

ARTICLE V  
ADDITIONAL REGULATIONS AND STANDARDS

The provisions of this Section apply only to the AR-1, PD-H3 and PD-CC zoning districts 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]

Division A: Supplemental District Regulations

Section 5-100

**Accessory Uses and Structures.** Accessory uses and structures are permitted in connection with and incidental to a permitted principal use or structure and in compliance with the restrictions of this section.

5-101

**Permitted Accessory Uses and Structures.** Permitted accessory uses and structures shall be limited to the following and any additional uses and structures the Zoning Administrator finds are similar to those listed in scope, size and impact and which are otherwise in compliance with this Ordinance:

(A) **Residential.**

- (1) Above ground deck.
- (2) Clothesline.
- (3) Dog houses and pens.
- (4) Fence or wall.
- (5) Freestanding air conditioning machinery.
- (6) Patio, porch, gazebo.
- (7) Play equipment and playhouses.
- (8) Private garage, carport.
- (9) Private greenhouse.
- (10) Private swimming pool.
- (11) Private tennis or outdoor recreational court.

- (12) Radio or satellite/TV antennas, free standing or on roof, setback from required yards a minimum of one (1) foot for each one (1) foot in. height, except in Historic Districts designated by the County pursuant to Section 6-1800.
- (13). Storage shed for personal, non-commercial use.
- (14) Studios and workshops without outdoor display for personal use.
- (15) Utility substation, dedicated.
- (16) Solar power panels.
- (17) Enclosed areas devoted to collection of recyclables generated by the principal use.
- (18) Bus shelter or bus stand.
- (19) Communications tower for public facilities, up to a maximum height of 100 feet and no closer to the property line than the height of the tower.

**(B) Commercial and Industrial.**

- (1) Dumpsters and dumpster pads.
- (2) Emergency power generators.
- (3) Fence or wall.
- (4) Freestanding air conditioning machinery.
- (5) Parking uses and structures.
- (6) Recycling facilities pursuant to 5-607(B).
- (7) Storage sheds not exceeding 200 square feet.
- (8) Stormwater management/BMP facilities.
- (9) Utility substation, dedicated.
- (10) Bus shelter or bus stand.

- (11) Accessory living Quarters for watchman, guard or custodian.
- (12) Sculpture, fountain, etc.
- (13) Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.

**5-102 Use Limitations.** The following limitations apply to accessory uses or structures listed in Section 5-101 above:

- (A) Accessory uses or structures shall be located on the same lot as the principal structure or use.
- (B) Accessory structures shall be included in the calculation required by this ordinance for the purpose of complying with height, bulk and coverage regulations.
- (C) Except as permitted in Section 5-200, no accessory use or structure shall be located in a required yard.
- (D) No accessory use or structure shall create a nuisance or hazard.
- (B) No accessory structure referenced in Section 5-100 shall be used as a dwelling or for lodging, except as otherwise provided.
- (F) Home occupations shall not exceed 25% of the total floor area of an accessory structure.
- (G) Except in the case of home occupations conducted within a tenant house, an accessory use or structure shall be operated and maintained under the same ownership as the principal use.
- (H) No accessory use shall be established until the principal use is established.