

# ATTACHMENT B

## ARTICLE IV. – Primary Zoning Districts

### Division 1. Establishment and Purpose.

#### Section 4-1-1. General.<sup>1</sup>

- (A) **Zoning districts established.** Land within the County, as it exists at the time of this Ordinance being enacted, is hereby divided into classes of primary zoning districts to:
- (1) Regulate and restrict the location and use of buildings and land for trade, industry, residence, and other purposes in accordance with the objectives of the comprehensive plan;
  - (2) Regulate and restrict the location, height, and size of buildings hereafter erected or structurally altered; and
  - (3) Ensure adequate setbacks, open spaces, and public facilities to support the County’s population.
- (B) **Primary Zoning Districts.**<sup>2</sup> To carry out the purpose stated in Article I, In General, of this Ordinance and (A) above, King George County is hereby divided into the following primary zoning districts:

Table 4.1   Primary Zoning Districts	
<b>Agricultural Districts</b>	
A-1	Agriculture Preservation <sup>3</sup>
A-2	Rural Agriculture
A-3	General Agriculture
<b>Residential Districts</b>	
R-1	Single-Family Dwelling <sup>4</sup>
R-2	General Dwelling
R-3	Multi-Family Dwelling
<b>Commercial Districts<sup>5</sup></b>	
C-1	Neighborhood Commercial
C-2	General Commercial
<b>Industrial Districts</b>	
I-1	Industrial Light
I <sup>6</sup>	Industrial

<sup>1</sup> Editor’s Note: This section contains new text that provides the overall purpose for primary zoning districts.  
<sup>2</sup> Editor’s Note: Propose to include *only* Primary districts in Article 4; Overlay districts are proposed in Article 5.  
<sup>3</sup> Editor’s Note: A-1 district renamed to “Agriculture Preservation” (previously “Limited Agriculture”) to better distinguish the differences between the three Agricultural districts.  
<sup>4</sup> Editor’s Note: R-1 district renamed to “Single-Family Dwelling” (previously “One-Family Dwelling”) to better align with the terminology and definitions used in the Ordinance.  
<sup>5</sup> Editor’s Note: C-1 district has been renamed to “Neighborhood Commercial” (previously “Retail Commercial”) and C-2 has been renamed to “General Commercial” (previously “General Trade”) to better align with their intents.  
<sup>6</sup> Editor’s Note: This abbreviation has *not* been changed to align with others, as that would change map abbreviations and create additional landowner notice.

Planned Development Districts	
R-C	Resort Community
M-U	Mixed-Use

(C) Overlay Districts are established in Article V, Overlay Districts, of this Ordinance.

### Section 4-1-2. References to District Names<sup>7</sup>.

For the purpose of reference throughout this Ordinance, unless specifically provided to the contrary, the term “agricultural district” shall include A-1, A-2, and A-3 districts; “residential district” shall include R-1, R-2, and R-3 districts; “commercial district” shall include C-1 and C-2 districts; “industrial district” shall include I-1 and I districts; and “planned development district” shall include R-C and M-U districts.

### Section 4-1-3. Purpose and Intent of Primary Zoning Districts<sup>8,9</sup>.

(A) **Agriculture.**

- (1) **A-1, Agriculture Preservation.** The intent of this district is to preserve the agricultural character of the County by maintaining wide expanses of farming and forestry; and to permit the continued agricultural use and growth of agricultural related uses while discouraging urban and suburban developments of all types, except in conformity with the land use policies of the Comprehensive Plan. Residential uses shall consist of sparse single-family dwellings, primarily located to serve farm owners and their families. This is a rural area where urban services such as sewer and water mains are not planned.
- (2) **A-2, Rural Agriculture.** The intent of this district is to recognize the rural character of portions of the County while also allowing increased residential and low-impact non-residential uses that complement the rural nature of the County and provide basic services to the surrounding community. Non-residential uses should not be disruptive to the existing farming and rural living patterns. Residential uses shall consist of single-family dwellings on parcels large enough to provide private well and septic. Generally, public water and sewer services are not planned for this district.
- (3) **A-3, General Agriculture.** The intent of this district is to recognize the rural character of portions of the County and to provide a transition between the open space of farmland and forest and the more compact residential districts and commercial developments. This district allows single-family dwellings and duplexes on smaller lot sizes than other agricultural districts, and low-impact non-residential uses that provide basic services to the surrounding community. Non-residential uses should not be disruptive to the existing farming and rural living patterns but may have greater trip generation than those in the other agriculture districts. Generally, public water and sewer services are not planned for this district.

<sup>7</sup> Editor’s Note: This is proposed as a new section to provide a disclaimer that references to various districts could include all those districts within the category.

<sup>8</sup> Editor’s Note: The following intents have been taken from the existing Ordinance; Agricultural, Residential, and Commercial intent statements have been revised to provide greater context and expectations for development.

<sup>9</sup> Editor’s Note: The proposed Ordinance addresses *all* district intents in this section, rather than individually. This is streamlined text and provides clear standards in chart form. (*See following sections for each district.*)

(B) **Residential.**

- (1) **R-1, Single-Family Dwelling.** The intent of this district is to protect those areas within the County in which the predominant development pattern consists of single-family detached dwellings on separate lots; and to provide additional areas within the County in which housing of a similar character may be developed in the future. To accomplish this intent, this dwelling district is restricted in use to single-family dwelling uses, those accessory uses customarily associated with such dwellings, and various public or private community support facilities or services that are either necessary or compatible with low density dwelling development.
- (2) **R-2, General Dwelling.** The intent of this district is to recognize those single-family residential and office areas within the County, which are developed with smaller lots and to provide additional areas in which developments of a similar density may be established. This dwelling district allows for single- and two-family dwellings, religious assembly uses, public uses, and accessory uses that are compatible with residential surroundings. The regulations for this district are designed to stabilize the residential nature, promote single- and two-family homes, and to prohibit high-impact commercial activity.
- (3) **R-3, Multi-Family Dwelling.** The intent of this district is to recognize those areas within the County where multifamily and office development exists and to provide areas for additional development of a similar character and density which may be established. This dwelling district allows for the most variation of dwelling types. Uses compatible with residential neighborhoods, such as religious assembly uses, public uses, and accessory uses, are also permitted. The regulations for this district are designed to provide a range of residential dwellings, promote varied neighborhood types, and to prohibit high-impact commercial activity.

(C) **Commercial.**

- (1) **C-1, Neighborhood Commercial.** The intent of this district is to recognize existing light commercial uses and to provide an opportunity to expand these and other retail opportunities. The district should accommodate a range of retail, personal service, and office uses that are compatible with adjacent residential areas and provide for the convenience and day-to-day needs of residents of nearby neighborhoods.
- (2) **C-2, General Commercial.** The intent of this district is to recognize existing commercial and/or service trade uses within the County and provide an opportunity to expand these and related general commercial opportunities. This district should accommodate a range of retail, wholesale, service, and office uses that cater to the traveling public and serve the County and the surrounding region. The district is designed to provide attractive and accessible shopping along principal highways. Uses may exhibit exterior storage or displays and may involve limited manufacturing or processing activities that are accessory to the sale of such goods.

(D) **Industrial.**

- (1) **I-1, Industrial Light.** The intent of this district is to provide sufficient space in appropriate locations for certain types of business and manufacturing that do not create a danger to health

and safety in surrounding areas and that do not create significant noise, vibration, smoke, dust, lint, odor, heat, or glare. The intent is also to make available more attractive locations for these businesses and industries. Certain commercial uses are permitted, primarily for service to employees in the district and as accessory uses to manufacturing conducted on site. Typical development in the district would be that which is commonly known as an "industrial" park."

- (2) **I, Industrial<sup>10</sup>**. The intent of this district is to recognize industrial uses which presently exist within the County and to provide an appropriate zoning district within which additional industrial and related uses may be provided. The intent of this district is to permit certain larger scale manufacturing with outside storage, warehousing, and/or product display. The creation of any significant noise, vibration, smoke, dust, lint, odor, heat, or glare shall be mitigated with industry best practices for the compatibility of the surrounding uses and the preservation of the environment.

