

ARTICLE 5

R-6 Residential- Duplex, Single Family Detached and Townhouse District

5.1 Purpose

To maintain the residential character of the district and to promote and encourage a suitable neighborhood environment for medium density uses, limited to duplexes, single family attached and single family detached on small lots as set forth below, while maintaining individual privacy, open space and facilities.

5.2 Permitted Uses

The following uses and structures are permitted in the R-6 district

- a. Duplexes and Single Family detached (as set forth below in Section 5.6)
- b. Single family attached dwellings
- c. Public Parks

5.3 Accessory Uses

The following uses and structures are permitted in the R-6 district when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 5.2 and 5.4:

- a. Home Occupations
- b. Other accessory uses and structures customarily appurtenant to a permitted use; provided however, that no accessory structure's footprint exceeds 600 square feet.

5.4 Special Exception Uses

The following uses and structures are permitted in the R-6 District subject to securing a conditional use permit:

- a. Public and Private Schools
- b. Golf Courses
- c. Bed and Breakfast
- d. Public Utility Facility, except corporation yards, storage or repair yards and warehouses
- e. Places of Worship
- f. Family Care Homes
- g. College or University
- h. Library
- i. Cemetery
- j. Nursing Homes

5.5. Density

Maximum density shall not exceed six dwelling units per acre.

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5.6 Duplexes and Single Family Detached

5.6.1 Lot Area. The minimum lot area shall be 5,000 square feet per dwelling unit.

5.6.2 Minimum Lot Width. The minimum lot width per dwelling unit at the front property line shall be 40 feet and at the required front yard 50 feet.

5.6.3 Building Height

a. The maximum building height shall be two stories but in no event shall the height exceed 35 feet.

b. The maximum height of an accessory structure shall not exceed 16 feet.

5.6.4 Yard Requirements. The following minimum yard requirements shall apply for duplexes and single family detached units in the R-6 District:

(a.) Front yard: 25 feet, except in developed areas where the front yard shall equal the average front yard of the immediately adjacent properties.

(b.) Side Yard:

Duplexes: 10 feet, except 25 feet for the street side yard of a corner lot.

Single Family Detached: 10 feet. Zero lot lines may be permitted between lots internal to the subdivision when the remaining side yard is 15 feet. All side yards abutting external property lines shall be 10 feet. Corner lot regulations shall be the same as for duplexes.

(c) Rear Yard: 20 feet

(d) Accessory Structure: 5 feet from any property line and cannot have a protrusion of more than one foot into the setback.

5.6.5 A minimum of one acre is required for each duplex or single family detached housing development.

5.6.6 Design Features

Parking and Access Courts. Parking and access court requirements for single family detached dwellings as set forth in Section 5.6 shall be the same as those for townhouses set forth in Section 5.7.6 of this ordinance

All parking and access court configurations must receive approval from the Loudoun county Fire Marshal for fire and rescue vehicle accessibility.

Open Space. There are no additional open space requirements for single family detached homes developed in accordance with Section 5.6. Should residual land be set aside for open space and landscaping purposes, it will be maintained by a homeowner's association.

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5.7. Townhouses

- 1. Lot Area.** The minimum lot area shall be 2,000 square feet per dwelling unit
- 2, Minimum Lot Width.** The minimum lot width shall be 20 feet for interior lots and 30 feet for end and corner lots.
- 3. Building Height.**
 - a. The maximum, building height shall be two stories but in no event shall the height exceed 35 feet.
 - b. The maximum height of an accessory structure shall not exceed 16 feet.
- 4. Yard Requirements.** The following minimum yard requirements shall apply for townhouses in the R-6 District:
 - a. Front Yard: 25 feet.
 - b. Side Yard: Interior lots: 0; End and Corner lots: 10 feet.
 - c. Rear Yard: 20 feet, provided that each lot shall provide a private yard of at least 300 square feet with a minimum depth of 15 feet. The private yard shall be enclosed visually by a fence or wall.
 - d. Accessory Structure: 5 feet from any property line and cannot have a protrusion of more than one foot into the setback.
- 5. Design Features.**
 - a. A minimum of one acre is required for each townhouse development.
 - b. Abutting townhouses shall have complementary but not identical facades as approved by the Planning Commission.
 - c. A minimum of three units and a maximum of six units shall be continuously connected.
 - d. Townhouses shall front on a public street or parking and access court as provided in Section 5.7.6.
- 6. Parking and Access Courts.** Private parking and access courts may be provided for each townhouse development according to the following criteria:
 - a. .Parking and access courts shall be constructed in conformance with standards contained in Article XII of this Ordinance.
 - b. A homeowner's association shall be formed to ensure maintenance of all parking and access courts.
 - c. A maximum of 16 units shall front on a parking and access court with a single entrance. No more than two parking and access courts shall be continuously connected.

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d. All parking and access courts shall provide permanent pedestrian and vehicular access between townhouse lots and a public street.

e. .Parking and access courts shall be clearly identified as private. A single sign, not to exceed two square feet in area, shall be posted at the entrance of each parking and access court, displaying only the words "Private Drive" and the addresses of any residences utilizing the parking and access court.

[This Article Amended April 21, 2005.]