

Zoning Districts

September 19, 2018

The following pages are Districts in the Round Hill Zoning Ordinance that have proposed amendments as part of
ZOAM-2018-01

	R-1A	R-2	R-4	R-6	R-12	B-1	PDCC
Accessory Apartment	P	P	P			P	
Accessory Homestay	P	P	P	P	P	P	
Bed & Breakfast	P	P	P	P	P	P	
Boutique Hotel							P
Nursing Home	SPEX	SPEX					P
Assisted Living Facility	SPEX	SPEX					P

Legend:

P = Permitted

A = Accessory Use

SPEX = Special Exception

NOTE: This packet does not include R-4, R-6 or R-12. This package only shows the amendments to
R-2, R-1A, B-1 and PD-CC

PART ONE

ARTICLE 3

R-2 Residential-Single Family District

3.1. Conformity

Subject to Article 11 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance. This includes, but not limited to the following Articles:

Article 12 - Parking & Loading

Article 13 – Signs

Article 14 – Landscaping & Screening

3.2. Purpose

To protect the single family residential character of the district and to promote and encourage a suitable neighborhood environment

3.3. Permitted Uses

The following uses and structures are permitted in the R-2 District:

- a. Single-family detached dwellings
- b. Public parks
- c. Residential Care Home, in accordance with Article 25, Section 25.3.12
- d. Bed and Breakfast Facility, in accordance with Article 25, Section 25.3.3 & Section 25.3.8

3.4. Accessory Uses

The following uses and structures are permitted in the R-2 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Article 25, Sections 3.2 and 3.4:

- a. Other accessory uses and structures customarily appurtenant to a permitted use; provided however, that the total footprint for all accessory structures on a lot does not exceed 6% of the total lot area and in any case may not exceed 1800 square feet. There is a minimum requirement of 10 feet between any and all building footprints. A single accessory structure's footprint can not cover more than 4% of the total lot area and the maximum size of a single accessory structure's footprint regardless of lot size is 1200 square feet. Any lot may have a single accessory structure with a footprint of up to 600 square feet.
- b. Home Occupations, in accordance with Article 25, Section 25.3.10
- c. Family Day Home, in accordance with Article 25, Section 25.3.8
- d. Temporary Family Healthcare Structure, in accordance with Article 25, Section 25.3.14
- e. Interior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- f. Exterior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- g. ~~Family/Caregiver Suite, in accordance with Article 25, Section 25.3.7~~
- h. Accessory Homestay, in accordance with Article 25, Section 25.3.2

3.5. Special Exception Uses

The following uses and structures are permitted in the R-2 District subject to securing a conditional use permit:

- a. Public and Private Schools
- b. Golf Courses
- c. ~~Bed and Breakfast, in accordance with Article 25, Section 25.3.1~~
- d. Public Utility Facility, except corporation yards, storage or repair yards and warehouses
- e. Places of Worship
- f. Child Care Center, in accordance with Article 25, Section 25.3.5
- g. Nursing Home, in accordance with Article 25, Section 25.3.11
- h. Assisted Living Facility, in accordance with Article 25, Section 25.3.11
- i. ~~Country Inn, in accordance with Article 25, Section 25.3.6~~

Special exception uses shall not be allowed on private access easements.

3.6. Density

Maximum density shall not exceed two dwelling units per acre.

3.7. Lot Area

The minimum lot area shall be 20,000 square feet and shall not include area to be used for a Private Access Easement.

3.8. Minimum Lot Width

The minimum lot width at the front property line shall be 50 feet and at the required front yard, 100 feet.

3.9. Building Height

- a. The maximum building height shall be two stories but in no event shall exceed 35 feet.
- b. The maximum height of an accessory building shall not exceed 25 feet.

3.10. Yard Requirements

The following minimum yard requirements shall apply in the R-2 District:

- a. Front Yard: 35 feet, except in developed areas where the front yard shall equal the average front yard of the immediately adjacent properties.
- b. Side Yard: 15 feet, except 35 feet for the street side yard of a corner lot
- c. Rear Yard: 30 feet.
- d. ~~Accessory Structures: Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and can not have a protrusion of more than one foot into the setback. Structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and can not have a protrusion of more than one foot into the setback. The setback is measured from any part of the accessory structure footprint to the closest property line. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.~~
 - 1. Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and cannot have a protrusion of more than one foot into the setback.
 - 2. Accessory structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and cannot have a protrusion of more than one foot into the setback.
 - 3. Setback of an exterior accessory apartment up to 16 feet in height must be 10 feet from any and all parts of the exterior accessory apartment footprint to the closest property line and cannot have a protrusion of more than one foot into the setback.
 - 4. Exterior accessory apartments greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and cannot have a protrusion of more than one foot into the setback.
 - 5. The setback is measured from any part of the accessory structure footprint to the closest property line.

6. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.

ARTICLE 21

R-1A Low Density Residential

21.1. Conformity

Subject to Article 10 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance.

21.2. Purpose

To protect the single family residential character of the district and to promote and encourage a suitable neighborhood environment.

21.3. Permitted Uses

The following uses and structures are permitted in the R-1A District:

- a. Single-family detached dwellings
- b. Public parks
- c. Town utility uses
- d. Private boat ramp
- e. Residential Care Home, in accordance with Article 25, Section 25.3.5
- e. Bed and Breakfast Facility, in accordance with Article 25, Section 25.3.3 & Section 25.3.8

21.4. Accessory Uses

The following uses and structures are permitted in the R-1A District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Article 25, Sections 21.2 and 21.4:

- a. Other accessory uses and structures customarily appurtenant to a permitted use; provided however, that the total footprint for all accessory structures on a lot does not exceed 6% of the total lot area and in any case may not exceed 1800 square feet. There is a minimum requirement of 10 feet between any and all building footprints. A single accessory structure's footprint cannot cover more than 4% of the total lot area and the maximum size of a single accessory structure's footprint regardless of lot size is 1200 square feet. Any lot may have a single accessory structure with a footprint of up to 600 square feet
- b. Home Occupation, in accordance with Article 25, Section 25.3.10
- c. Family Day Home, in accordance with Article 25, Section 25.3.8

- d. Temporary Family Healthcare Structure in accordance with Article 25, Section 25.3.14
- e. Interior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- f. Exterior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- ~~g. Family/Caregiver Suite, in accordance with Article 25, Section 25.3.7~~
- h. Accessory Homestay, in in accordance with Article 25, Section 25.3.2

21.5. Special Exception Uses

The following uses and structures are permitted in the R-1A District subject to securing a conditional use permit:

- ~~a. Bed and Breakfast, in accordance with Article 25, Section 25.3.2~~
- b. Public Utility Facility, except corporation yards, storage or repair yards and warehouses
- c. Places of Worship
- ~~d. Country Inn, in accordance with Article 25, Section 25.3.6~~

21.6. Density

The maximum density shall not exceed one dwelling unit per acre.

21.7. Lot Area

The minimum lot area shall be 12,500 square feet

21.8. Minimum Lot Width

The minimum lot width at the front property line shall be 40 feet and at the required front yard, 50 feet.

21.9. Building Height

- a. The maximum building height shall not exceed 35 feet.
- b. The maximum height of an accessory structure shall not exceed 25 feet.

21.10. Yard Requirements

The following minimum yard requirements shall apply in the R-1A District:

- a. **Front Yard:** 25 feet.
- b. **Side Yard:** 9 feet
- c. **Rear Yard:** 25 feet.
- e. Accessory Structures: ~~Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and can not have a protrusion of more than one foot into the setback. Structures greater than 16 feet in height~~

~~must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and can not have a protrusion of more than one foot into the setback. The setback is measured from any part of the accessory structure footprint to the closest property line. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.~~

1. Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and cannot have a protrusion of more than one foot into the setback.
2. Accessory structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and cannot have a protrusion of more than one foot into the setback.
3. Setback of an exterior accessory apartment up to 16 feet in height must be 10 feet from any and all parts of the exterior accessory apartment footprint to the closest property line and cannot have a protrusion of more than one foot into the setback.
4. Exterior accessory apartments greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and cannot have a protrusion of more than one foot into the setback.
5. The setback is measured from any part of the accessory structure footprint to the closest property line.
6. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.

21.11. Public Road Frontage

Any lots to be created in a new subdivision in the R-1A District must have frontage on a Public Road accepted and maintained by the State, or a street accepted and maintained by the Town.