(E) **Planned Development.**

- (1) **R-C, Resort Community**. The resort community district provides for resorts and related guest service facilities. Resort districts may be close to both residential and rural neighborhoods and will provide regulations and site plan controls to protect the quality of these neighborhoods. Development within the resort district will be designed in a manner that will protect and preserve the natural resources, trees, watershed, contours, and topographic features of the land. A resort community is a self-contained development of contiguous acreage under one ownership or control that provides tourist accommodations and developed recreational facilities in a setting with natural resources.
- (2) **M-U, Mixed-Use Development**. The Mixed-Use Development District is intended to provide for variety and flexibility in design necessary to implement the goals and objectives contained in the County's Comprehensive Plan. Mixed use development regulations are intended to promote economical and efficient land use through unified development, a mix of uses within individual structures, improved levels of amenities, appropriate and harmonious physical development, and creative design.

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<sup>10</sup> Editor's Note: I, Industrial intent has been expanded to provide more detail and context to this district's intended uses.

## Division 2. General District Standards<sup>11</sup>.

### Section 4-2-1. General.

- (A) The requirements specified in this Article shall be considered the minimum required to promote the public health, safety, and general welfare.
- (B) Except as provided elsewhere in this Ordinance for nonconforming lots, every structure hereafter constructed shall be located on a lot meeting the minimum requirements for the district in which it is located<sup>12</sup>.
- (C) The State Health Official may require larger minimum lot area for permitted uses, as needed, to meet Department of Health requirements for use of individual wells and/or sewage disposal systems.
- (D) In residential and agricultural districts, only one principal structure is permitted on a lot<sup>13</sup>. In commercial and industrial districts, lots may have unlimited principal structures.
- (E) Photographs, graphics, and/or diagrams in this Article are included for illustrative purposes only. If there is any inconsistency between them and the text of this Ordinance, including tables, the text will govern<sup>14</sup>.

### Section 4-2-2. Additional Standards<sup>15</sup>.

In addition to the provided standards for each district, additional standards may apply, as listed below:

- (A) **Use Performance Standards.** Article VII, Use Performance Standards, of this Ordinance establishes additional standards pertaining to specific uses.
- (B) **Community Design Standards.** Article VIII, Community Design Standards, of this Ordinance establishes additional standards for:
  - (1) Landscaping and screening;
  - (2) Walls and fences;
  - (3) Parking and loading;
  - (4) Lighting;
  - (5) Signs;

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<sup>11</sup> Editor's Note: The existing Ordinance provides for requirements pertaining to visibility clearance; this section (3.9.2) has been removed and is proposed to be in Article 8 of the draft Ordinance.

<sup>12</sup> Editor's Note: This text was found in the existing Ordinance. Rather than repeat for each district, it is included here and applies to all.

<sup>13</sup> Editor's Note: Section 3.3 of the existing Ordinance allows more than one principal structure in residential and agricultural districts with an SEP; propose to only permit one principal structure per lot.

<sup>14</sup> Editor's Note: Proposed as new text.

<sup>15</sup> Editor's Note: Proposed as a new section.

- (6) Open space<sup>16</sup>; and
- (7) Other neighborhood compatibility measures<sup>17</sup>.

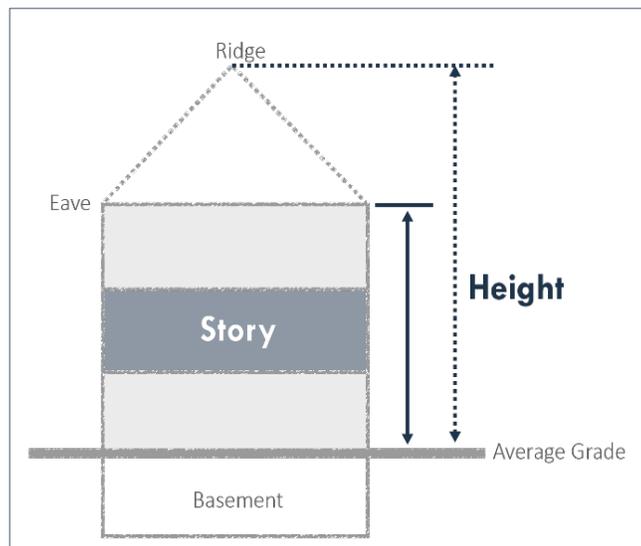
(C) **Drainage.** Provisions shall be made for proper stormwater drainage<sup>18</sup> from streets, parking, and loading areas. Water shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Provisions shall be made for protection against erosion and sedimentation in accordance with applicable County ordinances.

### Section 4-2-3. Height Regulations.

(A) **Measuring Height.**<sup>19</sup>

- (1) Building height is measured, in feet, from the average grade to the top of the highest point of a roof.
- (2) Average grade is determined by calculating the average of the highest and lowest elevations along natural or improved grade (whichever is more restrictive) along the front of the structure that is parallel to the front setback.

**Figure 4.1  
Height Measurement**



<sup>16</sup> Editor’s Note: Propose to move open space requirements from the existing Subdivision Ordinance to Article 8, Community Design Standards.

<sup>17</sup> Editor’s Note: “Open space” and “neighborhood compatibility” will be further explored during the drafting of Article 8; if those standards are not included, they will be removed from this text.

<sup>18</sup> Editor’s Note: The existing Ordinance provides an article for Stormwater Management; this is proposed to be removed and be a standalone ordinance.

<sup>19</sup> Editor’s Note: Proposed as new text to aid in measuring height. The provided figures (feet and stories) can be adjusted.

(B) **Exceptions.**

- (1) For structures that are in V, VE, AE, AH, and A Flood Zones, as identified in Article V, Overlay Zoning Districts, Division 4, Floodplain Management Overlay District, of this Ordinance, the following applies:
  - (i) Height is measured from 12 inches above the base flood elevation for the building site.
  - (ii) In cases where there is a ground floor enclosure below the base flood elevation, height shall be measured from the average grade.
- (2) Structures and uses may exceed the maximum height standards with the issuance of a Special Exception Permit<sup>20</sup>, in accordance with Article III, Permits and Applications, of this Ordinance, provided the structure or use complies with Article 5, Overlay Districts, Division 5, Military Overlay, and all other applicable standards in this Ordinance.

(C) **Exemptions.** The height limitations of this Ordinance shall not apply to:

- (1) Spires;
- (2) Belfries;
- (3) Cupolas;
- (4) Monuments;
- (5) Chimneys, flues, and smokestacks;
- (6) Flagpoles;
- (7) Silos;
- (8) Farm animal building;
- (9) Farm buildings<sup>21</sup>;
- (10) Television antennas;
- (11) Radio aerials;
- (12) Parapet walls;
- (13) Windmills<sup>22</sup>;
- (14) Roof-top mechanical equipment screened by parapet walls;
- (15) Water tanks;

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<sup>20</sup> Editor's Note: This provision has been added to allow for variations to the height requirements, without requiring a variance, as the criteria for a variance would likely not be met.

<sup>21</sup> Editor's Note: The existing Ordinance also exempts "barns"; this has been removed and a definition of "farm building(s)" will be provided for Article XI, Definitions.

<sup>22</sup> Editor's Note: Added.

