
Sec. 35.2-42.1. R-2 District purpose.

The R-2 district is intended to provide for residential development at low densities, together with public uses, institutional uses and private recreational facilities that are in scale with single-household residences. This district is intended to allow higher densities than the R-1 district where supported by adequate infrastructure and compatible with site conditions.

Sec. 35.2-42.2. Authorized uses.

- (a) Exhibit IV-5 may be established in accordance with the procedures established in Article II, the district standards in this article, the site development standards established in Article VI and specific use standards established in Article VII, as well as other applicable rules and regulations.
- (b) Uses may also be limited by overlay standards established in Article V of this Zoning Ordinance.
- (c) See Article III for the rules of interpreting authorized uses and Appendix A for a complete listing of land uses allowed in every zoning district.
- (d) Uses designated "P" are permitted by right and uses designated "C" require issuance of a conditional use permit.

Exhibit IV-5 Authorized Uses in R-2 District

Land Use	LBCS #	Description	Approval Type
single-household detached	1111S	Typical single-household dwelling	P
modular home	1114S	A prefabricated home without axles or frames (see definitions)	P
manufactured home community	1116S	Includes manufactured home subdivision and manufactured home parks with 5 or more lots or sites (see definitions)	C
Housing Services	1200	Housing and custodial services for those who cannot care for themselves. Includes nursing and retirement homes, congregate living, assisted and continuing care living, but excludes rehab uses in LBCS #6520)	C
Bed & Breakfast and Tourist Homes	1310	Guest rooms in a private home or accessory building to a private home	C
boarding house	1321	Non-transient lodging that may include meals and is owner occupied	C
dormitory, sorority or fraternity house	1323	Allowed only as accessory uses to and owned by a college or university	C
Short Term Rental	1350	Provision of lodging for fewer than thirty (30) consecutive days. (See Section 35.2-71.16)	P
art galleries	2142b	Excludes art supply sales and retail framing services	C
pet cemetery	2723		C
wireless telecommunications transmission	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound or video, see section 35.2-73 for telecommunications ordinance	C/P

telephone and other wired telecommunications	4234	Operate telephone networks - excludes switching stations	P
Telecommunications switching stations/exchanges	4239	Telecommunications switching stations and exchanges with no on-site employees	C
library or archive	4242	Provide library or archive services	C
Public Utilities Services, Major	4315, 4329, 4339, 4349	Includes transmission lines for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission of a regional nature and normally entail the construction of new buildings or structures such as electrical switching facilities and stations or substations, electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. All overhead transmission lines are included in this definition.	C
Public Utilities Service Minor	4315, 4329, 4339, 4349	Includes distribution or collection lines and appurtenances for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission that are necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, and well, water and sewer pump stations, and wireless communication antennas attached to existing buildings or structures.	P
electric substations	4316		C
Water treatment plants and utility facilities	4331 - 4333,	Water treatment plants, pumping stations and lift stations	C
Museums and Other Special Purpose Recreational Institutions	5200	Public and private museums, historical sites, and similar establishments	C
Country Club	5340 & 6830	Operate private country clubs, with tennis courts and golf courses along with dining facilities and other recreational facilities; includes civic, social and fraternal organizations without dwellings	C
outdoor recreation	5372, 5373 & 5374	Includes for profit golf courses, archery ranges, outdoor volleyball, tennis, or swimming facilities, recreational courts, recreational day camp and horseback riding	C
Natural and other Recreational Parks	5500	All parks without special economic functions, other than limited concessions	P
Nursery or preschool	6110		C
Grade school	6120	Comprises all public, private, and specialty schools between the preschool and university	C

		level; includes adult education services not addressed elsewhere	
College or university	6130		C
Public Safety	6400	Government-owned establishments providing fire and rescue, police, and emergency response services	C
group home small	6522	Fewer than five (5) aged or infirm individuals or fewer than nine (9) individuals with mental, intellectual or developmental disabilities	P
group home large	6523	Five or more aged or infirm individuals, or nine (9) or more individuals with mental, intellectual or developmental disabilities	C
Hospital	6530		C
home day care	6562a	Day care for fewer than six (6) children or adults in a residence	P
small	6562b	Day care for six (6) to twelve (12) individuals in a residence	C
large	6562c	Provide care for more than 12 individuals	C
Religious Institutions	6600	Churches, temples, synagogues, mosques, convents and monasteries	C
free-standing cemetery	6722		C
columbarium	6724		C
Vegetable farming or growing	9120	Includes private fields and community gardens	P
Commercial orchards	9130	Includes fruit and nut trees for commercial production	P
Greenhouse - no on-premises sales	9141	Commercial greenhouse production	P
Animal Production	9300	Keep, graze, breed or feed animals (see district standards)	P
tent revival meetings/ transient amusements	9921	Includes temporary carnivals and circuses sponsored by non-profit organizations (see section 35.2-72.23)	P
residential cluster development	9951	See section 35.2-80	P
traditional neighborhood development	9952	See section 35.2-82	C
planned unit development	9953	See section 35.2-83	C

(Ord. No. O-19-040 , § 1, 10-8-19; Ord. No. O-21-010 , 2-9-21)

Sec. 35.2-42.3. R-2 District use standards.

