

1    **AN ORDINANCE TO ADD NEW DIVISION 10.1 TO CHAPTER 66, ARTICLE V OF THE CODE OF THE**  
2        **COUNTY OF WASHINGTON, VIRGINIA, TO CREATE THE RESIDENTIAL-HIGH DENSITY (R-3)**  
3        **ZONING DISTRICT**  
4

5            **WHEREAS**, Section 15.2-2280 of the Code of Virginia enabled localities to classify the  
6 territory under its jurisdiction into districts best suited to carry out the purposes of land use  
7 planning and to determine for such districts the use of the land in such districts and the areas  
8 and dimensions to be required for such uses;

9            **WHEREAS**, in accordance with Section 15.2-2280 of the Code of Virginia, Chapter 66 of  
10 the of the Code of the County of Washington, Virginia (2002, as amended), defines the zoning  
11 districts in Washington County as well as the requirements for uses of land within such districts,  
12 including certain specified districts for residential use; and

13            **WHEREAS**, development pressures in the County have led to increased interest in smaller  
14 residential lot sizes where public sewer and public water are available.

15            **NOW, THEREFORE, ON THE BASIS OF THE FOREGOING**, and in consideration of the best  
16 interests of the public health, welfare, and safety, and having held a public hearing on this  
17 proposed ordinance, the Board of Supervisors of the County of Washington, Virginia hereby  
18 ordains the following:

- 19    1. That this ordinance shall be deemed effective immediately upon its adoption by the Board;  
20  
21    2. That should any section or provision of this ordinance be decided to be invalid or  
22 unconstitutional by a court of competent jurisdiction, such decision shall not affect the  
23 validity or constitutionality of any other section or provision of this ordinance or the  
24 Washington County Code;  
25  
26    3. That Chapter 66 of the Code of the County of Washington, Virginia (2002, as amended) shall  
27 be revised as set forth herein, subject to Article, Division, Section, and Subsection titles and  
28 numbers amendment by the Editor as necessary for Code consistency. New language is  
29 indicated by underline, and deletions are indicated by strikethrough.  
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1 **CODE OF COUNTY OF WASHINGTON, VIRGINIA**  
2 **CHAPTER 66 – ZONING**  
3 **ARTICLE V. – DISTRICTS**

4  
5 **DIVISION 10.1. RESIDENTIAL, HIGH DENSITY, DISTRICT R-3**

6 **Sec. 66-430. Statement of intent.**

7 The R-3 Residential District is intended to accommodate moderate-density suburban residential  
8 uses to be served by public water and sewer facilities. The regulations for this district are  
9 designed to stabilize and protect the essential characteristics of the district, to promote and  
10 encourage, insofar as compatible with the intensity of land use, a suitable environment for family  
11 life, and to permit certain compatible commercial uses of a character unlikely to develop general  
12 concentration of traffic, crowds of customers and general outdoor advertising.

13 **Sec. 66-431. Permitted uses and accessory uses and structures.**

14 (a) Permitted uses. In the R-3 district, structures to be erected or land to be used shall be for one  
15 or more of the following permitted uses:

16 (1) Any use permitted by right in the R-2 general residential district

17 (2) Clubs and lodges.

18 (3) Home occupations conducted by the occupant.

19 (4) Parks and playgrounds.

20 (5) Professional offices.

21 (6) Schools and churches.

22 (7) Single-family, two-family, and multifamily dwellings.

23 (8) Tourist homes, rooming houses, and boardinghouses.

24 (9) Townhouses, if public water and public sewer systems are available.

25 (10) Utilities and public services as follows:

26 a. Poles, overhead and underground lines, distribution transformers, meters, street  
27 lighting and related appurtenances necessary for the transmission and distribution

1 of electric and telecommunication services, with the exception of  
2 telecommunication towers.

3 b. Telecommunication towers and antennas used exclusively by public or private  
4 schools or educational institutions for the receipt and transmission of data solely for  
5 educational purposes shall be permitted by right subject to compliance with the  
6 provisions of article X of this chapter.

7 c. Underground pipes and lines, manholes, pumping and booster stations, meters and  
8 related appurtenances necessary for the transmission and distribution of potable  
9 water, wastewater collection, and natural gas transmission and distribution.

10 (b) Accessory uses and structures. No accessory structure may be closer than five feet to any  
11 property line. The following accessory uses and structures are permitted in the R-3 district:

12 (1) Church bulletin boards and identification signs.

13 (2) Directional signs, business signs and home occupation signs.

14 (3) Garages. However, garages or other accessory structures such as carports, porches and  
15 stoops attached to the main building shall be considered part of the main building.

16 (4) Off-street parking as required in this chapter.

17 **Sec. 66-432. Special exception uses.**

18 In the R-3 district, the following uses or structures may be permitted only if approved for the  
19 issuance of a special exception as provided in this chapter:

20 (1) Day care center, including a day care center as home occupation.

21 (2) Electrical power substations and telecommunication switching facilities.

22 (3) Fire department offices and facilities, emergency medical rescue squad offices and  
23 facilities, law enforcement offices and facilities and other governmental offices and  
24 facilities.

25 (4) Rest homes and group homes.

26 (5) Water and wastewater treatment plants.

27

1 **Sec. 66-433. Area regulations.**

2 The lot area for each permitted use in the R-3 district shall be as follows:

3 (1) A minimum of 7,500 square feet for single-family dwellings served by public water and  
4 sewer.

5 (2) A minimum of 10,000 square feet for two-family dwellings served by public water and  
6 sewer.

7 (3) A minimum of 15,000 square feet for multi-family dwellings served by public water and  
8 sewer.

9 (4) A minimum of 10,000 square feet for all other permitted uses served by public water and  
10 sewer.

11 **Sec. 66-434. Setback regulations.**

12 Structures in the R-3 district shall be located 25 feet or more from any street right-of-way. This  
13 shall be known as the "setback line."

14 **Sec. 66-435. Frontage regulations.**

15 The minimum lot width at the setback line shall be 70 feet for single-family dwellings and 80 feet  
16 for all other permitted uses on lots served by public water and sewer.

17 **Sec. 66-436. Yard regulations.**

18 (a) Side. The minimum side yard for each main structure in the R-3 district shall be ten feet, and  
19 the total width of the two required side yards shall be 25 feet or more.

20 (b) Rear. Each main structure in the R-3 district shall have a rear yard of 25 feet or more.

21 **Sec. 66-437. Height regulations.**

22 Buildings in the R-3 district may be erected up to 35 feet in height from grade, except that:

23 (1) The height limit for dwellings may be increased up to ten feet and up to three stories,  
24 provided there are two side yards for each permitted use, each of which is ten feet or  
25 more plus one foot or more of side yard for each additional foot of building height over  
26 35 feet.

1        (2) A public or semipublic building such as a school, church, library or hospital may be erected  
2        to a height of 60 feet from grade, provided that required front, side and rear yards shall  
3        be increased one foot for each foot in height over 35 feet.

4        (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles,  
5        television antennas and radio aerials are exempt. Parapet walls may be up to four feet  
6        above the height of the building on which the walls rest.

7        (4) No accessory building which is within ten feet of any party lot line shall be more than one  
8        story high. All accessory buildings shall be less than the main building in height.

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