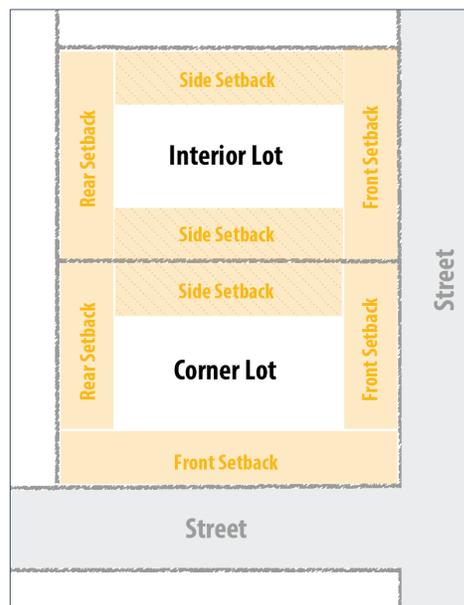
- (16) Broadcasting or communication towers, with Special Exception Permit approval<sup>23</sup>;
- (17) Utility service, major<sup>24</sup>, with Special Exception Permit approval<sup>25</sup>.
- (18) If taller than the maximum height for a specific district, none of the listed exemptions shall exceed, in height, the distance to the nearest lot line – or, in the case of structures located on an easement, to the nearest easement line.

#### Section 4-2-4. Determination and Measurement of Lots<sup>26,27</sup>.

(A) **Required Setbacks.** *See Figure 4.2.*

- (1) Interior Lots, Through Lots, and Stem Lots shall have the following setbacks:
  - (i) One front, two side, and one rear.
- (2) Corner Lots and Through Corner Lots shall have the following setbacks:
  - (i) Two fronts, one side, and one rear.

**Figure 4.2  
Required Setbacks**



<sup>23</sup> Editor’s Note: This has been added to exemptions, with approval of an SEP; need for SEP approval can be removed, if desired.

<sup>24</sup> Editor’s Note: This is a proposed use that will be introduced at the next round of drafting (Article 6 Use Matrix and Article 7 Use Performance Standards) and typically includes electric generating plants, substations, and wastewater plants.

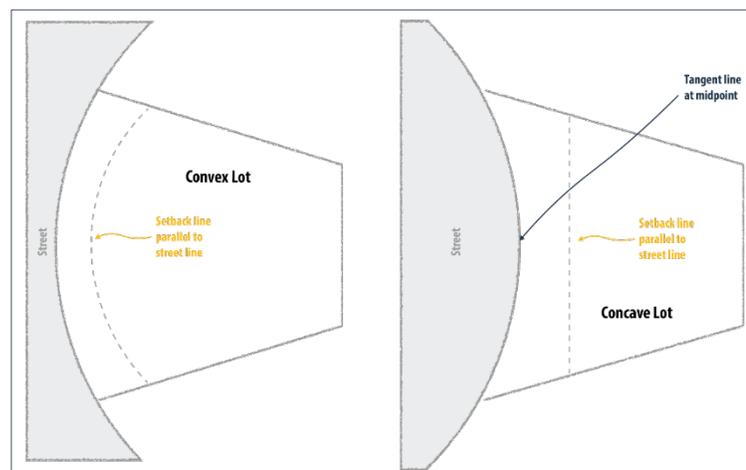
<sup>25</sup> Editor’s Note: This has been added to exemptions, with approval of an SEP; need for SEP approval can be removed, if desired.

<sup>26</sup> Editor’s Note: Pertinent definitions have been moved to Article XI, Definitions.

<sup>27</sup> Editor’s Note: This section contains new content and provisions; the methods for frontage and setbacks has been changed for ease of interpretation, and the content has been presented in a more user-friendly format.

- (B) **Measurement Methods.** The following methods shall be used for measuring setbacks:
- (1) **All Setback Types.** Setbacks shall be measured in such a manner that the lot line and the setback line are parallel to one another. Except rounded lots shall be measured as follows:
    - (i) Where lots are convex, required setbacks shall be measured radially from the lot line. **See Figure 4.3.**
    - (ii) Where lots are concave, required setbacks shall be measured from a straight-line drawn tangent to the center of the arc of the curve at the edge of the right-of-way (ROW). **See Figure 4.3.**

**Figure 4.3**  
**Setback Measurement for Convex and Concave Lots**

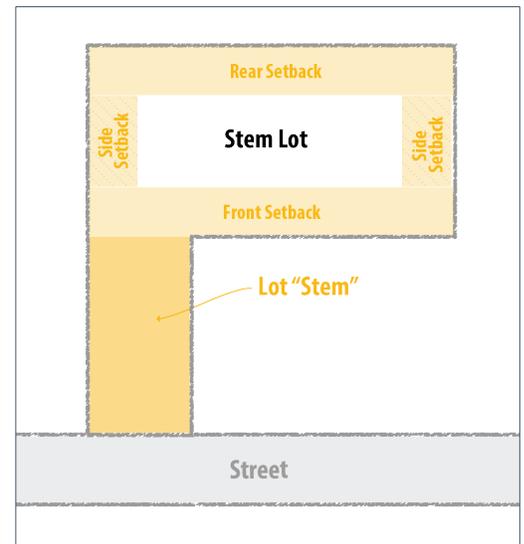


- (2) **Front Setback.** Except as otherwise provided in this Article, every lot shall front on an existing street; whether public or private. Front setbacks are determined as follows:
  - (i) A front setback shall be included for the full width of the lot frontage, measured between the side lot lines.
  - (ii) Depth of the front setback shall be measured from the edge of the ROW, inward towards the lot, until the distance required in the district standards is met. Note: ROW includes primary roads, secondary roads, and private easements.
  - (iii) Interior Lots shall have one front setback that is the portion along the street.
  - (iv) Corner Lots shall have two front setbacks<sup>28</sup>, one along each street(s).

<sup>28</sup> Editor's Note: This change to two full front setbacks is a change from the existing Ordinance, which requires one full-depth and one half-depth front yard (setback). This may lead to some nonconforming lots but is a recommended change to improve the administration of district standards moving forward.

- (v) Through Lots shall have one front setback that is determined by the prevailing building pattern or, if a prevailing building pattern has not been established, the prevailing lotting pattern. If neither building nor lotting patterns exist, the lot front shall be along the lot frontage that is the narrowest.
- (vi) Through Corner Lots<sup>29</sup> shall have two front setbacks, one that is the longest portion along a street and the other determined by the prevailing building pattern or, if a prevailing building pattern has not been established, the prevailing lotting pattern. If neither building nor lotting patterns exist, the second lot front setback shall be along the lot frontage that is the narrowest.
- (vii) Stem Lots shall have one front that is measured from the boundary delineating the end of the “stem” and then in towards the lot until the distance required in the district standards is met<sup>30</sup>. **See Figure 4.4.**
- (viii) The front setback required for nonconforming lots may be the average of the front setbacks within 300 ft. on either side of the lot, except that no front setback shall be required to be greater than that required for the district in which the lot is located.
  - 1. To maintain the pattern of the neighborhood, if the adjacent lots are vacant, the average(s) of the nearest developed lot(s) on the same side of the street shall be used.

**Figure 4.4**  
**Stem Lot Front Setback**



**(3) Side Setback.**

- (i) Side setbacks shall be measured from the front setback to the rear setback.
- (ii) Depth of a side setback shall be measured from the lot line in towards the lot until the distance required in the district standards is met.

