

## Article 6A

### Senior Residential, SR, (Revised 5/10/05)

#### Statement of Intent

This District is established to provide for the orderly development of Age Restricted Communities. This District shall be located within town centers, as designated in the Greene County Comprehensive Plan, where central water and central sewage is available or will be provided, where commercial and public facilities are easily accessible or will be available within a definitive period of time, and where there is reasonable access to major transportation route or traffic connector. Regulations are designed to accommodate residential land uses at a density average of up to twenty five (25) dwelling units per acre. Dwelling unit types include single family detached units, and certain multi-family attached units (duplex, triplex, quadplex and townhouse units). Requirements for open space and for the recreation of its residents are included in the provisions for the District.

#### 6A-1 USE REGULATIONS

In the Senior Residential District SR, structures to be erected or land to be used shall be for the following uses within each main structure meeting minimum lot area, setback, frontage and yard requirements of this ordinance:

##### **6A-1-1 Uses Permitted by Right**

- .1 Age Restricted Communities (100% Age Restricted) meeting the requirements of Section 6.1-2 of this ordinance, and within such Age Restricted Communities (100% Age Restricted), the following uses are permitted by right:
  - .a Single Family Detached Dwellings
  - .b Duplex Type Dwelling Units
  - .c Triplex Type Dwelling Units
  - .d Quadplex Type Dwelling Units
  - .e Townhouse Type Units (not to exceed 8 units per building)
  - .f Patio houses
  - .g Condominiums
  - .h Apartments (Apartment House or Garden Apartments)
  - .i Community facilities, including, but not limited to, clubhouses, or community centers and recreational facilities
- .2 Public facilities and utilities. (Revised 1/11/05)
- .3 Accessory uses or structures as defined. (Revised 1/11/05)

##### **6A-1-2 Uses Permitted by Special Permit**

- .1 Age Restricted Communities (80% Age Restricted) and otherwise meeting the requirements of Section 6.1-2 of this Ordinance, and within such Age Restricted Communities (80% Age Restricted), the following uses:
  - .a Single Family Detached Dwellings
  - .b Duplex Type Dwelling Units
  - .c Triplex Type Dwelling Units
  - .d Quadplex Type Dwelling Units
  - .e Townhouse Type Units (not to exceed 8 units per building)
  - .f Patio houses
  - .g Condominiums
  - .h Apartments (Apartment House or Garden Apartments)
  - .i Community facilities, including, but not limited to, clubhouses, or community centers and recreational facilities
- .2 Telecommunication antennas and towers, subject to the conditions in Article 21. (Revised 1/11/05)

## **6A-2 AGE RESTRICTED COMMUNITIES**

In accordance with the age restricted portions of the "Federal Housing for Older Persons Act of 1995", occupancy of age restricted units within the Age Restricted Community (herein "Community") shall be in accordance with the following parameters:

- .1 One hundred percent (100%) of the occupied residential units shall be occupied by at least one person fifty-five (55) years of age or older
- .2 When approved by special use permit, Eighty percent (80%) of the occupied residential units shall be occupied by at least one person fifty five (55) years of age or older.
- .3 Within any age restricted unit or lot, guests or children, 19 years of age or younger, are permitted for periods of time not to exceed twenty-one (21) days total for each such guest in any calendar year.
- .4 If title to any age restricted lot or unit shall become vested in any person under the age of 55 by any reason of descent, distribution, foreclosure or operation of law, these age restrictions covenants shall not work a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he/she shall have attained the age of 55. Notwithstanding anything to the contrary as may be contained herein, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age.

The above described use restrictions shall be deemed to be automatically amended from time to time in accordance with any changes adopted to applicable local, or state regulations, governing age restricted housing and the "Federal Fair Housing for Older Persons Act." (Revised 1/11/05)

## **6A-3 AREA REGULATIONS**

- .1 Age Restricted Community shall consist of not less than 10 contiguous acres
- .2 Minimum Lot Area for dwelling unit
  - .a 4500 square feet for single family detached dwelling
  - .b no minimum lot area for duplex, triplex, quadplex or townhouse type units
- .3 Maximum density average over entire Community shall be twenty five (25) units per acre

## **6A-4 SETBACK REGULATIONS**

- .1 Front Setback 20 feet
- .2 Side Sideback 0\* feet (\*except that there shall be a minimum distance of 5 feet between a single family detached dwelling and any other building)
- .3 Rear Setback 15 feet. Rear Setback may be five (5) feet when the rear lot line abuts common area or open space with a minimum width of five (5) feet within the SR District. Patios and decks may intrude into setback area. (Revised 5/10/05)
- .4 At all peripheral lot lines (those lot lines adjacent to property not within the age restricted community) the height, setbacks and landscaping and screening provisions shall generally conform to the provisions of the General Residential District, R-2 requirements for peripheral lot lines. If the peripheral lot line abuts a residential PUD then the setbacks governing the abutting lot will be the same as the lot it abuts in the residential PUD. (Revised 5/10/05)

## **6A-5 FRONTAGE REGULATIONS**

- .1 For lots containing or intending to contain a single family detached dwelling, the minimum lot width shall be forty (40) feet at the building restriction line
- .2 For lots containing or intending to contain a duplex the minimum lot width shall be twenty (20) feet
- .3 For lots containing or intending to contain a triplex, quadplex or townhouse, the minimum lot width shall be twenty (20) feet for interior lots and forty (40) feet for end lots
- .4 Townhouse units shall have no more than three (3) units in an unbroken façade line; an offset must be no less than two and one-half (2-1/2) feet
- .5 Frontage shall consist of either a road accepted into the state system for maintenance and/or a private road with standards approved by the County.