Part Two

ARTICLE 7 B-1 Business – Town Business District

7.1. Conformity

Subject to Article 11 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance. This includes, but not limited to the following Articles:

Article 12 - Parking & Loading

Article 13 – Signs

Article 14 – Landscaping, Screening & Outdoor Lighting

7.2. Purpose

This district is designed to accommodate commercial uses in the central part of town in existing commercial structures and in structures that were formerly residential but may now be desirable for low impact business use. Because of proximity to residential uses, businesses in this district must be low impact uses that are compatible with their existing residential buildings. The town intends and desires that existing residential buildings be converted to commercial use rather than have new buildings constructed, whenever possible.

7.3. Permitted Uses

The following uses and structures are permitted in the B-1 District, subject to obtaining any necessary land use permits, site plan approval, if required, and a Town business license:

- a. Single-family dwellings.
- b. Mixed single-family residential and business use provided that the residential use is restricted to the second story and above. Residential use is permitted on the first story provided that the business owner is the resident.
- c. ~~Bed and Breakfast, in accordance with Article 25, Section 25.3.3~~

- d. Financial institutions in accordance with Article 25, Section 25.3.8.
- e. Museum
- f. Personal Service stores such as barber shops, beauty salons, interior decorators, picture framing shops, and spas
- g. Professional and General Offices
- h. Repair Shops such as shoe repair and tailor shops.
- i. Retail stores and shops such as antique shops, art galleries, bookstores, clothing stores, florist shops, general merchandise stores, gift shops, ice cream and/or confectionary shops, jewelry shops, photography supply shops and toy stores.
- j. Studio for artists, crafts persons, writers
- k. Residential Care Home, in accordance with Article 25, Section 25.3.12
- f. l. Bed and Breakfast Facility, in accordance with Article 25, Section 25.3.3 & Section 25.3.8
- ~~m. Country Inn, in accordance with Article 25, Section 25.3.6~~

7.4. Accessory Uses and Structures

The following accessory uses and structures that are customarily incidental and subordinate to an approved principal use on the lot are permitted in the B-1 District:

- a. Dumpsters and dumpster pads, with opaque screening on all sides to match the height of the dumpster.
- b. Emergency power generators and fuel tanks.
- c. Fence or wall, not to exceed eight (8) feet in height in the rear or side yards behind the front building line, and three and one-half (3-1/2) feet in the front yard.
- d. Freestanding air conditioning machinery
- e. Sculpture, fountain, etc.
- f. Accessory structures that relate to the permitted uses; provided however that the total footprint coverage for all accessory buildings on a lot does not exceed 6% of the total lot area and in any case, may not exceed 1800 sq. ft. Where there are multiple accessory buildings, there is a minimum requirement of 10 ft. between all other accessory building coverages. A single accessory building footprint cannot cover more than 4% of the total lot area and the maximum size of a single accessory building footprint regardless of lot size is 1200 sq. ft. However, any lot may be permitted to have a single accessory building with a footprint of up to 600 sq. ft.
- g. Temporary stands or outdoor areas for the sale of produce, or seasonal items such as Christmas trees, wreaths, and holly.

- h. Parking for approved on-site uses permitted in the B-1 District; such parking cannot be located in any required buffer area. Parking areas shall not be used for storage.
- i. Shared Parking by more than one approved use permitted in the B-1 District with the following conditions:
 - 1. Each use must meet its parking requirements without the additional parking provided by shared parking, unless the arrangement meets the requirements set forth in Zoning Ordinance Article 12, Section 12.5.
 - 2. No inoperable vehicles may be parked in shared parking areas.
 - 3. No parking shall occur in buffer areas.
 - 4. Shared parking spaces must be clearly marked and lined and meet all space and aisle requirements contained in this ordinance.
 - 5. Shared parking must be contained within existing legal parking areas and shall not be used to expand or enlarge an existing parking area.
 - 6. A property that is non-conforming with respect to required parking spaces cannot be used for shared parking.
- j. Home Occupation, in accordance with Article 25, Section 25.3.10
- k. Family Day Home, in accordance with Article 25, Section 25.3.8
- l. Temporary Family Healthcare Structure in accordance with Article 25, Section 25.3.14
- m. Interior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- n. Exterior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- o. Family/Caregiver Suite, in accordance with Article 25, Section 25.3.7
- p. Accessory Homestay, in in accordance with Article 25, Section 25.3.2

7.5. Special Exception Uses

The following uses and structures are permitted in the B-1 District subject to securing a Special Exception Permit, site plan approval and zoning permits:

- a. Automobile service stations and gas stations with no general store
- b. Fitness Center
- c. Funeral Home
- d. Indoor Theater
- e. Other retail uses consistent with the Comprehensive Plan but not otherwise permitted in 7.2.
- f. Child Care Center, in accordance with Article 25, Section 25.3.5
- g. Parking as a primary use. No overnight parking is allowed.
- h. Places of worship

- i. Public facilities, including fire station, police station, library, post office, government office, parks.
- j. Restaurants, including bakery, catering, coffee shops and delicatessens, with indoor seating and no drive-through service, in accordance with Article 25, Section 25.3.13. Outside service and consumption is permitted, in accordance with Article 25, Section 25.3.13

7.6. Lot Area

The minimum lot area shall be 20,000 square feet, except for lots with existing buildings which must be able to accommodate off-street parking as provided in Article 12.

7.7. Minimum Lot Width

The minimum lot width at the front property line shall be 50 feet and at the required front yard 80 feet, except for lots with existing buildings which must be able to accommodate off-street parking as provided in Article 12.

7.8. Building Height

The maximum building height for the primary structure shall be 35 feet. No accessory building shall exceed 16 feet in height.

7.9. Yard Requirements

The following minimum yard requirements shall apply to new construction in the B-1 District:

- a. Front Yard: 25 feet, except in developed areas where the front yard may equal the lesser of the front yards of the immediately adjacent properties.
- b. Side Yard: 10 feet, except as set forth in Article 14 Section 14.4 “General Screening and Buffering”.
- c. Rear Yard: 30 feet.
- f. Accessory Structures: ~~Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and can not have a protrusion of more than one foot into the setback. Structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and can not have a protrusion of more than one foot into the setback. The setback is measured from any part of the accessory structure footprint to the closest property line. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.~~

1. Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of

the accessory structure footprint to the closest property line and cannot have a protrusion of more than one foot into the setback.

2. Accessory structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and cannot have a protrusion of more than one foot into the setback.
3. Setback of an exterior accessory apartment up to 16 feet in height must be 10 feet from any and all parts of the exterior accessory apartment footprint to the closest property line and cannot have a protrusion of more than one foot into the setback.
4. Exterior accessory apartments greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and cannot have a protrusion of more than one foot into the setback.
5. The setback is measured from any part of the accessory structure footprint to the closest property line.
6. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.

7.10. Outdoor Display and Storage

- a. The display of products and services shall be permitted adjacent to the primary structure, or on patios, porches or attached decks. No outdoor display shall be permitted within parking areas, sidewalks, or side and rear yard buffer zones. Vending machines shall only be permitted adjacent to the primary structure.
- b. Outdoor storage shall be located within approved accessory buildings or appropriately screened.
- c. All outdoor refuse shall be in closed containers/dumpsters and shall be screened from view on all four sides.

7.11. Use Limitations

- a. Operations or products shall not adversely affect any contiguous uses through the dissemination of intrusive lighting, odor, dust, smoke, fumes, noise, vibrations, creation of trash, garbage or litter or other similar causes to an extent greater than normally found in businesses of the approved use.
- b. Accessory structures shall be located on the same lot as the principal use or structure
- c. Outside service and consumption must comply with Article 25, Section 25.3.6

7.12. Site Plan Requirement

All changes in use shall require a zoning permit. All changes to the structure or site

improvements that are subject to the Zoning Ordinance or Subdivision and Land Development Ordinance shall require a site plan that conforms to the Subdivision and Land Development Ordinance and shall include a boundary survey, existing rights-of-way and easements, details for placement of structures and how zoning ordinance requirements are met, topography, floodplain, utility improvements, provisions for stormwater management, exterior lighting, landscaping and buffering of the proposed use from adjacent uses. The site plan or some of its requirements may be waived by the Zoning Administrator based upon the scope of the improvements.

Part Three

Section 4-200 PD-CC Planned Development – Commercial Center.