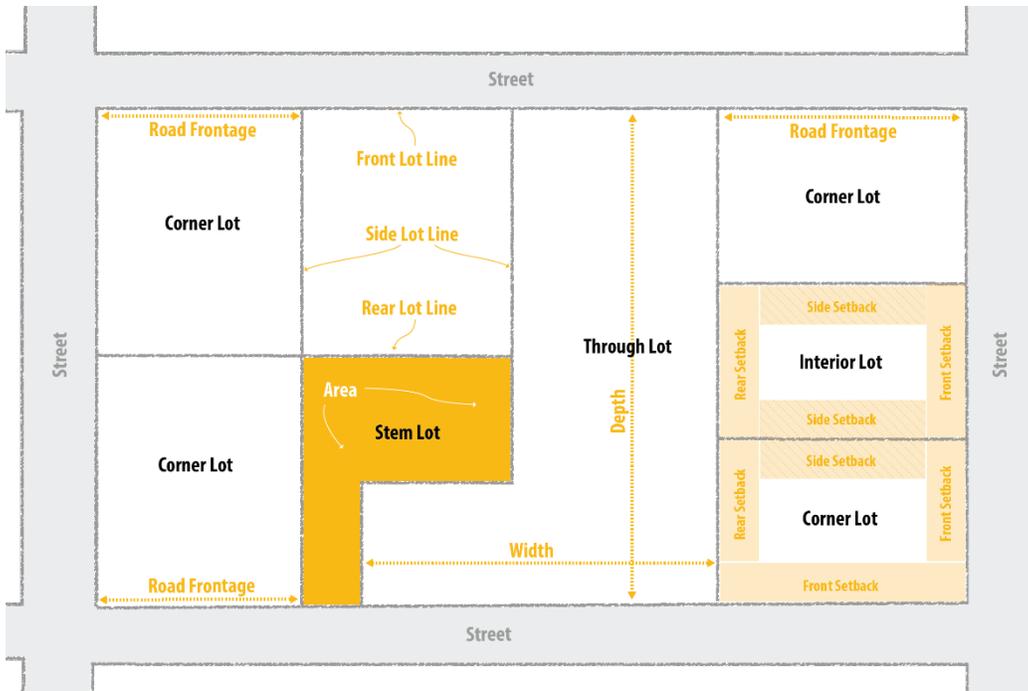
**(4) Rear Setback.**

- (i) A rear setback shall be included for the full width of the rear of the lot, measured between the side lot lines.
- (ii) Depth of a rear setback shall be measured from the rear lot line in towards the lot until the distance required in the district standards is met.

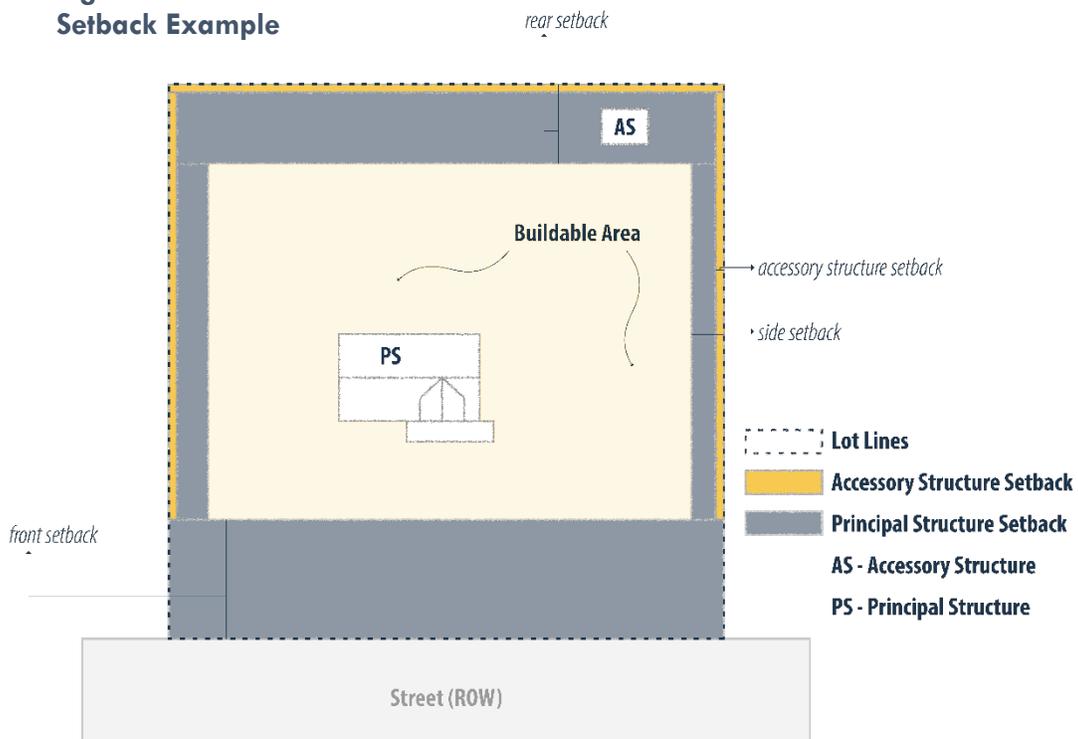
<sup>29</sup> Editor’s Note: Localities do not typically include provisions for Through Corner Lots; this can be removed, if desired.

<sup>30</sup> Editor’s Note: A graphic is provided for this text to aid interpretation.

**Figure 4.5**  
**Lots, Setbacks, and Lot Lines Diagram**



**Figure 4.6**  
**Setback Example**



## Division 3. Exemptions and Encroachments<sup>31</sup>.

### Section 4-3-1. Structures in Required Setbacks<sup>32</sup>.

- (A) The following uses and structures are permitted in required setbacks, subject to the limitations provided:
- (1) Fences, walls, and hedges subject to visibility clearance requirements on corner lots as outlined in Article VIII, Community Design Standards, of this Ordinance.
  - (2) Covered porches (on any façade)<sup>33</sup> may project not more than 5 ft. into any required setback. Uncovered porches and decks may project not more than 8 ft. into a required rear setback.
  - (3) Architectural features, chimney, eaves, and other like building features may project not more than 4 ft. into any required setback.
  - (4) Balconies may project not more than 4 ft. into any required side or rear setback but shall not be closer than 3 ft. to any lot line.
  - (5) Accessory structures are subject to the requirements and regulations of Article VII, Use Performance Standards, of this Ordinance.

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<sup>31</sup> Editor's Note: Proposed as a new section.

<sup>32</sup> Editor's Note: Taken from existing Ordinance section 3.9.

<sup>33</sup> Editor's Note: Updated existing language to state that a porch on any façade cannot be more than five feet into a setback; updated "uncovered porches" to also include "decks."

## Division 4. Agricultural Districts Dimensional Standards.

### Section 4-4-1. Agricultural District Regulations<sup>34</sup>.

**Table 4.2 | Agriculture District Regulations**

	A-1	A-2	A-3
<b>Minimum Lot Area<sup>1</sup>:</b>			
All lots	10 acres	2 acres	1 acre
<b>Minimum Lot Width:</b>			
All lots	300 ft.	150 ft.	120 ft.
<b>Minimum Required Setbacks:</b>			
<b>Front (Includes all structures)</b>			
Rights-of-way less than 50 ft. in width	45 ft.	45 ft.	45 ft.
Rights-of-way 50 ft. or more in width	45 ft.	45 ft.	35 ft.
<b>Side</b>			
Principal structures	15 ft.	15 ft.	15 ft.
Farm animal structures	75 ft.	75 ft.	75 ft.
Accessory structures	3 ft.	3 ft.	3 ft.
<b>Rear</b>			
Principal structures	30 ft.	30 ft.	30 ft.
Farm animal structures	75 ft.	75 ft.	75 ft.
Accessory structures	3 ft.	3 ft.	3 ft.
<b>Maximum Structure Height:</b>			
Principal structures <sup>2</sup>	35 ft.	35 ft.	35 ft.
Non-residential structures <sup>3</sup>	35 ft.	35 ft.	35 ft.
Accessory structures	No taller than principal structure	No taller than principal structure	No taller than principal structure

<sup>2</sup> The height limit for dwellings may be increased up to 45 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 35 ft.

<sup>3</sup> Non-residential buildings may be erected to a height of 60 ft<sup>35</sup>; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.

<sup>34</sup> Editor’s Note: The existing Ordinance requires that for A-2 and A-3 districts, kennels have a minimum of 5 acres; commercial stables must have 10 acres; and requirements are also provided for livestock in a major subdivision. These requirements have been removed and will be in Article VII, Use Performance Standards.

<sup>35</sup> Editor’s Note: Staff is confirming with the Fire Marshall if current equipment is sufficient to fight fires if building is 60 ft.

