

## 10.0 TRADITIONAL DOWNTOWN RESIDENTIAL – R-3

### 10.1 INTENT, WHERE PERMITTED

This district (hereafter referred to as DR R-3) is created to establish a plan implementation zone that:

- Preserves and enhances the historic downtown
- Provides for compact, medium-density, single-family development; and
- Permits a variety of housing types
- ~~Provides incentives for clustering of development.~~

~~R-3~~ DR districts may be permitted within residential and mixed land use areas as designated in the comprehensive plan.

### 10.2 PERMITTED USES

#### 10.2.1 BY RIGHT

The following uses shall be permitted subject to requirements and limitations of this ordinance:

- a. Detached single-family dwellings.
- b. ~~Side-by-side duplexes provided that density is maintained, and provided further that buildings are located so that each unit could be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall. Other two-family dwellings shall be permitted provided density is maintained.~~
- c. ~~Semi-detached and attached single-family dwellings such as triplexes, quadraplexes, townhouses, atrium houses and patio houses provided that density is maintained, and provided further that buildings are located so that each unit could be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall.~~
- c. Rental of permitted residential uses and guest cottages, provided that yard, area and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out.
- d. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with health and sanitation regulations and all other applicable law.
- e. Accessory uses and buildings including home occupation (reference 5.2, Regulations Governing Home Occupations) and storage buildings.

- f. Temporary construction uses (reference 5.1.10, Temporary Construction Headquarters, Yards).
- g. Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 20.3.4.5, Review of Public Uses for Compliance with the Comprehensive Plan); public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 5.1.6, Public Utility Structures, Uses). [NOTE: These uses are common to the Public District – P (section 14), but also are permitted in other districts.]
- h. Homes for developmentally disabled persons (reference 5.1.2, Home for Developmentally Disabled Persons).

#### **10.2.2 BY SPECIAL USE PERMIT**

The following uses shall be permitted only by special use permit approved by the Town Council pursuant to section 20.3.4, Special Use Permits:

- a. Community center.
- b. Clubs, lodges, civic, fraternal, patriotic.
- c. Fire and rescue squad stations (reference 5.1.3, Fire, Ambulance, Rescue Squad Station (Volunteer)).
- d. Swim, golf, tennis, or similar athletic facilities (reference 5.1.8, Swimming, Golf, Tennis Clubs).
- e. Private schools.
- f. Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; micro-wave and radio-wave transmission and relay towers, substations and appurtenances (reference 5.1.6, Public Utility Structures, Uses).
- g. Day care, child care or nursery facility (reference 5.1.1, Day Care, Nursery Facility).
- h. Rest home, nursing home, convalescent home, orphanage or similar institution (reference 5.1.7, Rest Home, Nursing Home, Convalescent Home, Orphanage).
- i. Hospitals.
- j. Home occupation, Class B (reference 5.2, Regulations Governing Home Occupations).
- k. Churches.
- l. Cemeteries.

m. Tourist lodgings (reference 5.1.9, Tourist Lodging).

### 10.3 AREA AND BULK REGULATIONS

REQUIREMENTS	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT
Gross density	<del>3</del> 8 du/acre	3-10 du/acre
Minimum lot size	<del>14,500</del> 4,000 sq ft	9,700-2,000 sq ft
Yards, minimum: Front Side Rear	25-10 feet 10-4 feet 20-15 feet	25-20 feet* 10-5 feet 20 feet  <i>*Rear and side load garage homes have a 5-foot setback.</i>
Maximum structure height	35 feet	35 feet

### 10.4 CLUSTER DEVELOPMENT OPTION REGULATIONS

~~At the option of the owner, cluster development may be used for development of the land to be subdivided and developed. Use of cluster provisions shall be subject to requirements of this ordinance, applicable health requirements and the provisions of the Town subdivision ordinance.~~

### 10.5 BUILDING SEPARATION

In any case in which there is more than one main structure on any parcel, there shall be a minimum of ~~thirty (30)~~ nine (9) feet between such structures. This provision shall not apply to structures built to a common wall.