80 square feet. No storage will be permitted on the mobile home space other than in closed storage facilities or in completely skirted and closed spaces beneath the home.
- G. Parking must be provided in accordance with residential parking standards and must be conveniently located to the spaces for which it is provided.

Sec. 15-206 Streets

Streets must be privately owned, constructed, and maintained. Access must be provided to each manufactured home space. Each street must be continuous, be at least 30 feet wide, have a good base and an all-weather gravel surface at least 20 feet wide, and be designed and maintained to support loads of 75,000 pounds.

Sec. 15-207 Screening and landscaping

- A. All manufactured home parks located adjacent to industrial or commercial uses must provide a screening buffer, at least 10 feet wide along the property lines between the park and those uses. The screening must be a solid fence at least 10 feet high or evergreen vegetation of sufficient density to accomplish the purposes of a solid fence. The screening must be maintained in good condition.
- B. Setbacks must be appropriately landscaped and planted to provide a pleasing appearance to surrounding property. Ground cover in the form of grass or other vegetation must be provided throughout the manufactured home park to provide pleasant and, insofar as practicable, dust-free conditions.

Sec. 15-208 Development standards

- A. *Electrical installation.* All electrical installations external to manufactured homes must meet the requirements of the Virginia Uniform Statewide Building Code, and local power company regulations. Each manufactured home space must be provided with electrical service. New manufactured home parks or additions to existing parks must provide underground connections to each space.
- B. *Plumbing installation.* All plumbing external to manufactured homes must be installed in accordance with the Virginia Uniform Statewide Building Code.
- C. *Gas installation.* All natural or liquefied petroleum gas installation must be installed in accordance with the Virginia Uniform Statewide Building Code.
- D. *Fuel oil systems.*
 - (1) All fuel oil supply systems provided for manufactured homes, service buildings, and other structures must be properly installed and maintained.
 - (2) All piping from outside fuel storage tanks or cylinders to manufactured homes must be properly installed and securely fastened in place.
 - (3) All fuel storage tanks or cylinders must be securely fastened in place, and be not located inside or beneath the manufactured home or closer than five feet to any of the homes.
 - (4) Fuel storage tanks located in areas which are easily susceptible to physical damage must be protected with an approved barricade.

- E. *Building.* All manufactured homes must meet the provisions of the Virginia Residential Code, Appendix E. All other buildings constructed in the park must be constructed in accordance with the Virginia Uniform Statewide Building Code.
- F. All manufactured home parks must be equipped with fire protection equipment as required by the Virginia Uniform Statewide Building Code and the Goochland County Fire Prevention Code.
 - (1) The manufactured home park must be kept free of litter, rubbish, and other flammable materials. No flammable materials may be stored in or under any manufactured homes.
 - (2) Portable fire extinguishers of an approved type must be kept in service buildings and at all other appropriate locations and must be maintained in good operating condition.
 - (3) For a public water system with a water main of six inches or larger, standard fire hydrants must be located within 300 feet of each manufactured home or service building.
- G. *Water supply and sewage disposal.*
 - (1) An adequate and safe supply of water under pressure must be supplied to each manufactured home. The supply source may be public or an individual well located and constructed to meet the standards of the state health department.
 - (2) Each manufactured home space must be provided a sewer connection with a suitable fitting so that a watertight connection can be closed when not linked to a home.
 - (3) All private water lines and sewer lines must be constructed in accordance with the Virginia Uniform Statewide Building Code, and in accordance with state health department requirements.
 - (4) All sewage disposal apparatus and appurtenances must be provided, maintained, and operated so as not to create a nuisance or health hazard.
- H. *Refuse.*
 - (1) Refuse storage, collection, and disposal must be managed to create no health hazards, rodent harborage, insect breeding areas, fire hazards or air pollution.
 - (2) All refuse must be stored in fly-tight, watertight, rodent-proof containers, which must be located within 150 feet of every manufactured home space. Containers must be provided in sufficient number and capacity to prevent overflowing refuse.
 - (3) All refuse must be collected at least twice weekly.
- I. *Insect and rodent control.*
 - (1) Grounds, buildings, and structures must be maintained free of vermin and rodent harborage and infestation.
 - (2) Manufactured home parks must be maintained free of debris accumulations which provide rodent harborage or breeding places for flies, mosquitoes and other pests.
 - (3) Storage areas must be maintained to prevent rodent harborage. Lumber, pipe and other building materials must be stored at least four inches above ground.
 - (4) Where the potential for rodent or vermin infestation exists, all exterior openings in or beneath any structure must be appropriately screened with wire mesh or other suitable materials.
 - (5) The growth of brush, weeds, and grass must be controlled. Manufactured home parks must be maintained to prevent the growth of noxious weeds considered detrimental to health. Open areas must be maintained free of all heavy undergrowth.
- J. *Laundry facilities and drying yards.*
 - (1) Laundry facilities must be provided either individually at each manufactured home space, in a centralized common facility, in decentralized common facilities, or in a combination of these.