**Division 5. Residential Districts Dimensional Standards.**

**Section 4-5-1. Single Family Residential District Regulations<sup>36</sup>.**

<b>Table 4.3 Single Family Residential District Regulations<sup>37</sup></b>		
	<b>R-1</b>	<b>R-2</b>
<b>Minimum Lot Area:</b>		
Community Water <b>AND</b> Sewer	15,000 sq. ft.	15,000 sq. ft.
Community Water <b>OR</b> Sewer	25,000 sq. ft.	25,000 sq. ft.
<b>NO</b> Community Water nor Sewer	30,000 sq. ft.	30,000 sq. ft.
<b>Minimum Lot Width:</b>		
Community Water <b>AND</b> Sewer	80 ft.	80 ft.
Community Water <b>OR</b> Sewer	80 ft.	80 ft.
<b>NO</b> Community Water nor Sewer	100 ft.	100 ft.
<b>Minimum Required Setbacks:</b>		
<b>Front<sup>38</sup></b>		
<i>(All principal structures; accessory structures not permitted)</i>		
Rights-of-way less than 50 ft. in width	25 ft.	25 ft.
Rights-of-way 50 ft. or more in width	30 ft.	30 ft.
<b>Side</b>		
Residential Principal structures	10 ft.	10 ft.
Accessory structures	3 ft.	3 ft.
Non-residential Principal structures <sup>39</sup>	25 ft.	25 ft.
<b>Rear</b>		
Principal structures	25 ft.	25 ft.
Accessory structures	3 ft.	3 ft.
<b>Minimum Open Space:</b>		
Open space is required for subdivisions of 10 or more lots; see Article X, Subdivision, of this Ordinance.		
<b>Maximum Structure Height:</b>		
Residential Principal structures <sup>1</sup>	35 ft.	35 ft.
Non-residential Principal structures <sup>2</sup>	35 ft.	35 ft.
Accessory structures	No taller than principal structure	No taller than principal structure

<sup>1</sup> The height limit for dwellings may be increased up to 45 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 35 ft.

<sup>36</sup> Editor’s Note: To avoid confusion, Single-family (R-1 and R-2) districts regulations are provided in a chart separately from Multi-family (R-3).

<sup>37</sup> Editor’s Note: The existing Ordinance provides lot sizes for religious assembly in Residential and Commercial districts; this will be provided in Article 7, Use Standards.

<sup>38</sup> Editor’s Note: Proposing front setbacks from two types of ROWs to be consistent with Ag Districts. The existing Ordinance requires 30 ft.; therefore, the proposed requirements will not create nonconformities.

<sup>39</sup> Editor’s Note: Added side setback requirement for non-residential structures to address Comprehensive Plan policies regarding transitioning and buffers.

<sup>2</sup> Non-residential buildings may be erected to a height of 60 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.

Section 4-5-2. R-3, Multi-Family Dwelling District.

<b>Table 4.4</b>		
<b>Multi-Family<sup>1</sup> Dwelling District Regulations</b>		
<b>R-3</b>		
<b>Minimum Lot Area:</b>		
<i>Single-Family Dwellings and Non-residential Structures</i>		
Community Water <b>AND</b> Sewer		15,000 sq. ft.
Community Water <b>OR</b> Sewer		25,000 sq. ft.
<b>NO</b> Community Water nor Sewer		30,000 sq. ft.
<i>Multi-Family, Duplexes, &amp; Townhouses (require community water and sewer)<sup>40</sup></i>		
Multi-Family Dwellings and Duplexes	As above, plus 4,000 sq. ft. for each additional dwelling unit.	
Townhouses		1,500 sq. ft.
<b>Minimum Lot Width:</b>		
<i>Single-Family Dwellings and Non-residential Structures</i>		
Community Water <b>AND</b> Sewer		80 ft.
Community Water <b>OR</b> Sewer		80 ft.
<b>NO</b> Community Water nor Sewer		100 ft.
<i>Multi-Family, Duplexes, &amp; Townhouses</i>		
Multi-Family Dwellings and Duplexes		As above
Townhouses		18 ft.
<b>Density:</b>		
Townhouses		8 dwellings per acre
Multi-Family dwellings <sup>41</sup>		18 dwellings per acre <sup>42</sup>
<b>Minimum Required Setbacks:</b>		
<i>Front<sup>43</sup></i>		
	Rights-of-way less than 50 ft. in width	Rights-of-way 50 ft. or more in width
Townhouses	15 ft.	20 ft.
Multi-Family dwellings	15 ft.	20 ft.
All others	30 ft.	25 ft.
Accessory structures	Not permitted	

<sup>40</sup> Editor’s Note: The existing Ordinance only requires community water and sewer for townhomes; propose to also require for MFD.

<sup>41</sup> Editor’s Note: The existing Ordinance provides different density standards for Multi-family Elderly dwellings. This distinction has been removed to supply a universal standard for all Multi-Family.

<sup>42</sup> Editor’s Note: Proposed to 18 du/acre to align with M-U district density standard; increased from 8 per existing Ordinance.

<sup>43</sup> Editor’s Note: Proposing front setbacks from two types of ROWs to be consistent with Ag Districts. Increasing to 15 ft. (from 10 ft.) to allow additional distance from sidewalks.

<b>Table 4.4 Multi-Family<sup>1</sup> Dwelling District Regulations</b>		
<b>R-3</b>		
<b>Side<sup>44</sup></b>		
Townhouse end units		10 ft. <i>(Side setbacks do not apply to interior townhouses.)</i>
Multi-Family dwelling		10 ft.
All others		10 ft.
Accessory structures		3 ft.
<b>Rear</b>		
Townhouses		20 ft.
Multi-Family dwellings		20 ft.
All others		20 ft. <sup>45</sup>
Accessory structures		3 ft.
<b>Minimum Open Space<sup>1</sup>:</b>		
Entire R-3 District	20% <sup>46</sup>	<b>Note:</b> <sup>1</sup> Open space shall comply with the requirements of Article VIII, Community Design Standards, of this Ordinance.
<b>Minimum Open Space Between Buildings:</b>		
Development of more than 1 building		30 ft.
<b>Maximum Structure Height:</b>		
Single-family dwellings & Townhouses <sup>1</sup>		35 ft.
Multi-Family dwellings <sup>1</sup>		45 ft. <sup>47</sup>
Non-residential structures <sup>2</sup>		35 ft.
Accessory structures		No taller than principal structure
<sup>1</sup> The height limit for dwellings may be increased up to 45 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 35 ft.		
<sup>2</sup> Non-residential buildings may be erected to a height of 60 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.		

<sup>44</sup> Editor’s Note: Proposed increase from 9 ft. to 10 ft. for townhouse and MFD side setbacks.

<sup>45</sup> Editor’s Note: Reduced from 25 ft. (existing Ordinance) to 20 ft to keep all rear setbacks consistent regardless of building type.

<sup>46</sup> Editor’s Note: Proposed increase from a minimum of 15% open space to 20%. Additionally, existing provisions are based on lot size/number of lots; propose simplifying and requiring a minimum of 20% for all R-3 development.

<sup>47</sup> Editor’s Note: Propose 45 ft. for multi-family buildings, as apartments can typically be 3 – 4 stories.

## Division 6. Commercial Districts Dimensional Standards.

### Section 4-6-1. Commercial District Regulations.

<b>Table 4.5 Commercial District Regulations</b>		
	<b>C-1</b>	<b>C-2</b>
<b>Minimum Lot Area:</b>		
Community Water <b>AND</b> Sewer	5,000 sq. ft.	5,000 sq. ft.
Community Water <b>OR</b> Sewer	25,000 sq. ft.	25,000 sq. ft.
<b>NO</b> Community Water nor Sewer	30,000 sq. ft.	30,000 sq. ft.
<b>Minimum Lot Width:</b>		
Community Water <b>AND</b> Sewer	50 ft.	50 ft.
Community Water <b>OR</b> Sewer	100 ft.	100 ft.
<b>NO</b> Community Water nor Sewer	100 ft.	100 ft.
<b>Minimum Required Setbacks:</b>		
<b>Front<sup>48</sup></b>		
<i>(All principal structures; accessory structures<sup>49</sup> not permitted)</i>		
All Rights-of-way	30 ft.	15 ft.
<b>Side</b>		
All structures	None Except in cases where uses abut an existing Residential, Agricultural, or Planned Development district; then, the same as required for the abutting district.	
<b>Rear</b>		
All structures	None Except in cases where uses abut an existing Residential, Agricultural, or Planned Development district; then, the same as required for the abutting district.	
<b>Maximum Structure Height:</b>		
Principal structures <sup>1</sup>	35 ft.	35 ft.
Accessory structures	No taller than principal structure	No taller than principal structure

<sup>1</sup> Buildings may be erected to a height of 60 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.