**6A-6 YARD REGULATIONS**

- .1 There shall be no minimum side yard setback for single family detached dwellings; provided, however, that there shall be a minimum distance of 5 feet between a single family detached dwelling and any other building
- .2 There shall be no minimum side yard setback for duplexes; provided, however, that there shall be a minimum distance of 5 feet between a duplex and any other building
- .3 The minimum side yard for each group of triplexes, quadplexes or townhouses shall be twenty (20) feet.

**6A-7 OPEN SPACE REQUIREMENTS**

- .1 For Community with 4 dwelling units or less per acre (average over entire Community), Community shall provide 20% of its gross site area as open space
- .2 For Community with exceeding 4 dwelling units per acre, but less than 8 dwelling units per acre (average over entire Community), Community shall provide 25% of its gross site area as open space
- .3 For Community exceeding 8 dwelling units per acre (average over entire Community), Community shall provide 30% of its gross site area as open space
- .4 All Communities shall set aside 4% of suitable land on site to be developed as community or clubhouse centers, or recreational facilities (active or passive, and which can include walking trails) for use by its residents. This area may be part of the Community's required open space but shall be physically suitable to accommodate activities for residents and appropriately located for use of all residents.

**6A-8 HEIGHT REGULATIONS**

- .1 Buildings may be erected up to an average height over the entire Community of fifty (50) feet as measured at the bottom of roof eaves, except that no accessory building shall be more than 1 story high.

**6A-9 SPECIAL PROVISIONS FOR CORNER LOTS** (Revised 10/28/08)

- .1 Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- .2 The corner side yard, shall be twenty (20) feet from edge of right of way.

**6A-10 SPECIAL PROVISIONS REGARDING ACCESS TO RESIDENTIAL LOTS**

- .1 Each residential lot shall have frontage upon an internal street (as defined in Section 6A-12) within the Community.

**6A-11 UTILITIES**

- .1 All uses (residential units and community buildings) shall be served by public water and sewer facilities (public water and sewer facilities being defined as water and sewer provided by Greene County and/or the Rapidan Service Authority).
- .2 Where public water and sewer facilities are not available at the Community site, or the development of the Community would involve the extension or enlargement of such water and sewer systems, resulting in higher net public cost or earlier incursion of public cost than would development in a form generally permitted in the area, then and in such event, no subdivision plat for the Community shall be approved, unless and until the Board of Supervisors and Developer have entered into a mutually approved and executed agreement concerning the provision of such water and sewer systems and costs therefore.
- .3 Above-ground lines will be required to be buried.

**6A-12 STREETS**

- .1 All internal streets within the Community may be private and shall be built to Virginia Department of Transportation (VDOT) design standards; provided, however, notwithstanding VDOT design standards, the minimum outside of curb to outside of curb width for such internal streets shall be 23 feet; the minimum width of pavement may be 20 feet; sidewalks four (4) feet in width; and internal streets and travelways shall be permitted to traverse or cross a dam, whether existing or constructed during development of the Community.
- .2 The Community may be gated, and direct access to a public road shall be provided from the

entrance gate to the Community.

**6A-13 PARKING STANDARDS**

- .1 For each dwelling unit there shall be a minimum of 1 off-street parking space consisting of not less than 162 square feet; provided however that the average parking spaces per dwelling unit over the entire Community shall be 1.5 off-street parking spaces
- .2 Parking Spaces shall be arrange so as to prevent through traffic to other parking areas
- .3 Adequate parking shall be provided for any community facility and shall comply with the provisions of Section 19-5 (site plan ordinance).

**6A-14 COMMUNITY FACILITIES**

- .1 All Community Facilities shown and described on the site plan and preliminary subdivision plat for the entire Community shall be completed prior to the issuance of occupancy permits for more than 55% of the dwelling units shown on the preliminary subdivision plat of the entire Community.
- .2 In the event that construction of all Community Facilities has not been completed, the Board of Supervisors may require the developer of the Community to provide the Board of Supervisors with a letter of credit sufficient to guarantee completion of said Community Facilities within 12 months of the date of issuance of the letter of credit, prior to the approval of any additional building permits for more than 55% of the dwelling units shown on the preliminary subdivision plat of the entire Community.

**6A-15 SIGN REGULATIONS** (Revised 1/11/05)

Signs shall conform to Article 14 of this ordinance. (Revised 1/11/05)