Where provided, individual facilities appropriate for local use as to type, design and construction are acceptable, as follows:

- (i) Umbrella-type lines in permanent sockets
 - (ii) Retractable drying lines
 - (iii) Other comparable unobtrusive facilities
- (2) Where centralized provisions for washers, dryers, or common drying yards are provided, they must be conveniently located to the manufactured home spaces. Outdoor drying yards must be adequate for the number of living units. All drying yards must be completely screened from view of all manufactured homes and public streets.

Secs. 15-209 through 15-210. Reserved.

ARTICLE 14. MIXED PLANNED UNIT DEVELOPMENT, DISTRICT MPUD

Sec. 15-211 Statement of intent

This district is intended to provide a mixture of retail, retail service, office, civic, and residential uses within a single zoning district. The district facilitates more productive and efficient use of land by allowing a range of land uses at various densities and with flexible application of development regulations.

District regulations require a detailed master plan reflecting cohesive and well-organized development, creative design, and more integrated land use patterns than generally achievable with other district types. In addition, district regulations require interconnectivity, walkability, useable open space, impact mitigation to the surrounding community, and high quality.

Planned and designed as a unified project, individual site plans and plats must demonstrate consistency with the master plan and the multi-family residential and mixed-use design standards. District regulations allow consideration of regulatory flexibility for uses and design elements that can be proven to enhance the overall project.

This type of development requires sufficient infrastructure to support it, including roads, public facilities, and public utilities. Accordingly, the district is located only in the area identified in the comprehensive plan as Centerville Village core, which includes properties generally bounded by the following area: east of Manakin Road between Saddlecreek Parkway and Tuckahoe Creek; south of Tuckahoe Creek between Manakin Road and the western boundary of Wingmead; west and south of Wingmead between Tuckahoe Creek and St Mathews Lane; west of St Mathews Lane between the southern limits of Wingmead and the southern limits of the Centerville Business Park; south of the Centerville Business Park between St Mathews Lane and Ashland Road; west side of Ashland Road between the southern edge of the Centerville Business Park and Broad Street Road; south of Broad Street Road between Ashland Road and approximately 780 feet west of Ashland Road; west along property line between Tax Parcels 58-12-0-A-0 and 47-1-0-91-D to the northern edge of Hickory Haven; north of Hickory Haven between previously noted property lines and Hockett Road; west of Hockett Road between the southern limits of Hickory Haven and Parke at Saddlecreek; north of Saddle Creek and Tax Parcels 58-23-0-6-0 and 58-23-0-1-0 between Hockett Road and Park at Saddlecreek; and east and north of the Park at Saddlecreek limits from the previous line to Manakin Road.

Sec. 15-212 Application process

This district requires a rezoning to MPUD and a conditional use permit. The application must include all plans, maps, studies, and reports required by the community development department. The CUP application must include:

- A. The application must include a master plan prepared by a licensed surveyor, engineer, architect, landscape architect, or certified planner. The master plan must include a combination of documents detailing the proposed development, including schematic site plans, architectural pattern books, and textual design guidelines and it must demonstrate compliance with the requirements of this article and Sec. 15-284. The master plan will guide the general location and design of all project elements, including but not limited to, land uses; densities; roads; open space; design, location, and size of signage; lighting; sidewalks; and other features.
- B. Required details and information, including, but not limited to, land uses, densities, roads, common areas, signage, and other features.

