

R-3

Article 4, Section 3. - R-3 ~~[Duplex]~~ Residential district.

3.1 Purpose of the district.

The purpose of this district is to provide for:

1. low medium-density single-family detached ~~and duplex~~ residential development together with
2. those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings.

In general, urbanization is planned and utilities and public services exist or are planned to be adequate for the type or types of development contemplated.

3. Accessory dwellings ~~units~~ are permitted by special exception approved by the board of zoning appeals.
4. In addition, certain special care facilities and certain governmental, educational, recreational and utility uses are permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster development with the objective of improved use of the land and more economical provision of streets and utilities in accordance with article 6, section 5.

USE	R-3 EXISTING	R-3 PROPOSED	COMMENTS
Accessory buildings and uses		X	<i>As Accessory Buildings and Uses are always secondary and related to the principal use of a lot, they remain permitted. Supported by Purpose #2.</i>
Accessory buildings and uses, including but not limited to...	X		<i>Remains permitted as Accessory Buildings and Uses.</i>
Accessory dwelling units...	SE		<i>Remains a special exception as Dwelling, accessory.</i>
Assisted Living Facility < 9 individuals		X	<i>Permitted because § 15.2-2291 of the Code of Virginia requires Assisted Living Facilities housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.</i>
Assisted Living Facility > 8 individuals		SUP	<i>As residential special care facilities, larger Assisted Living Facilities are supported by Purposes #2 & 4, but they are a SUP to ensure compatibility with the surrounding residential area as the effects of an Assisted Living Facility with 200 residents could be very different from a facility with 20 residents.</i>
Bed & Breakfast		SUP	<i>Limited to a maximum of 4 guest rooms, Bed and Breakfasts have the lowest impact of any lodging use allowed by the zoning ordinance and generally have a residential character, but they remain a SUP to ensure</i>

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			compatibility with the surrounding area. May be an accessory use to Dwelling, <i>single family detached</i> and therefore supported by Purpose #2.
Bed and breakfast facility	SUP		Remains a SUP as <i>Bed & Breakfast</i> .
Bus shelters		X	A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 st Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters could not</i> be placed on small local streets. Supported by Purpose #2.
Child care, residential		X	Permitted because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is permitted in this district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4.
Churches and other places of worship...	SUP		Use deleted; now a permitted use in the IP Institutional and Public Use District which has been created for such uses.
Communication tower		SUP	Remains a SUP (see <i>Radio or television transmission or receiving tower...</i>); supported by Purpose #4.
Convalescent homes, rest homes, nursing homes or homes for the aged	SUP		Remains a SUP as <i>Nursing Home</i> .
Detached single-family dwellings	X		Remains permitted as <i>Dwelling, single family detached</i> .
Duplex dwellings, detached or semi-detached, subject to...	X		Use deleted; existing duplexes would become nonconforming. The vast majority of the R-3 district consists of <i>Dwelling, single family detached</i> , and this prevents any from being converted to duplexes.
Dwelling, accessory		SE	Remains a special exception (see <i>Accessory Dwelling Units...</i>); supported by Purpose #3.
Dwelling, single family detached		X	Remains permitted (see <i>Detached single-family dwellings</i>); supported by Purpose #1.

USE	R-3 EXISTING	R-3 PROPOSED	COMMENTS
Facilities and structures necessary for rendering public utility service...	X		Less intensive utility structures and uses remain permitted as <i>Public Utilities, minor</i> while more intensive utility structures and uses would require a SUP as <i>Public Utilities, major</i> .
Family care homes or foster homes	SUP		This use is not currently defined, so it appears to be split between any <i>Dwelling,...</i> use (because the zoning ordinance definition of family includes foster children) and <i>Group Homes</i> which are both permitted.
Group homes		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
Home occupation		X	Remains permitted (see <i>Home occupations as...</i>) and will be subject to the use regulations of Article 3, Section 8; supported by Purpose #2.
Home occupations as defined in article 3, section 8	X		Remains permitted as <i>Home Occupation</i> .
Hospital or clinic for humans	SUP		Use deleted; now a SUP as <i>Hospital</i> in the IP Institutional and Public Use District which has been created for such uses.
Nursery schools, kindergartens, child care centers, day nursery, or day care centers subject to article 6, section 7.2...	SUP		Use deleted to separate commercial uses from residential districts; see <i>Child care, commercial</i> in the C-1, MC & C-4 districts.
Nursing Home		SUP	As residential special care facilities, <i>Nursing Homes</i> are supported by Purposes #2 & 4. Similar to <i>Assisted Living Facilities</i> , a <i>Nursing Home</i> with 200 residents could have very different effects than a facility with 20 residents, so it remains a SUP (see <i>Convalescent homes...</i>) to ensure compatibility with the surrounding residential area.
Playground		X	<i>Playgrounds</i> provide areas for children to actively play and lead to interaction between neighbors which fosters the small town character citizens desire for Purcellville; supported by Purpose #2.
Private schools, colleges, or universities subject to the standards contained in article 6, section 7.3	SUP		Use deleted; now permitted as <i>School, private</i> and <i>College or University</i> in the IP Institutional and Public Use District which has been created for such uses and a SUP in the MC and C-4 districts.

USE	R-3 EXISTING	R-3 PROPOSED	COMMENTS
Public or governmental buildings and uses...	CP		This use was not listed as permitted or SUP previously, and a commission permit <i>alone</i> was never sufficient approval to establish the use; now split into various uses in the IP district.
Public Utilities, major		SUP	These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area. Supported by Purpose #4.
Public Utilities, minor		X	These less intensive utility structures and uses remain permitted (see <i>Facilities and structures necessary for rendering public utility service...</i>) as they are necessary to provide basic utility services for the Town; supported by Purpose #2.
Public utility or public service or transportation uses...	CP		This use was not listed as permitted or SUP previously, and a commission permit <i>alone</i> was never sufficient approval to establish the use; now a SUP as <i>Public Utilities, major</i> .
Radio or television transmission or receiving tower not more than 50 feet in height	SUP		Remains a SUP as <i>Communication Tower</i> .
Recreational uses or facilities for a private membership...	SUP		Use deleted to separate commercial uses from residential districts; see the various <i>Recreation facilities,...</i> uses in the C-1, MC, C-4, CM-1, M-1, IP and A-C districts.
Residential day care or home child care for six or fewer children subject to article 6, section 7.1.	X		Remains permitted as <i>Child Care, Residential</i> .
Special events		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town; supported by Purpose #2.
Veterinary clinic		SUP	Remains a SUP (see <i>Veterinary clinic or hospital for small animals</i>) to prevent Hoof & Paw from becoming nonconforming.
Veterinary clinic or hospital for small animals	SUP		Remains a SUP as <i>Veterinary clinic</i> .

USE	R-3 EXISTING	R-3 PROPOSED	COMMENTS
Yard sale or Garage sale		X	Remains permitted (see <i>Yard sale or garage sale for disposal of used household items...</i>) and will be limited by use regulations to occur no more than 3 days per year; an accessory use supported by Purpose #2.
Yard sale or garage sale for disposal of used household items...	X		Remains permitted as <i>Yard sale or Garage sale</i> .

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