

Sec. 83-360 through 83-364

Residential-Commercial (R-C) District

Property Reference: 2500 Maidens Rd, Powhatan, VA 23139 | Parcel ID: 026-77

Sec. 83-360 — Purpose

The Residential-Commercial (R-C) district is a Transition Base District carried forward from the previous zoning ordinance. Its purpose is to accommodate single-family and duplex residential development, limited institutional development, and commercial development on lands previously zoned Residential-Commercial — until such time as the land is rezoned to a district designed to achieve the type of development called for by land use classifications applied to the land by the Comprehensive Plan.

Important: No additional lands shall be rezoned to the Residential-Commercial district except to accommodate modest expansion of existing development on land previously zoned Residential-Commercial. The county intends that R-C lands gradually be rezoned to other base or planned development districts more consistent with the Comprehensive Plan.

Sec. 83-360 — Intensity & Dimensional Standards

Standard	Residential Use	Commercial Use
Lot area, minimum	2 acres (3 ac for duplex; 3 ac if mixed residential & commercial on same lot)	N/A
Lot width, minimum	215 ft	100 ft (50 ft on cul-de-sacs)
Density, maximum	1 du/2 ac (1 du/1.5 ac for duplex)	N/A
Lot coverage, maximum	N/A	N/A
Structure height, maximum	35 ft	35 ft
Front yard depth, minimum	75 ft (35 ft for flag lots; 50 ft for parking lots/accessory structures)	75 ft
Side yard depth, minimum	25 ft	25 ft
Rear yard depth, minimum	30 ft	30 ft

Notes: (1) See measurement rules and exceptions in Article XII (Interpretations). (2) Minimum lot area is 3 ac for lots with two separate residential and commercial uses. (3) 3 ac for duplex dwellings. (4) For townhouse development, applies to development site as a whole, with individual townhouse lots having a minimum lot size of 1,800 sf and minimum width of 18 ft. (5) 50 ft for accessory uses and parking lots.

Sec. 83-361 — Permitted Uses (By Right)

The following uses are allowable as principal uses by right in the R-C district, subject to compliance with any referenced use-specific standards and all other applicable regulations of this Ordinance:

Institutional & Civic

- Telecommunications facility, collocated
- Community center
- Library
- Museum
- Adult day care center
- Child day care center
- Private school
- Public school
- Vocational or trade school
- Fire or EMS station
- Government administrative offices
- Law enforcement facility
- Post office
- Community garden
- Park or greenway
- Utility use, minor

Commercial & Retail

- Animal grooming
- Veterinary clinic
- Business service establishment
- Restaurant with drive-through service
- Restaurant without drive-through service
- Specialty eating or drinking establishment
- Professional offices
- Auditorium or stage theater
- Country club
- Recreation facility, commercial indoor
- Recreation facility, nonprofit
- Recreation facility, public
- Antique store
- Art gallery
- Art, crafts, music, dance, photography, or martial arts studio/school
- Bank or financial institution with drive-through service
- Bank or financial institution without drive-through service
- Check cashing establishment
- Convenience store
- Drugstore or pharmacy with drive-through service
- Drugstore or pharmacy without drive-through service
- Farmers' market
- Funeral home

- Grocery store
- Lawn care, pool, or pest control service
- Liquor store
- Personal services establishment
- Shopping center
- Tattoo or body piercing establishment
- Taxidermy shop
- Other retail sales establishment
- Gas station

Sec. 83-362 — Conditional Uses (Require CUP)

The following uses are allowable as principal uses in the R-C district only on approval of a Conditional Use Permit (CUP) and subject to any referenced use-specific standards and all other applicable regulations of this Ordinance:

Residential

- Dwelling, duplex
- Dwelling, live/work
- Dwelling, multifamily
- Dwelling, single-family detached
- Dwelling, townhouse

Care & Medical

- Assisted living facility
- Continuing care retirement community
- Hospice facility
- Rooming or boarding house
- Massage clinic
- Medical or dental clinic
- Medical or dental lab
- Medical treatment facility
- Nursing home

Community & Civic

- Cemetery
- Public square or plaza
- Club or lodge
- Halfway house
- Homeless shelter
- Place of worship
- Shelter for victims of domestic abuse
- Utility use, major

Commercial (Conditional)

- Kennel, commercial
- Bar or lounge
- Nightclub
- Recreation facility, commercial outdoor
- Self-service storage facility
- Automotive painting or body shop
- Automotive repair and servicing
- Automotive wrecker service
- Car wash or auto detailing
- Parking lot or parking structure (as a principal use)
- Taxi or limousine service facility
- Tire sales and mounting
- Hotel or motel
- Recycling drop-off center
- Home based business

Sec. 83-363 — Accessory Uses

Permitted Accessory Uses (By Right)

The following uses are allowable as accessory uses incidental and customarily subordinate to principal uses in the R-C district:

- Accessory apartment
- Amateur radio antenna
- Automatic teller machine (ATM)
- Canopy, nonresidential drive-through
- Clubhouse
- Electric vehicle (EV) level 1 or 2 charging station
- Family day care home
- Fuel oil or bottled gas distribution or storage, limited
- Home garden
- Home occupation
- Kennel, private (for parcel 2 acres or more in size)
- Office (as accessory to multifamily dwelling or commercial use)
- Open space, park, playground, or recreational facility
- Outdoor display and sale of merchandise
- Outdoor storage (as an accessory use)
- Parking or storage of major recreational equipment on residential lots
- Private garage
- Private recycling bins
- Rainwater cistern
- Residential care facility
- Satellite dish

- Small wind energy system
- Solar energy collection system
- Storage shed for lawn and garden tools
- Swimming pool, spa, or hot tub
- Television or radio antenna

Conditional Accessory Uses (Require CUP)

- Accessory dwelling unit (detached)
- Kennel, private (for parcels less than 2 acres in size)
- Crematories (as accessory to a funeral home)

Sec. 83-364 — Temporary Uses

Permitted Temporary Uses (By Right)

- Garage or yard sale
- Model sales home/unit
- Post-disaster temporary dwelling
- Temporary construction-related structure or facility
- Temporary family health care structure

Permitted with Temporary Business Permit

- Estate sale/auction
- Farmers' market (as a temporary use)
- Outdoor seasonal sales
- Temporary business (other than outdoor seasonal sales)

Permitted with Conditional Use Permit

- Temporary second dwelling for an elderly or infirm family member

Source: Powhatan County Code of Ordinances, Chapter 83 — Zoning Ordinance, Ordinance No. O-2014-02. This document is provided for informational purposes only and should not be relied upon as legal advice. Verify current regulations with the Powhatan County Department of Community Development at 804-598-5621.