<sup>48</sup> Editor’s Note: Decreased to 15 ft. (from 30 ft.) to account for landscaping, etc.

<sup>49</sup> Editor’s Note: Propose text that states accessory structures are not permitted in front setbacks; this was in response to the discussion among staff and public engagement that many commercial businesses should better address clutter and storage in the front of buildings / along the road.

## Division 7. Industrial Districts Dimensional Standards.

### Section 4-7-1. Industrial District Regulations<sup>50</sup>.

<b>Table 4.6 Industrial District Regulations</b>			
	<b>I-1</b>	<b>I</b>	
<b>Minimum Lot Area:</b>			
All lots	3 acres	10 acres	
<b>Minimum Site Area for a Use:</b>			
All uses	40,000 sq. ft.	80,000 sq. ft.	
<b>Minimum Lot Width:</b>			
All lots	100 ft.	150 ft.	
<b>Minimum Required Setbacks:</b>			
<p><b>Note:</b>                      Buffer areas may not be included in the measurement of any setback dimension.</p> <p>See Article VIII, Community Design Standards, for buffer requirements.</p>	<b>Front</b>		
	Rights-of-way less than 50 ft. in width	50 ft.	50 ft.
	<b>Side<sup>51</sup></b>		
	Principal structures	20 ft.	20 ft.
	Accessory structures	20 ft.	20 ft.
	<b>Rear</b>		
	Principal structures	20 ft.	20 ft.
	Accessory structures	20 ft.	20 ft.
<b>Maximum Structure Height:</b>			
Principal structures <sup>1</sup>	35 ft.	35 ft.	
Accessory structures	No taller than principal structure	No taller than principal structure	

<sup>1</sup> Buildings may be erected to a height of 60 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.

50 Editor’s Note: The existing Ordinance provides a reference to buffer requirements in the list of dimensional standards for I-1 districts; buffer requirements will be in Article VIII.

51 Editor’s Note: Increasing side and rear setbacks from 10 ft. (existing Ordinance) to 20 ft.

## Division 8. Planned Development Districts.

### Section 4-8-1. Purpose<sup>52</sup>.

- (A) The purpose of Planned Development Districts is to encourage innovative and efficient land use planning and physical design on large, unified sites. Planned Development Districts are intended to:
- (1) Achieve a high quality of development while protecting environmentally sensitive areas;
  - (2) Provide a well-integrated mix of non-residential and recreation uses with various residential dwelling types to achieve a walkable, connected neighborhood;
  - (3) Allow more efficient use of land through coordinated networks of streets, utilities, and pedestrian connections, both within the development and to adjacent development;
  - (4) Encourage the provision of accessible and useable open space and recreational amenities within the development;
  - (5) Promote development forms and patterns that respect the character of established surrounding neighborhoods and other land uses; and
  - (6) Promote development patterns that complement a site's natural and man-made features, such as rivers, lakes, wetlands, floodplains, trees, and historic and cultural resources.

### Section 4-8-2. General<sup>53</sup>.

(A) **Application.**

- (1) Planned Development districts shall be established by amendment to the Zoning Map, in accordance with Article III, Permits and Applications, of this Ordinance.
- (2) No development within a Planned Development District, including but not limited to clearing, grading, excavating, road building, site preparation or structural improvements, may be permitted prior to Site Plan approval by the Board of Supervisors in accordance with Article III, Permits and Applications, Division 6, Site Plans, of this Ordinance.
- (3) No transfer, sale, or conveyance of any individual lot or interest shall be permitted prior to Final Subdivision Plat approval, in accordance with Article X, Subdivision, of this Ordinance.
- (4) All development and subsequent operation within a Planned Development district shall be undertaken in accordance with the provisions of the approved Site Plan.
- (5) A proposed development may vary from the guidelines outlined in this Division, except for uses subject to approval of a rezoning or Special Exception Permit in accordance with Article III, Permits and Applications, of this Ordinance or approval. Any waiver from the standards and

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<sup>52</sup> Editor's Note: Proposed as a new section to provide clarity on what a Planned Development is.

<sup>53</sup> Editor's Note: Restructure for all Planned Development Districts to require that they follow the standards and procedures for a Rezoning and Site Plan approval. To reduce text, references have been provided to Article 3, rather than repeating text.

guidelines shall be specifically acknowledged by means of a proffer or conditions. A request for waiver must<sup>54</sup>:

- (i) Clearly outline the requested waiver(s) and
- (ii) Justify the need or benefit to the public and community should the waiver be granted.

### Section 4-8-3. R-C, Resort Community District.

(A) **Development Requirements and Standards.**<sup>55</sup> In addition to the standards provided in Table 4.7 of this Article, the following standards apply:

(1) Generally:

- (i) Minimum setback ranges for multi-family dwellings and non-residential uses shall be specifically established during the review and approval of the Concept Plan.<sup>56</sup> Minimum setbacks for single-family dwellings are provided in Table 4.7.
- (ii) Areas between buildings used as service yards, storage of trash, or other utility purposes should be designed to be compatible with adjoining buildings;
- (iii) Setbacks shall not interfere with public safety issues such as intersection sight distance or utilities, including other public infrastructure such as sidewalks, open space, etc.
- (iv) All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.
- (v) Resort Communities shall be served by centralized water and sewer utilities, whether public or privately operated, and shall be designed and constructed to public standards as approved by the King George County Public Service Authority.
- (vi) Unless otherwise operated by a public or private utility, private centralized utilities shall be maintained by a Homeowner's Association, which shall be established prior to final plat approval.

(B) **Additional Land.**<sup>57</sup> Additional land area may be added to an existing Resort Community District if it is adjacent to or across public or private roads from the Resort Community and forms a logical addition to the existing Resort Community, and if it is under the same ownership or control.

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<sup>54</sup> Editor's Note: Proposed text for a waiver to the PD regulations.

<sup>55</sup> Editor's Note: The existing Ordinance does not provide district standards; standards have been introduced in Table 4.7. These figures can be adjusted.

<sup>56</sup> Editor's Note: The existing Ordinance provides setback dimensions for single family dwellings. This has been provided in the new table below, and clarification has been added to this text to alert the developer that SFD setback dimensions are determined by this ordinance.

<sup>57</sup> Editor's Note: Taken from existing Ordinance section 2.13.6.

<b>Table 4.7 RC, Resort Community District Regulations</b>		
<b>Minimum District Area:</b>		
Entire RC District	5 acres <sup>58</sup>	
<b>Maximum Residential Densities:</b>		
Single-Family dwellings	5 du/acre	
Multi-Family dwellings	18 du/acre	
<b>Minimum Open Space:</b>		
Entire RC District	40% of land area	Open space shall comply with the requirements of Article VIII, Community Design Standards, of this Ordinance.
<b>Minimum Required Setbacks<sup>1</sup>:</b>		
<b>Front<sup>2</sup></b>		<b>Note:</b> <i><sup>1</sup> Setbacks located at the edge of the RC District shall conform to the setback requirements of the adjoining district, or to the setback requirements of the RC District, whichever is greater.</i>  <i><sup>2</sup> Accessory structures are not permitted in front setbacks.</i>
Single-Family dwellings	10 ft.	
<b>Side</b>		
Single-Family dwellings	7.5 ft.	
<b>Rear</b>		
Single-Family dwellings	10 ft.	
<b>Maximum Structure Height:</b>		
<b>Single Family Dwelling<sup>3</sup></b>		
Principal structures	35 ft.	
Accessory structures	No taller than principal structure	
<b>Multi Family Dwellings<sup>4</sup></b>		
Principal structures	45 ft.	
Accessory structures	No taller than principal structure	
<b>Non-Residential Buildings<sup>5</sup></b>		
Principal structures	45 ft.	
Accessory structures	No taller than principal structure	
<sup>3</sup> The height limit for single-family dwellings may be increased up to 45 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 35 ft.		
<sup>4</sup> The height limit for multi-family dwellings may be increased up to 55 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 45 ft.		
<sup>5</sup> Non-residential buildings may be erected to a height of 60 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 45 ft.		

