

# R-15

Article 4, Section 5. - R-15 Apartment residential district.

*5.1 Purpose of the district.*

The purpose of this district is to provide for:

1. medium to high density residential use and to provide for variety in housing types and densities as well as for
2. those public and semi-public uses and accessory uses as may be necessary or are normally associated with residential surroundings.

In general, urbanization is planned and utilities and public services exist or are planned to be adequate for the type or types of development contemplated.

3. Certain special care facilities and certain governmental, educational, recreational and utility uses are permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster and/or planned housing development with the objective of improved use of the land and more economical provision of streets and utilities. (See article 6.5 [article 6, section 5].)

USE	R-15 EXISTING	R-15 PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>		X	As <i>Accessory Buildings and Uses</i> are always secondary and related to the principal use of a lot, they remain permitted. Supported by Purpose #2.
<b>Accessory buildings and uses, including but not limited to...</b>	X		Remains permitted as <i>Accessory Buildings and Uses</i> .
<b>Assisted Living Facility &lt; 9 individuals</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Assisted Living Facilities</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Assisted living Facility &gt; 8 individuals</b>		SUP	As residential special care facilities, larger <i>Assisted Living Facilities</i> are supported by Purposes #2 & 3, but they are a SUP to ensure compatibility with the surrounding residential area as the effects of an <i>Assisted Living Facility</i> with 200 residents could be very different from a facility with 20 residents.
<b>Attached single-family dwellings (townhouses) subject to the regulations of section 5.12</b>	X		Remains permitted as <i>Dwelling, single family attached</i> .

USE	R-15 EXISTING	R-15 PROPOSED	COMMENTS
<b>Bed &amp; Breakfast</b>		SUP	Limited to a maximum of 4 guest rooms, <i>Bed and Breakfasts</i> have the lowest impact of any lodging use allowed by the zoning ordinance and generally have a residential character, but they are a SUP to ensure compatibility with the surrounding area. May be an accessory use to <i>Dwelling, single family detached</i> and therefore supported by Purpose #2.
<b>Bed and breakfast facility</b>	SUP		Remains a SUP as <i>Bed &amp; Breakfast</i> .
<b>Bus shelters</b>		X	A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 <sup>st</sup> Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters</i> could not be placed on small local streets. Supported by Purpose #2.
<b>Child care, residential</b>		X	Permitted because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is permitted in this district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4.
<b>Communication tower</b>		SUP	Remains a SUP (see <i>Radio or television transmission or receiving tower...</i> ); supported by Purpose #3.
<b>Convalescent homes, rest homes, nursing homes or homes for the aged</b>	SUP		Remains a SUP as <i>Nursing Home</i> .
<b>Detached single-family dwellings and accessory dwelling units...</b>	X		Remains permitted as <i>Dwelling, single family detached</i> and a special exception as <i>Dwelling, accessory</i> , respectively.
<b>Dwelling, accessory</b>		SE	Remains a special exception (see <i>Detached single-family dwellings and Accessory Dwelling Units...</i> ); an accessory use supported by Purpose #2.
<b>Dwelling, apartment</b>		X	This dwelling is usually the type found in <i>Dwelling, multiple-family</i> and is therefore permitted like that use; supported by Purpose #1.
<b>Dwelling, duplex</b>		X	Remains permitted (see <i>Two-family or duplex dwellings...</i> ); supported by Purpose #1.

USE	R-15 EXISTING	R-15 PROPOSED	COMMENTS
<b>Dwelling, multiple-family</b>		X	Remains permitted (see <i>Multiple-family dwellings...</i> ) and will be subject to the use regulations of Article 4, Section 5.13; supported by Purpose #1.
<b>Dwelling, single family attached</b>		X	Remains permitted (see <i>Attached single-family dwellings (townhouses)...</i> ) and will be subject to the use regulations of Article 4, Section 5.12; supported by Purpose #1.
<b>Dwelling, single family detached</b>		X	Remains permitted (see <i>Detached single-family dwellings...</i> ); supported by Purpose #1.
<b>Facilities and structures necessary for rendering public utility service...</b>	X		Less intensive utility structures and uses remain permitted as <i>Public Utilities, minor</i> while more intensive utility structures and uses would require a SUP as <i>Public Utilities, major</i> .
<b>Family care and foster homes</b>	SUP		This use is not currently defined, so it appears to be split between any <i>Dwelling,...</i> use (because the zoning ordinance definition of family includes foster children) and <i>Group Homes</i> which are both permitted.
<b>Group homes</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Home occupation</b>		X	Remains permitted (see <i>Home occupations as...</i> ) and will be subject to the use regulations of Article 3, Section 8; supported by Purpose #2.
<b>Home occupations as defined in article 3, section 8</b>	X		Remains permitted as <i>Home Occupation</i> .
<b>Multiple-family dwellings subject to the special regulations of section 5.13</b>	X		Remains permitted as <i>Dwelling, multiple-family</i> .
<b>Nursing home</b>		SUP	As residential special care facilities, <i>Nursing Homes</i> are supported by Purposes #2 & 3. Similar to <i>Assisted Living Facilities</i> , a <i>Nursing Home</i> with 200 residents could have very different effects than a facility with 20 residents, so it remains a SUP (see <i>Convalescent homes...</i> ) to ensure compatibility with the surrounding residential area.
<b>Playground</b>		X	<i>Playgrounds</i> provide areas for children to actively play and lead to interaction between neighbors which fosters the small town character citizens desire for Purcellville; supported by Purpose #2.

USE	R-15 EXISTING	R-15 PROPOSED	COMMENTS
<b>Public Utilities, major</b>		SUP	These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area. Supported by Purposes #2 & 3.
<b>Public Utilities, minor</b>		X	These less intensive utility structures and uses remain permitted (see <i>Facilities and structures necessary for rendering public utility service...</i> ) as they are necessary to provide basic utility services for the Town; supported by Purpose #2.
<b>Radio or television transmission or receiving tower not more than 50 feet in height</b>	SUP		Remains a SUP as <i>Communication Tower</i> .
<b>Residential day or home child care for five or fewer children subject to Article 6, Section 7.1</b>	X		Remains permitted as <i>Child Care, Residential</i> .
<b>Special events</b>		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town; supported by Purpose #2.
<b>Two-family or duplex dwellings, detached or semi-detached...</b>	X		Remains permitted as <i>Dwelling, duplex</i> .
<b>Yard sale or Garage sale</b>		X	Remains permitted (see <i>Yard sale or garage sale for disposal of used household items...</i> ) and will be limited by use regulations to occur no more than 3 days per year; an accessory use supported by Purpose #2.
<b>Yard sale or garage sale for disposal of used household items...</b>	X		Remains permitted as <i>Yard sale or Garage sale</i> .