

DIVISION 2. R-4 ZONING DISTRICT

Sec. 32-303.10. R-4 Zoning District; purpose and intent.

The R-4 district (formerly R-10) is intended to implement the suburban residential-low, suburban residential-moderate, and community employment center land use classifications of the Comprehensive Plan. This district is designed to provide for and encourage development of quality one-family dwellings at a low to moderate suburban density of approximately four dwelling units per acre or less.

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

Sec. 32-303.11. Uses permitted by right.

The following uses are permitted by right in the R-4 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 employment, subject to standards in section 32-300.16.
3. Home occupation, subject to standards in section 32-300.07.2.
4. Home sales office, subject to standards in section 32-300.07.1.
5. One-family dwellings.

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

Editor's note(s)—Former § 32-303.10Editor's note(s)— was amended and renumbered as § 32-303.11Editor's note(s)— pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, Section 303.12, was amended Dec. 21, 2004, pursuant to Ord. No. 04-78, and includes provisions relocated from § 32-300.07Editor's note(s)—.

Sec. 32-303.12. Secondary uses.

The following uses shall be permitted by right in the R-4 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; Ord. No. 09-30, 5-19-09)

Editor's note(s)—This section was previously denoted as § 32-400.13Editor's note(s)— amended and renumbered as § 32-400.12Editor's note(s)— pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, section 32-303.13Editor's note(s)—, adopted Dec. 21, 2004 pursuant to Ord. No. 04-78, includes provisions relocated from § 32-300.07Editor's note(s)—. Former §§ 32-303.13Editor's note(s)—— 32-303.16 were renumbered accordingly.

Sec. 32-303.13. Special uses.

The following uses shall be permitted in the R-4 district with a Special Use Permit:

1. Adult day care facility.
2. Bed and breakfast, subject to the standards of section 32-300.15.
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. Country club.
6. Home business.
7. Private school.
8. Recovery home, subject to the standards of section 32-300.07.9.
9. Religious institution or place of religious worship, subject to standards in section 32-300.07.7.

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

Editor's note(s)—This section was previously denoted as § 32-303.14Editor's note(s)— amended and renumbered as § 32-400.13Editor's note(s)— pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, former § 32-303.13Editor's note(s)— entitled "Special Uses" was renumbered as § 32-303.14Editor's note(s)— pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, and includes uses relocated from § 32-300.07Editor's note(s)—.

Sec. 32-303.14. Development standards.

1. The minimum lot size shall be 10,000 square feet; one dwelling unit per lot shall be allowed.
2. Lots shall have frontage on a public street. The minimum lot frontage along all streets shall be 70 feet, except 100 feet along both streets for corner lots (measured from the point of intersection of the extended lot lines coterminous with the street rights-of-way). For lots that have road frontage abutting the circular arc portion of a cul-de-sac, the lot frontage shall be a minimum of 45 feet and the minimum lot width, measured at the required building setback line, shall be 70 feet. For lots on the outside of a street with a centerline radius less than 200 feet, the minimum lot frontage shall be 60 feet. The Board of County Supervisors may approve lots with frontage on a private street upon approval of a Special Use Permit.
3. The maximum lot coverage shall be 40 percent.
4. Cluster development shall be allowed subject to the standards set forth in section 32-300.60 of this chapter.

(Ord. No. 04-78, 12-21-04; Ord. No. 06-29, 3-7-06; Ord. No. 09-30, 5-19-09)

Editor's note(s)—This section was previously denoted as § 32-303.15Editor's note(s)— amended and renumbered as § 32-400.14Editor's note(s)— pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, former § 32-303.14Editor's note(s)— entitled "Development Standards" renumbered as § 32-303.15Editor's note(s)— pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, and includes uses relocated from former § 32-303.12Editor's note(s)—.

Sec. 32-303.15. Setbacks.

1. All buildings shall be set back a minimum of 30 feet from the front property line.
2. The minimum rear setback shall be 25 feet.
3. The minimum side-setback shall be ten feet.
4. For a corner lot the minimum side setback abutting the side street shall be 20 feet. For corner lots, front and side yards shall be fixed in conjunction with issuance of building permits and shall be noted in the zoning approval.
5. Open and enclosed carports attached to a principal dwelling, on lots recorded prior to 1965, in the R-4, Suburban Residential district, and constructed prior to the adoption of this amendment, shall be set back a minimum of three feet from the side property line. Open carports meeting the above requirements may be enclosed after the adoption of this amendment provided exterior side wall construction is noncombustible or has a minimum fire resistive rating equivalent to two-hours between dwelling units.
6. Where an adjoining property is zoned commercial or office, the minimum setback for the principal building from the common property line shall be 25 feet; and where an adjoining property is zoned industrial, such minimum setback shall be 35 feet. If buffering requirements provided in section 32-250.30, et seq. are greater, they shall apply in lieu of the setback.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04; Ord. No. 06-28, 3-7-06; Ord. No. 09-30, 5-19-09)

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Secs. 32-303.30—32-303.34. Reserved.

Editor's note(s)—Sections 32-303.30 through 32-303.34 pertaining to "two-family dwellings" in the R-D Zoning District were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004. Duplex uses are permitted in the PMR Zoning District, Part 306Editor's note(s)—.