The following standards supplement the standards for specific uses established in Article VII:

- (a) Not more than one single-household detached dwelling may be established on each lot.
- (b) One accessory dwelling unit may be established in addition to the principal dwelling unit on lots on which the owner resides, subject to the occupancy standards of this section and section 35.2-60.2(e), when:

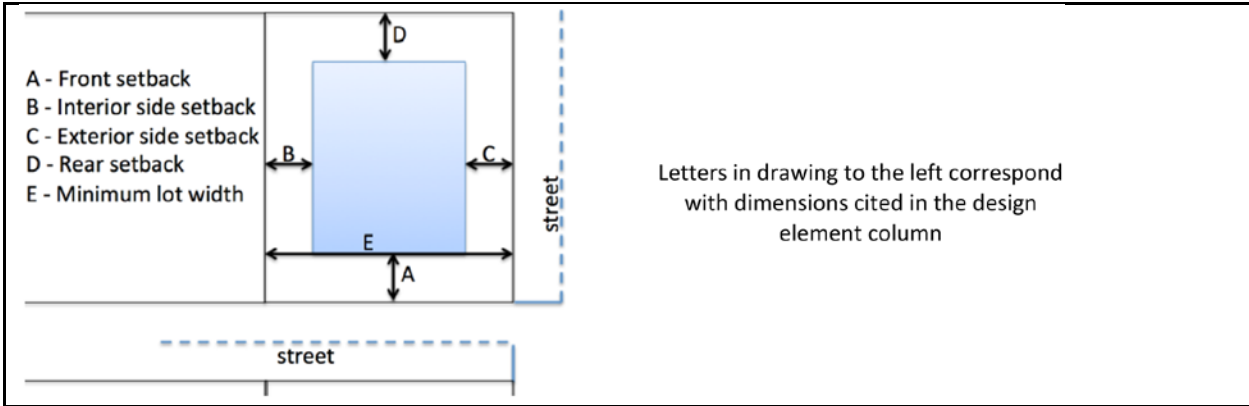
1. The accessory dwelling unit is located in the principal dwelling, there is one (1) main entrance located in the front of the building and the building has no outside characteristics, such as outside stairs, other than those common to a single-household dwelling; or
 2. The accessory dwelling is located in accessory building and complies with the standards of section 35.2-71.3.
- (c) As provided in section 35.2-60.2(e), not more than three unrelated individuals may occupy a dwelling unit in the R-2 district unless allowed pursuant to a use authorized by conditional use permit (i.e., bed and breakfast, boarding house, dormitories/sororities/fraternities, and large group homes). Occupancy for non-conforming duplex and multi-household dwellings shall not exceed three unrelated individuals per dwelling unit.
- (d) Except as specifically authorized for home occupations, no residential lot or structure shall be used for commercial or industrial purposes.
- (e) Accessory uses and structures shall comply with the provisions of section 35.2-71. A large day care center may be established pursuant to section 35.2-72.8 as an accessory use to any approved institutional use.

Sec. 35.2-42.4. R-2 District development standards.

- (a) *Development Standards Summarized.* Dimensional standards for the R-2 district are summarized in Exhibit IV-6. Section cross-references identify the location of additional dimensional standards and rules for their application. The standards in this section apply in addition to the site development standards of Article VI and site development standards applicable to specific uses established in Article VII.
- (b) *Development Patterns.* The R-2 district development standards may be modified through the approval of a residential cluster development, planned unit development or traditional neighborhood development through the conditional use permit process.
- (c) *Neighborhood Norms.* Front and side setbacks may be reduced in accordance with the neighborhood norm provisions of section 35.2-61.3.

Exhibit IV-6: Summary of R-2 Development Standards

Design Element	Standards	Cross-Reference
Maximum height	40'	35.2-61.2
Minimum front setback (dimension A)	30'	35.2-61.3
Minimum side setback, interior (dimension B)	8'	35.2-61.3
Minimum side setback, exterior (dimension C)	30'	35.2-61.3
Minimum rear setback (dimension D)	30'	35.2-61.3
Minimum lot width at front property line (dimension E) and front setback line (dimension F)	75'	35.2-61.4
Minimum lot area (square feet)	10,000, with 5,000 per boarding unit	35.2-61.4
Maximum net density (dwelling units per acre/dwelling units per acre including accessory and boarding units)	4.35/8.7	35.2-61.4
Maximum lot coverage	20%	35.2-61.4



(Ord. No. O-17-013 , § 1, 2-14-17)