Sec. 15-213 Application requirements

The following requirements apply to each application requesting MPUD:

- A. *Contiguity required.* The parcel(s) must be contiguous and lend themselves to being improved to benefit the county with minimal adverse effect upon surrounding properties.
- B. *Minimum size.* The property must be at least 20 gross acres.
- C. *Location.* MPUD is only available in areas identified as Centerville village core in the comprehensive plan.
- D. *Public water/sewer.* The property must be developed with public water and public sewer.
- E. *Design standards.* Multi-family residential and mixed-use design standards found in Sec. 15-284 apply to all development.
- F. *MPUD district prevails.* In case of a conflict between general zoning ordinance provisions and specific provisions for a MPUD district, this article takes precedence.

Sec. 15-214 Uses and structures permitted by right

No uses are permitted by right.

Sec. 15-215 Specific conditional use permits

The following uses may be permitted in the MPUD district through conditional use permits; however, no use is permitted except in compliance with uses specifically included in the master plan.

Principal Uses and Structures	P or CUP
Dwelling, single-family	CUP
Multiple-family dwelling, two-family dwelling, three-family dwelling; apartment; condominium; townhouse	CUP
Lodge; club; country club; golf course	CUP
Uses and structures permitted by right and conditional uses permitted in the Business, Neighborhood District	CUP
Other uses not listed, but which are appropriate and compatible with the proposed development and surrounding uses, if they are specifically approved in the master plan.	CUP

Sec. 15-216 Other conditional use permits

The board of supervisors may, through conditional use permit, modify any requirement in Sec. 15-218 through Sec. 15-220 of this article. Each request for a modification must be approved by the board and made a part of the master plan. The conditional use permits may be subject to conditions to ensure compatibility with surrounding land uses and to carry out the general intent of the MPUD district.

Sec. 15-217 Supplement to multi-family residential and mixed-use design standards

In addition to requirements in the multi-family residential and mixed-use design standards in Sec. 15-284, the master plan must include the following:

- A. *Existing facilities and encumbrances.* Location of existing boundaries, structures, public and private roads, utilities and other easements, and adjacent uses.
- B. *Proposed development.* Conceptual location and footprint of proposed development, including structures, types of uses, access drives, drainage facilities, etc. and the following:

- (1) Maximum number and location of dwelling units, and density, by type.
 - (2) Proposed square footage of office, commercial, and multifamily residential buildings.
 - (3) Proposed lot lines, lot widths, and setbacks for all structures.
 - (4) Site/building coverage ratios.
 - (5) Other information deemed pertinent by the community development department.
- C. *Narrative*. Written narrative explaining in detail the proposal and justifying the project location.
 - D. *Phasing*. Schematic plans identifying the development's phasing.
 - E. *Amenities*. Location of proposed recreational areas, sidewalks, and other bike/pedestrian pathways.
 - F. *Environmental*. Location of ponds, streams, and natural drainage swales, dam inundation zones, and 100-year floodplains.
 - G. *Architectural standards*. Development must complement and enhance the best characteristics of the surrounding community. A variety of architectural features and building materials must be utilized to provide a unique character for the development, while maintaining compatibility with the surrounding area's architecture. Architectural renderings must be provided in the master plan. Renderings must include the features, materials, and the articulation of the facade for all sides of the buildings.
 - H. *Landscaping/buffers*. The district must be well landscaped; a park-like atmosphere is encouraged. The overall composition and location of landscaping must complement the scale of the development.
 - I. *Streetscape buffers*. Streetscape buffers may also contain sidewalks, utility easements, and signs. Any best management structures must be designed to serve as an attractive amenity.
 - J. *Interconnectivity and transportation*.
 - (1) *Interconnectivity*. Access and circulation must be designed to provide safe accommodation of multiple users of the transportation network, including pedestrians and bicyclists. Sidewalks, bicycle lanes, and multi-use trails must be provided where appropriate. Intersections in the internal road system, with adjacent properties, and with existing public roads must be provided to the extent necessary for reasonable access and service to uses located within the development.
 - (2) *Transportation*. The transportation system should generally be in the form of a grid of interconnected streets and paths, and alleys, if applicable. The master plan must show the approximate location of proposed streets and rights-of-way and indicate if they are public or private. A typical street section for each proposed street type must be provided.

