

10.0 TRADITIONAL DOWNTOWN RESIDENTIAL

10.1 INTENT, WHERE PERMITTED

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

- Preserves and enhances the historic downtown
- Provides for compact, medium-density, development; and
- Permits a variety of housing types

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. Duplexes.
- 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, Transient Lodging and Bed and Breakfasts).
- n. Bed & Breakfasts (reference 5.1.9, Transient Lodging and Bed and Breakfasts)

10.3 AREA AND BULK REGULATIONS

REQUIREMENTS	CONVENTIONAL DEVELOPMENT
Gross density	8 du/acre
Minimum lot size	4,000 sq ft
Yards, minimum: Front Side Rear	10 feet 4 feet 15 feet
Maximum structure height	35 feet

10.4 Reserved

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 nine (9) feet between such structures. This provision shall not apply to structures built to a common wall.