<sup>58</sup> Editor’s Note: The existing intent statement reads that RC districts can be “relatively small to extensive” in size; this minimum acreage can be adjusted accordingly.

**Section 4-8-4. M-U, Mixed Use Development District<sup>59,60</sup>.**

- (A) **Applicability.** The following provisions shall apply generally to the establishment and regulation of all Mixed-Use Development Districts. The regulations of this Article are intended to permit Mixed-Use Development Districts in the Courthouse West primary settlement area and the Route 3/Route 301 primary settlement area, as set forth in the County’s Comprehensive Plan.
- (B) **Character of Development.** Mixed-Use Development Districts should encourage development form and character that is aesthetically pleasing and is different from conventional suburban development, which typically<sup>61</sup> includes the following:
- (1) Pedestrian orientation;
  - (2) Neighborhood friendly streets and paths;
  - (3) Interconnected streets and transportation networks;
  - (4) Parks and open space amenities;
  - (5) Neighborhood centers;
  - (6) Appropriately scaled buildings and spaces;
  - (7) Relegated parking;
  - (8) Mixture of uses and use types;
  - (9) Mixture of housing types and affordability; and
  - (10) Environmentally sensitive design.
- (C) **Development Requirements and Standards.**<sup>62</sup> In addition to the standards provided in Table 4.8 of this Article, the following standards apply:
- (1) Generally:
    - (i) A diverse variety of architectural styles should be used;

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<sup>59</sup> Editor’s Note: The existing Ordinance section 14.9 provides for the rezoning to M-U; this has been removed from this Article in the draft, as it is supplied in Article 3.

<sup>60</sup> Editor’s Note: Article 14 of the existing Ordinance also provides for landscaping, parking, and lighting. To streamline content, these provisions have not been included in this Article of the draft, as they will be included in Article 8, Community Design Standards.

<sup>61</sup> Editor’s Note: The existing Ordinance provides a disclaimer that the list of characteristics does not need to be followed for a M-U application to be approved. To provide flexibility and to encourage developers to include those items, that statement has been removed and the language now reads that the listed characteristics are “typically” included.

<sup>62</sup> Editor’s Note: Item (C) of this section includes various portions of Article 14 of the existing Ordinance. The text has been reorganized and/or put into chart form (see below) for streamlining purposes and ease of reading.

- (ii) Minimum setback ranges for multi-family dwellings and non-residential uses shall be specifically established during the review and approval of the Concept Plan.<sup>63</sup> Minimum setbacks for single-family dwellings are provided in Table 4.8.
  - (iii) Areas between buildings used as service yards, storage of trash, or other utility purposes should be designed to be compatible with adjoining buildings;
  - (iv) Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible;
  - (v) Setbacks shall not interfere with public safety issues such as intersection sight distance or utilities, including other public infrastructure such as sidewalks, open space, etc.
  - (vi) All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.
  - (vii) Mixed-Use developments shall be served by centralized water and sewer utilities, whether public or privately operated, and shall be designed and constructed to public standards as approved by the King George County Public Service Authority.
  - (viii) Private centralized utilities shall be maintained by a Homeowner’s Association (unless otherwise operated by a public or private utility), which shall be established prior to final plat approval.
- (2) Residential:
- (i) Residential units should vary by dwelling type in a logical and attractive manner to best fit the site. A mixture of residential structures is critical for providing good housing opportunities in a healthy neighborhood setting;
  - (ii) All multifamily dwelling units shall be above the ground floor of the structure; and
  - (iii) The gross and net residential densities shall be shown on the approved Concept Plan by area and for the development as a whole in dwelling units per acre (du/acre) and shall be binding upon its approval.
- (3) Non-Residential:
- (i) Non-residential density should be expressed in terms of floor area ratio (FAR). There is no maximum square footage for non-residential uses; and
  - (ii) The proposed uses should be in proportion to the overall intent and functionality of the mixed-use district concept.
- (4) Open Space:

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<sup>63</sup> Editor’s Note: The existing Ordinance provides setback dimensions for single family dwellings. This has been provided in the new table below, and clarification has been added to this text to alert the developer that SFD setback dimensions are determined by this ordinance.

- (i) Open space shall be provided<sup>64</sup> in a logical relationship to the site; and
- (ii) Improvements shall be configured to accommodate any permitted, accessory, and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features.

<b>Table 4.8   M-U, Mixed-Use District Regulations</b>		
<b>Minimum District Area:</b>		
Entire M-U District	10 acres	
<b>Maximum Residential Densities<sup>65</sup>:</b>		
Single-Family dwellings	5 du/acre	
Duplexes	8 du/acre	
Townhouses	12 du/acre	
Multi-Family dwellings	18 du/acre	
<b>Residential Density Bonuses:</b>		
If open space equals 60% or more of total site acreage, a 25% density increase is permitted.		
Any fractional values shall be rounded down to the nearest whole number.		
No density bonuses permitted for single-family dwellings.		
<b>Minimum Floor Area for Mixed-Use Structures:</b>		
Commercial	30%	
<b>Minimum Open Space:</b>		
Entire M-U District	25% of land area	Open space shall comply with the requirements of Article VIII, Community Design Standards, of this Ordinance.
	5,000 sq. ft per 2 acres for active or passive recreation	
<b>Minimum Required Setbacks<sup>1</sup>:</b>		
<b>Front<sup>2</sup></b>		<b>Note:</b> <sup>1</sup> Setbacks located at the edge of the M-U District shall conform to the setback requirements of the adjoining district, or to the setback requirements of the M-U District, whichever is greater.  <sup>2</sup> Accessory structures are not permitted in front setbacks.
Single-Family dwellings	10 ft.	
<b>Side</b>		
Single-Family dwellings	7.5 ft.	
<b>Rear</b>		
Single-Family dwellings	20 ft.	
<b>Maximum Structure Height:</b>		
<b>Single Family Dwelling<sup>3</sup></b>		
Principal structures	35 ft.	
Accessory structures	No taller than principal structure	
<b>Multi Family Dwellings<sup>4</sup></b>		
Principal structures	45 ft.	
Accessory structures	No taller than principal structure	

<sup>64</sup> Editor’s Note: The existing ordinance requires dedication of open space; recommend changing “dedicated” to “provided” pursuant to § 15.2-2297, which limits statutory authority of open space dedication as part of conditional rezonings.

<sup>65</sup> Editor’s Note: Proposed addition of maximum densities for Townhouses and Duplexes.

<b>Table 4.8   M-U, Mixed-Use District Regulations</b>	
<i>Non-Residential Buildings<sup>5</sup></i>	
Principal structures	45 ft.
Accessory structures	No taller than principal structure

<sup>3</sup> The height limit for single-family dwellings may be increased up to 45 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 35 ft.

<sup>4</sup> The height limit for multi-family dwellings may be increased up to 55 ft., provided that each side setback minimum standard shall be increased 1 foot or more for each additional foot of building height over 45 ft.

<sup>5</sup> Non-residential buildings may be erected to a height of 60 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 45 ft.

(D) **Architectural Design Requirements<sup>66</sup>**. All development within the M-U district shall conform to the following architectural standards:

(1) **Form and massing:**

- (i) Structures shall generally be designed with a rectangular form and necessary building floor area shall be accommodated through a primary structural block and subordinate wings, rather than a single massive block of space and building elevation.
- (ii) The main entrance façade of buildings shall be oriented towards a public right-of-way.

