

# R-T

*Staff Note: Due to the nature of this district, it has no defined purpose within the Zoning Ordinance.*

**Article 2, Section 5. – Interpretation of district boundaries.**

A district name, letter or letter-number combination shown on the zoning map indicates that the regulations pertaining to the district designated by that name, letter or letter-number combination extend throughout the whole area in the town bounded by the district boundary lines within which such name, letter or letter-number combination is shown or indicated, except as otherwise provided by this section.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map accompanying and made a part of these regulations, the following rules apply:...

- e. If, because of error or omission in the zoning map, any property in the jurisdiction of this ordinance is not shown as being in a zoning district, such property shall be classified R-T single-family residential district until changed by amendment and the following regulations shall apply:...

USE	R-T EXISTING	R-T PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>	X	X	<i>As Accessory Buildings and Uses are always secondary and related to the principal use of a lot, they remain permitted.</i>
<b>Accessory dwelling units are permitted as a special exception by the board of zoning appeals under article 9</b>	SE		<i>Remains a special exception as Dwelling, accessory.</i>
<b>Assisted living facility &lt; 9 individuals</b>		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>
<b>Assisted living Facility &gt; 8 individuals</b>		SUP	<i>As residential special care facilities, larger Assisted Living Facilities may be compatible with residential areas, but they are a SUP to ensure compatibility as the effects of an Assisted Living Facility with 200 residents could be very different from a facility with 20 residents.</i>
<b>Bed and Breakfast</b>	SUP	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 compatibility with the surrounding area. May be an accessory use to Dwelling, single family detached.</i>

USE	R-T EXISTING	R-T PROPOSED	COMMENTS
<b>Bus shelters</b>		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 <sup>st</sup> 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.
<b>Child care, residential</b>		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.
<b>Communication tower</b>		SUP	Remains a SUP (see <i>Radio or television transmission or receiving tower...</i> )
<b>Convalescent homes, rest homes, nursing homes, homes for the aged or retirement homes</b>	SUP		Remains a SUP as <i>Nursing Home</i> .
<b>Detached single-family dwellings</b>	X		Remains permitted as <i>Dwelling, single family detached</i> .
<b>Dwelling, accessory</b>		SE	Remains a special exception (see <i>Accessory Dwelling Units...</i> ).
<b>Dwelling, single family detached</b>		X	Remains permitted (see <i>Detached single-family dwellings</i> ).
<b>Equestrian facilities, residential</b>		X	Remains permitted (see <i>Stable, private...</i> ), and these buildings will require greater setbacks than otherwise required in the district.
<b>Facilities and structures necessary for rendering public utility service...</b>	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> .
<b>Family care homes or foster homes</b>	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.
<b>Group homes</b>		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.
<b>Home occupation</b>	X	X	Remains permitted and will be subject to the use regulations of Article 3, Section 8.

USE	R-T EXISTING	R-T PROPOSED	COMMENTS
<b>Nursing Home</b>		SUP	As residential special care facilities, <i>Nursing Homes</i> may be compatible with residential areas, but it remains a SUP (see <i>Convalescent homes...</i> ) to ensure compatibility with the surrounding residential area as a <i>Nursing Home</i> with 200 residents could have very different effects than a facility with 20 residents.
<b>Public Utilities, major</b>		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.
<b>Public Utilities, minor</b>		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.
<b>Radio or television transmission or receiving tower not more than 50 feet in height</b>	SUP		Remains a SUP as <i>Communication Tower</i> .
<b>Residential day or home child care for five or fewer children subject to Article 6, Section 7.1</b>	X		Remains permitted as <i>Child Care, Residential</i> .
<b>Special events</b>		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town.
<b>Stable, private, or keeping of horses, ponies or other livestock for personal enjoyment and not as a business...</b>	X		Remains permitted as <i>Equestrian facilities, residential</i> .
<b>Yard or Garage sale</b>		X	Remains permitted (see <i>Yard sale or garage sale for the disposal of used household items...</i> ) and will be limited by use regulations to occur no more than 3 days per year.
<b>Yard sale or garage sale for the disposal of used household items...</b>	X		Remains permitted as <i>Yard sale or Garage sale</i> .