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GENERAL PROVISIONS

1.1. Short Title

This ordinance shall be known and may be cited as the "Round Hill Zoning Ordinance" and the accompanying map entitled "Town of Round Hill, Loudoun County, Virginia, Zoning Map", may be referred to as the "Round Hill Zoning Map".

1.2. Districts

The area within the incorporated Town of Round Hill, Loudoun County, Virginia, as it exists at the time of enactment of this Ordinance, shall be divided into seven zoning districts as follows:

- R-2 Residential - Single Family District
- R-4 Residential - Single Family District
- R-6 Residential - Duplex and Townhouse District
- R-12 Residential - Multi-family District
- R-1A Residential - Low Density District
- B-1 Commercial - Town Business District
- B-2 Commercial - Neighborhood Convenience District
- B-3 Commercial - General District
- LI-1 Industrial - Light Industrial District

1.3. Zoning Map

The location and boundaries of Districts established in the Town of Round Hill shall be shown on a map entitled "Town of Round Hill, Loudoun County, Virginia, Zoning Map", The Round Hill Zoning Map, together with all notations, dimensions, designations, references and other data shown on it, are made a part of these regulations as if they were fully described and incorporated herein. A certified copy of the Round Hill Zoning Map with all map amendments indicated on it shall be kept on file in the office of the Town Clerk.

1.4. Authority and Enactment

Whereas, by act of the General Assembly of Virginia as provided in Chapter 11, Article 8, Sections 15.1-486 through 15.1-498, Code of Virginia and amendments hereto, the governing body of any county or municipality may, by ordinance, divide the territory under its jurisdiction into districts of such number, shape and area as it may deem best suited to carry out the purposes of this article, and in each district it may regulate, restrict, permit, prohibit, and determine the following:

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- a. The use of land, building, structures, and other premises for agricultural, commercial, industrial, residential, floodplain, and other specific uses;
- b. The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing or removal of structures;
- c. The areas and dimensions of land, water, and air space to be occupied by uses and structure, including variations in the sizes of lots, based on whether a public or community water supply or sewer system is available;
- d. The excavation or mining of soils or other natural resources.

Therefore, be it ordained by the Town Council of Round Hill, Virginia, for the purpose of promoting the health, safety, convenience or general welfare of the public and of further accomplishing the objectives of Section 15.1-486, that the following be adopted as the "Zoning", Ordinance of Round Hill, Virginia, together with the Zoning District Map.

1.5. Purposes and Intent

This Ordinance has been designed to:

- a. Provide for adequate light, air, convenience of access, and safety from fire, flood, and other dangers;
- b. Reduce or prevent congestion in the public streets;
- c. Facilitate the creation of a convenient, attractive, and harmonious community;
- d. Expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, schools, parks, forests, playgrounds, recreational facilities, airports, and other public requirements;
- e. Protect against destruction or encroachment upon historic areas;
- f. Protect against one or more of the following:
 1. Overcrowding of land;
 2. Undue density of population in relation to the community facilities existing or available;
 3. Obstruction of light or air;
 4. Danger and congestion in travel and transportation or;
 5. Loss of life, health, or property from fire, flood, panic or other dangers.

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- g. Encourage economic development activities that provide desirable employment and enlarge the tax base; and
- h. Promote the public necessity, health, safety, convenience and general welfare by equitably apportioning the cost of providing the additional public facilities necessitated or required by development.

1.6. Effective Date

The provisions of this Ordinance were originally adopted and became effective on July 20, 1989.

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1.7. Relationship to Comprehensive Plan

This Ordinance is intended to implement the planning policies adopted by the Town Council as reflected in the Comprehensive Plan, Town of Round Hill and other planning documents.

1.8. Conformity

Subject to Article 10 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this chapter.