(2) **Façade design.** Façade design shall not be overly complicated or overly monotonous and shall align with the architectural style of the County. The following criteria shall be considered when developing appropriate façade designs in a Mixed-Use Development District:

- (i) **Façade arrangement.** Façades shall be balanced and symmetrical. Primary entrances to buildings shall be clearly identified. Primary entrances shall be oriented towards the sidewalks and primary pedestrian paths.
- (ii) **Variation.** Large or multiple building projects shall use variation of detail, form, and siting to provide visual interest and to prevent monotonous design and appearance. When the prominent facades of a new commercial building are longer than 30 ft., they shall be modulated with breaks in the façade.
- (iii) **Windows.** Most windows on the principal façade shall be uniform in size and regularly spaced. Window designs shall be appropriate to the overall design of the building.
- (iv) **Window Transparency.** A minimum of 20% of the front façade should be comprised of clear windows. For non-residential and mixed-use structures, a minimum of 60%<sup>67</sup> of the first-floor front façade should be comprised of clear windows.

(3) **Roof design and materials:**

<sup>66</sup> Editor’s Note: Berkley Group has recommended that the County attorney review the legal permissibility of these standards; staff has forwarded to the attorney and changes will be made accordingly, if needed.

<sup>67</sup> Editor’s Note: Added a percentage threshold for non-residential and mixed-use structures.

- (i) **Varying rooflines.** Rooflines shall be varied to add architectural interest and avoid the appearance of long, monotonous roofline expanses.
  - (ii) **Roof shapes.** Hipped or side gabled roofs are highly encouraged for freestanding structures.
    - 1. For large commercial structures (approximately 15,000 square feet or more) flat roofs may be permitted provided adequate detail and visual interest is incorporated in the parapet or roof design.
  - (iii) **Roof materials and colors.** Roof materials and colors shall be appropriate to the architectural style of the building. Regardless of the material, shiny and bright roof colors are not permitted.
    - 1. Metal or asphalt/fiberglass shingles are the preferred roof materials. Slate, composite, or other roofing materials may be considered on a case-by-case basis.
- (4) **Building materials.**
- (i) Brick or stone-faced foundations shall be used for all buildings.
  - (ii) Major commercial buildings (two-story or higher, shopping centers, and buildings more than 10,000 square feet) shall be constructed primarily of brick. All other buildings shall be constructed of brick and either horizontal wood or horizontal cementitious siding. Other primary buildings materials may be submitted to the planning director or designee for approval provided they are consistent with the overall design of the Mixed-Use Development District.
  - (iii) Aluminum siding, vinyl siding, and sheeted siding shall not be permitted materials for non-residential structures.
  - (iv) Prefabricated metal buildings are not permitted in the Mixed-Use Development District.
  - (v) Colors for brick shall be red or muted earth tones. All brick shall have a buff or gray mortar. White mortar is discouraged.
  - (vi) Siding and trim shall be limited to three colors on any building. Additional colors may be approved by the Administrator, provided they are consistent with the overall style of the development.
- (5) **Signs and Lighting.**
- (i) In addition to the general requirements of Article VIII, Community Design Standards, all lighting, and signs in a Mixed-Use Development District shall be aesthetically consistent with the overall style of the development.

## Division 9. Cluster Provisions<sup>68</sup>.

### Section 4-9-1. Purpose.

- (A) The purposes of cluster provisions are to:
- (1) Encourage the protection and preservation of open space and agricultural lands in the county;
  - (2) Encourage development in a manner which lessens the cost of infrastructure;
  - (3) Provide incentives for clustering residential development in the most appropriate locations;
  - (4) Encourage more efficient and aesthetic use of open space;
  - (5) Encourage the reservation of open space for scenic and recreational uses;
  - (6) Create and encourage the use of a variety of development choices to satisfy the changing needs of the county; and
  - (7) Offer flexibility to the developer in his approach and solution to land development problems.

### Section 4-9-2. General.

- (A) The provisions of this article will allow residential dwellings to be developed in clusters, subject to the provisions of Article X, Subdivision, of this Ordinance.
- (B) A cluster development shall be subject to all the applicable standards of this Ordinance, and all other requirements of King George County, unless specifically modified or excepted by the provisions of this Article.
- (C) Cluster development as allowed by the provisions of this article shall be permitted only in the following districts:
- (1) (A-2) Rural Agricultural;
  - (2) (A-3) General Agricultural;
  - (3) (R-1) Single-family Dwelling;
  - (4) (R-2) General Dwelling; and
  - (5) (R-3) Multi-family Dwelling
- (D) All cluster developments shall provide open space in accordance with Table 4.9 and the open space shall be designed and used in accordance with the standards for open space provided in Article VIII, Community Design Standards, of this Ordinance.
- (E) The permitted uses for cluster developments shall conform to the respective permitted uses for the district in which the development is located.

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<sup>68</sup> Editor's Note: This division includes streamlined and reduced text from the existing Ordinance.

### Section 4-9-3. Standards.

- (A) The dimensional requirements set forth in Table 4.9 shall supersede those stipulated for other development types, except that:
- (1) The allocated densities for each respective district shall not be exceeded, as described in Table 4.9. The maximum net density and net buildable area for a cluster development shall be calculated as follows:
    - (i) Net buildable area is equal to the gross area of the property divided by minimum lot size based on the zoning district in which the project is located, as described in Table 4.9 below.
  - (2) The requirements for corner visibility, as set forth in Article VIII, Community Design Standards, of this Ordinance are not waived.
  - (3) The setback requirement for any building on a cluster lot which abuts a lot located outside the cluster development, shall be not less than the greater of such requirements.
  - (4) All cluster developments shall adhere to the requirements of Article X, Subdivision, of this Ordinance.

**Table 4.9  
 Cluster Development Standards**

Zoning District <sup>1</sup>	Standard								
	Maximum Density	Minimum Open Space <sup>2</sup>	Minimum Lot Area	Minimum Lot Width	Minimum Setbacks			Minimum Cluster Development Setback <sup>69</sup>	
					Front	Side	Rear	Boundary Facing Public Road(s)	All Other Development Boundaries
A-2	1 du / 2 acres	55%	40,000 sq. ft.	110 ft.	30 ft.	10 ft.	30 ft.	300 ft.	100 ft.
A-3	1 du / acre	55%	20,000 sq. ft.	100 ft.	30 ft.	10 ft.	30 ft.		
<b>R-1 and R-2</b>									
With Public Water and Sewer	Single Family Dwelling	2.9 du / acre	45%	8,000 sq. ft.	60 ft.	15 ft.	8 ft.	20 ft.	If abutting an A-2 or A-3 district, as above.
	Duplex			4,000 sq. ft.	50 ft.	10 ft.	5 ft.	20 ft.	
With Public Water or Sewer	Single Family Dwelling	1.7 du / acre		12,000 sq. ft.	60 ft.	15 ft.	8 ft.	20 ft.	
	Duplex			8,000 sq. ft.	50 ft.	15 ft.	5 ft.	20 ft.	
<b>R-3</b>									
Public Water and Sewer Required	Single Family Dwelling	2.9 du / acre	45%	6,500 sq. ft.	60 ft.	15 ft.	6 ft.	20 ft.	If abutting an A-2 or A-3 district, as above.
	Duplex			4,000 sq. ft.	50 ft.	15 ft.	5 ft.	20 ft.	
	Townhouse	8 du / acre		1,200 sq. ft.	18 ft.	10 ft.	10 ft. (end unit)	20 ft.	

**Notes:**

- <sup>1</sup> Agricultural districts can be served by private, public, or a combination for water and sewer connections.
- <sup>2</sup> Open space shall comply with the requirements of Article VIII, Community Design Standards, of this Ordinance.

<sup>69</sup> Editor’s Note: Proposed requirement for a minimum setback for the boundary lines of the development, to ensure the development is set back from roads and adjoining properties to allow for open space.