The provisions of this section apply only to the areas now zoned PD-CC Planned Development-Commercial Center that were added to the corporate limits of the Town of Round Hill by the Boundary Line Adjustment between Loudoun County and the Town, effective January 1, 2005. [Amended March 20, 2008]

4-201 **Conformity.** Subject to Article 11 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance. This includes, but not limited to the following Articles:

Article 12 - Parking & Loading

Article 13 – Signs

Article 14 – Landscaping, Screening & Outdoor Lighting

4-202 **Purpose.** These districts are created to permit the development of neighborhood, community, and regional shopping centers in scale with surrounding market areas, at locations recommended in the Loudoun County Comprehensive Plan. These shopping centers shall serve areas not already conveniently and adequately provided with commercial and service facilities of the kind proposed. It is intended to permit the establishment of such districts with carefully organized buildings, service areas, parking areas and landscaped open space; with design features which reduce traffic; and with design, landscaping and buffers which

protect property values in surrounding neighborhoods. Planned Development-Commercial Centers shall provide a broad range of facilities and services appropriate to the general need of the area served. Within the broad classification of Planned Development-Commercial Center, several separate types of shopping centers are identified. The type of center appropriate to any specific location shall be determined by the market served, the proximity and access provided to residential districts; and consistency with the Comprehensive Plan.

4-203 Purpose, Size and Location

Community Center (CC). This district is established to permit the development of commercial centers which serve the retail shopping needs of the surrounding community. Community centers are centrally located on collector roads within a ten (10) minute drive to the community it is intended to serve. Such centers shall be sited so as to complement the character of the surrounding community, to include appropriate pedestrian linkages with adjacent land uses, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped such district shall be a minimum of six (6) acres and a maximum of twenty (20) acres in area.

4-204 Permitted Uses. The following uses shall be permitted subject to the requirements and limitation of these regulations.

Community Center.

- (1) Adult day care center.
- (2) Bank or financial institution, excluding drive-through facilities
- (3) Child care center, pursuant to Section 5-609.
- (4) Convenience food store without gas pumps, pursuant to Section 5-617.
- (5) Office, medical and dental.
- (6) Personal service establishment.
- (7) Pharmacy,
- (8) Recycling drop-off collection center, small, pursuant to 5-607 (A).
- (9) Restaurant.

- (10) Community Center.
- (11) Office, administrative, business, and professional.
- (12) Agriculture, horticulture, forestry, and fishery.
- (13) Art gallery.
- (14) Business service establishment
- (15) Commuter parking lot.
- (16) Facility for lessons in dance, gymnastics, judo, and sports training.
- (17) Food store.
- (18) Health and fitness center.
- (19) Home service establishment.
- (20) Medical care facility, outpatient only.
- (21) Park.
- (22) Post Office, drop off and pick up.
- (23) Restaurant, carry-out only.
- (24) Retail sales establishment.
- (25) Studio space – artist, crafts person, writer, etc.
- (26) Utility substation, dedicated.
- (27) Water pumping station.
- (28) Printing service.
- (29) Sewage pumping station.
- (30) ~~Construction retail establishment.~~
- (31) Telecommunications antenna, pursuant to Section 5-618(A).
- (32) Theater, indoor.

- (33) Bowling alley.
- (34) Library.
- (35) Recreation establishment, indoor.
- (36) Restaurant, dinner theatre.
- (37) Private club or lodge.
- (38) Public utility service center, without outdoor storage.
- (39) Radio and television recording studio.

4-205 Special Exception Uses. The following uses may be permitted by the Council, and if approved, may be subject to certain conditions, pursuant to Section 6-1300.

Community Center.

- (1) Any compatible use which serves the surrounding community and is not a use already listed for any district in the Zoning Ordinance.
- (2) ~~Automobile service station.~~
- (3) Office, administrative, business, professional, medical and dental, but not to exceed ten percent (10%) of the total floor space of the community center.
- (4) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (5) Telecommunications monopole, pursuant to Section 5-618(b)(2).
- (6) Bank or financial institution, including drive-through facilities.
- (7) Outdoor sales area, accessory.
- (8) Fire and/or rescue station.
- (9) Mass transit facilities and stations.
- (10) ~~Restaurant, with drive-through facilities.~~
- (11) Veterinary service.
- (12) Animal hospital.

- (13) Sewage treatment plant.
- (14) Water treatment plant.
- (15) Water storage tank.
- (16) Crematorium.
- (17) Construction retail establishment.
- (18) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (19) Police station.
- (20) Boutique Hotel, in accordance with Article 25, Section 25.3.4 & Section 25.3.8
- (21) Nursing Home, in accordance with Article 25, Section 25.3.11
- (22) Assisted Living Facility, in accordance with Article 25, Section 25.3.11