Sec. 15-218 Site development regulations

The MPUD district is created as a separate district exclusive of other districts contained in the zoning ordinance. Densities, heights, building massing, yards, setbacks, buffers, parking, signage, landscaping, fencing, and other development requirements must be specified in the master plan, and those specifications will form the zoning requirements for the district. Development standards not identified in the master plan or by proffer will be in accordance with the applicable subdivision, zoning, and other code provisions.

- A. *Yards*. Except as specified herein, lot size, lot width, yards, and setbacks must be specified in the master plan.
- B. *Perimeter setbacks*. All structures located on the outer perimeter of the district must conform to the setback and yard regulations of the adjoining district.

- C. *Floor area ratio (FAR)*. FAR calculations exclude single-family dwellings each on their own lot.
 - (1) The maximum FAR for the entire project cannot exceed 0.75, including any allowable combination of residential, commercial, office, or civic uses.
 - (2) A lot cannot exceed a FAR of 0.5.
- D. *Impervious cover*. Impervious cover must be established in the master plan and cannot exceed 70%.
- E. *Access*. No individual lot or parcel can have direct access to an arterial road.
- F. *Residential setback*. No residential lot can be located within 500 feet of an arterial road.
- G. *Residential density*. The gross residential density cannot exceed six units per acre. Area used to calculate gross residential density cannot include floodplain and existing public right-of-way.
- H. *Height limit*. No building can exceed 45 feet in height.
- I. *Surety*. The applicant must provide bonds, dedications, guarantees, agreements, and deed restrictions in accordance with plan of development and subdivision ordinance requirements.

Sec. 15-219 Land use ratios

The MPUD district will provide a mixture of land uses such as retail, retail service, office, civic, and residential. Furthermore, the MPUD district must provide at least two different styles of residential uses, such as single-family, townhouse, apartment, or condominium.

For purposes of the MPUD district, "net developable area" means the gross acreage minus those areas in floodplains, wetlands, slopes of 25% or greater, and existing and proposed rights-of-way.

- A. No more than 50% of the net developable area can be developed for residential use.
- B. At least 30% of the net developable area must be used for new commercial development. Existing commercially developed land cannot be included in the commercial ratio calculation. When commercial uses are mixed with residential uses within the same structure, a proportional area of commercial use may be included as commercial acreage.
- C. Except as modified in Sec. 15-221, at least 20% of net developable area must be common open space.

Sec. 15-220 Common open space

Common open space for the use and enjoyment of residents and visitors must be clearly delineated in the master plan. Common open space cannot include rights-of-way, parking areas, driveways, and required buffer areas. No more than 50% of the required common open space can be floodplain, wetland, slopes of 25% or greater, or similar environmentally sensitive areas.

Between 10%-50% of the total common open space shall be designated for active recreation and recreational facilities.

Common open space must be reasonably dispersed throughout the site, and connected by sidewalks, pathways, or trails. Common open space areas must be designed and located to maximize public accessibility and create visual connections between spaces. They may contain features and amenities which encourage safe public use, such as bandstands, pavilions, gazebos, benches, tables, and playgrounds.

Sec. 15-221 Revisions to approved master plan

Following establishment of the MPUD district and approval of the CUP and master plan, a subdivision plat or plans of development (PODs) may be submitted for any area shown on the master plan. Plats and PODs must be in substantial conformity with the approved master plan.

- A. Major revisions to the approved master plan require a rezoning and CUP amendment. Major revisions include, but are not limited to, changes such as:
 - (1) Any increase in the residential density;
 - (2) Substantial change in traffic circulation or access;
 - (3) Substantial change in the mixture of dwelling unit types;
 - (4) Substantial change in grading or utility provisions;
 - (5) Substantial change in the mixture of land uses or a decrease in the amount of land devoted to commercial and office use;
 - (6) Reduction in the approved open space, landscaping, or buffering;
 - (7) Substantial change in architectural or site design features;
 - (8) Any other change the zoning administrator determines to be a major revision.
- B. All other changes to the master plan are considered minor amendments. The zoning administrator, upon receipt of a written request, may approve minor amendments.
 - (1) If the zoning administrator fails to act on a request for a minor amendment to the master plan within 30 calendar days of a request which contains all required information to evaluate, the request will be considered approved.
 - (2) When a request is denied by the zoning administrator, the requestor may seek a rezoning and/or CUP amendment for the request.

Secs. 15-222 through 15-230. Reserved.