

Chapter 9: Village Residential

Section 9.1: Intent, Where Permitted

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

- Encourages residential development in areas of the Town designated as village areas or town area in the comprehensive plan;
- Permits a variety of housing types;
- Provides incentives for residential development by allowing variations in lot size, density and frontage requirements;
- Encourages compact development; and
- Encourages creative design which allows for filling in of vacant areas and which is compatible with the character of existing lots and buildings.

It is intended that VR districts will be located in such areas where no public water or sewerage service currently is available or in such areas partially or fully served by approved central water systems or central sewerage systems.

Section 9.2: Permitted Uses

9.2.1 By Right

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

- a. Detached single-family dwellings.
- b. Duplexes 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.
- c. Semi-detached and attached single-family dwellings such as triplexes and quadraplexes provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall.
- d. 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.
- e. 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.

- f. Accessory uses and buildings including home occupation, Class A (reference 5.2, Regulations Governing Home Occupations) and storage buildings.
- g. Temporary construction uses (reference 5.1.10, Temporary Construction Headquarters, Yards).
- h. 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.]
- i. Wayside stands for the display and sale of seasonal agricultural products (reference 5.1.11).
- j. Homes for developmentally disabled persons (reference 5.1.2, Home for Developmentally Disabled Persons).
- k. Agriculture.
- l. Double-wide mobile homes on individual lots (reference 5.3, *Mobile Homes on Individual Lots*).

9.2.2 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. Agricultural service occupation.
- i. Home occupation, Class B (reference 5.2, Regulations Governing Home Occupations).
- j. Cemeteries.
- k. Churches.
- l. Bed and Breakfast Inns.
- m. Cluster development of permitted residential uses.
- n. Tourist lodgings (reference 5.1.9, Tourist Lodging).
- o. Arts and education center. (Added 5-21-07)

Section 9.3 Area and Bulk Regulations (Amended 2009 and 2021)

| REQUIREMENTS | CONVENTIONAL DEVELOPMENT | CLUSTER DEVELOPMENT | CLUSTER DEVELOPMENT, PUBLIC WATER AND SEWER |
|---|-------------------------------|-------------------------------|---|
| Gross density | 0.7 du/acre | 0.7 du/acre | 4 du/acre |
| Minimum lot size | 60,000 sq ft | 40,000 sq ft | 2,500 sq ft |
| Minimum frontage: public, private | 130 feet | 110 feet | 40 feet |
| Yards, minimum: Front Side Rear | 25 feet 15 feet 20 feet | 25 feet 15 feet 20 feet | 15 feet 8 feet 20 feet |
| Maximum structure height | 35 feet | 35 feet | 35 feet |
| Other requirements | | | Minimum 33% to be open space |

Section 9.4 Cluster Development of Option Regulations

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