

DIVISION 1. - R-16 SUBURBAN RESIDENTIAL DISTRICT

Sec. 32-304.01. - R-16 Suburban Residential District; purpose and intent.

The R-16 District (formerly RM-1) is intended to implement the suburban residential high and the residential component of the community employment center land use classifications of the Comprehensive Plan. The R-16 District is designed to provide for and encourage quality development at urban densities in locations well-served by public utilities and roadways, not to exceed 16 dwelling units per net acre.

(Ord. No. 93-28, 6-1-93; Ord. No. 98-26, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-304.02. - Uses permitted by right.

The following uses are permitted by right in the R-16 District:

1. Group home, as defined by Code of Virginia, § 15.2-2291, including group residences for ambulatory elderly persons, whether or not special accommodations are required, but shall not include nursing homes or hospitals
2. Home occupation, subject to standards in section 32-300.07.2.
3. Home sales office, subject to standards in section 32-300.07.1.
4. Single-family attached dwellings.
5. Multifamily dwellings.

(Ord. No. 93-28, 6-1-93; Ord. No. 94-1, 1-11-94; Ord. No. 98-26, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 20-14-C, 12-15-20)

Editor's note— Section 304.02, was amended Dec. 21, 2004, pursuant to Ord. No. 04-78, and includes provisions relocated from § 32-300.07.

Sec. 32-304.03. - Secondary uses.

The following uses shall be permitted by right in the R-16 District only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development for the exclusive use of the residents of the development and their guests.
2. Satellite parking, secondary to a religious institution or place of religious worship only, with a Special Use Permit, subject to standards in section 32-300.07.8.

(Ord. No. 04-78, 12-21-04)

Editor's note— Section 304-03 adopted Dec. 21, 2004, pursuant to Ord. No. 04-78, and includes provisions relocated from § 32-300.07. Former §§ 32-304.03—32-304.06 renumbered accordingly.

Sec. 32-304.04. - Special uses.

The following uses shall be permitted in the R-16 District with a Special Use Permit:

1. Adult day-care facilities.
2. Continuing care retirement community.
3. Child care facilities.
4. Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development, for the use of the residents of the development and others.
5. Home business.
6. Hospital.
7. Recycling collection points, subject to the standards of section 32-250.84.
8. Religious institution or place of religious worship, subject to standards in section 32-300.07.7.

(Ord. No. 93-28, 6-1-93; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— Former § 32-304.03 entitled "Special Uses" was renumbered as § 32-304.04 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, and includes uses relocated from § 32-300.07.

Sec. 32-304.05. - Development standards.

1. The performance standards of the PMR, Planned Mixed Residential Zoning District for multifamily buildings, mid-rise residential buildings, and other comparable housing units and standards approved by the Zoning Administrator shall apply, in accordance with section 32-306.12.
2. The maximum density shall 16 dwellings per acre.
3. The minimum density shall be six dwelling units per net acre.

(Ord. No. 93-28, 6-1-93; Ord. No. 94-1, 1-11-94; Ord. No. 98-26, 4-21-98; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-304.04 entitled "Development Standards" renumbered as § 32-304.05 pursuant to Ord. 04-78, adopted Dec. 21, 2004.

Sec. 32-304.06. - Site plan requirement.

Development in the R-16 District shall require site plan approval as set forth in Part 800 of this chapter.

(Ord. No. 93-281, 6-1-93; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-304.05 entitled "Site Plan Requirement" renumbered as § 32-304.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.