

SECTION 14 - RESIDENTIAL - R-2

Sec. 14.1 - Intent, where permitted.

This district (hereafter referred to as R-2) is created to establish a plan implementation zone that:

- Provides a potential transition density between higher and lower density areas established through previous development and/or zoning in community areas and the urban area; and
- Provides incentives for clustering of development and provision of locational, environmental and development amenities.

R-2 districts may be permitted within community and urban area locations designated on the comprehensive plan. (Amended 9-9-92)

Sec. 14.2 - Permitted uses.

Sec. 14.2.1 - By right.

The following uses shall be permitted by right in the R-2 district, subject to the applicable requirements of this chapter:

1. Detached single-family dwellings.
2. Cluster development of permitted residential uses.
3. Rental of permitted residential uses and guest cottages, provided that yard, area and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out.
4. (Repealed 9-2-81)
5. (Repealed 9-2-81)
6. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law. (Amended 5-12-93)

7. Accessory uses and buildings including home occupations (reference 5.2) and storage buildings.
8. Temporary construction uses (reference 5.1.18).
9. Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.2.5); public water and sewer transmission main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 31.2.5, 5.1.12). (Amended 11-1-89)
10. Homestays (reference 5.1.48).
11. Group home (reference 5.1.07). (Amended 8-9-17)
12. Stormwater management facilities shown on an approved final site plan or subdivision plat. (Added 10-9-02)
13. Tier I and Tier II personal wireless service facilities (reference 5.1.40). (Added 10-13-04)
14. Family day homes (reference 5.1.56). (Added 9-11-13)
15. Urban beekeeping (reference 5.1.63).

(§ 20-14.2.1, 12-10-80; 9-2-81; 11-1-89; 5-12-93; Ord. 02-18(6), 10-9-02; Ord. 04-18(2), 10-13-04; Ord. 13-18(5), 9-11-13; Ord. 17-18(4), 8-9-17; Ord. 18-18(4), 10-3-18; Ord. 19-18(6), 8-7-19)

Sec. 14.2.2 - By special use permit.

The following uses shall be permitted by special use permit in the R-2 district, subject to the applicable requirements of this chapter:
(Amended 5-5-10)

1. Community center (reference 5.1.4).
2. Clubs, lodges, civic, fraternal, patriotic (reference 5.1.2).
3. Fire and rescue squad stations (reference 5.1.9).
4. Swim, golf, tennis, or similar athletic facilities (reference 5.1.16).
5. Private schools.
- 6.

Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; micro-wave and radio-wave transmission and relay towers, substations and appurtenances (reference 5.1.12).

7. Child day center (reference 5.1.6).
8. Manufactured home subdivisions (reference 5.5).
9. Assisted living facility, skilled nursing facility, children's residential facility, or similar institution (reference 5.1.13).
10. Hospitals.
11. Home occupation, Class B (reference 5.2).
12. Religious assembly use. (Added 9-2-81; Amended 8-9-17)
13. Cemeteries. (Added 9-2-81)
14. Tier III personal wireless service facilities (reference 5.1.40). (Added 10-13-04)
15. Historical centers, historical center special events, historical center festivals (reference 5.1.42). (Added 6-8-05)
16. Farmers' markets (reference 5.1.47). (Added 5-5-10)

(§ 20-14.2.2, 12-10-80; 9-2-81; Ord. 04-18(2), 10-13-04; Ord. 05-18(7), 6-8-05; Ord. 10-18(4), 5-5-10; Ord. 17-18(4), 8-9-17; Ord. 17-18(5), 10-11-17; Ord. 18-18(1), 1-10-18; Ord. 19-18(3), 6-5-19)

Sec. 14.3 - Area and bulk regulations.

Area and bulk regulations within the R-2, Residential, district are as follows:

REQUIREMENTS	STANDARD LEVEL		BONUS LEVEL	
	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT
Gross density	2 du/acre	2 du/acre	3 du/acre	3 du/acre

Minimum Lot Size	21,780 sq ft	14,500 sq ft	14,520 sq ft	9,700 sq ft
Minimum frontage:				
public, private	80 feet	70 feet	70 feet	65 feet
The minimum and maximum yards, including those for garages, and minimum building separation, shall be as provided in <u>section 4.19</u> .				
Maximum structure height	35 feet	35 feet	35 feet	35 feet

(§ 20-14.3, 12-10-80; Ord. 08-18(4), 6-11-08; Ord. 15-18(4), 6-3-15)

Sec. 14.4 - Bonus factors. (Reference 2.4)

Sec. 14.4.1 - Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in section 2.4.3.

(§ 20-14.4.1, 12-10-80; 8-14-85; 9-9-92; § 18-14.4.1, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 14.4.2 - Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in section 2.4.4.

(§ 20-14.4.2, 12-10-80; 8-14-85; § 18-14.4.2, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 14.4.3 - Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in section 2.4.5.

(§ 14.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)

Sec. 14.4.4 - Reserved.

Editor's note— Ord. 22-18(1), adopted Jan. 12, 2022, repealed § 14.4.4, which pertained to the cumulative density factors and derived from the Ord. of Aug. 14, 1985.

Sec. 14.4.5 - Cluster development option regulations.

At the option of the owner, regulations under cluster development provisions in section 14.3 may be used for cluster development of the land to be subdivided and developed. Use of cluster provisions shall be subject to other requirements of this ordinance, applicable health requirements and the provisions of Chapter 14 of the Code of Albemarle.

(Amended 8-14-85)