

SECTION 15.1 – RURAL RESIDENTIAL MIXED USE DISTRICT (RMU-1)

15.1-1 STATEMENT OF INTENT

The purpose of this district is to encourage development of residential-based mixed-use neighborhood service areas in the **Adkins Store, Wayside, and Ruthville communities**, as identified in the Comprehensive Plan. It shall permit a blend of light retail and commercial uses to serve immediate and adjacent residential areas, including multi-family residential development that is served by centralized water and sewer. Various forms of residential dwellings of varying costs should co-exist in this district. Commercial and multi-family residential development shall incorporate appropriate measures to ensure that such development does not negatively impact surrounding residential areas and historical features. It is a district which shall permit only the limited display of goods, and shall include various measures to decrease impacts from retail and commercial uses on immediate neighboring residential uses. The manufacture, compounding, processing or treatment of products is prohibited in this district. This district is designed to exclude uses, operations and products that are objectionable because of odor, dust, smoke, noise, vibration or other similar causes. Site planning and screening shall be required to ensure that neighborhood businesses fit in and are compatible with surrounding existing and planned uses.

15.1-2 PERMITTED USES

1. Business, Historic with a total floor area not to exceed 5,000 square feet.
2. Business, retail with a total floor area not to exceed 5,000 square feet.
3. Business services facility with a total floor area not to exceed 5,000 square feet.
4. Cemetery
5. Central utility system in conjunction with a right-of-way less than 30 feet in width.
6. Club facility
7. Commercial Subdivision
8. Commuter parking
9. Day care
10. Day care center
11. Dwelling, multi-family, with no more than four dwelling units in a structure.

12. Dwelling, Single-family
13. Dwelling, Two-family
14. Family Day Home
15. Family Division
16. Governmental activity
17. Home occupation
18. House of worship
19. Manufactured home, which must be transported in two (2) or more sections, each of which are attached to a permanent chassis.
20. Parks
21. Personal services facility with a total floor area not to exceed 5,000 square feet.
22. Playgrounds
23. Professional services facility with a total floor area not to exceed 5,000 square feet.
24. Restaurant, with hours of operation between 6am and 10pm and/or a total floor area not exceeding 5,000 square feet.
25. Schools
26. Temporary Family Health Care Structure
27. Use, accessory

15.1-3 USES WITH SPECIAL USE PERMIT

1. Business, agriculture
2. Business, Historic with a total floor area exceeding 5,000 square feet.
3. Business, retail with a total floor area exceeding 5,000 square feet.

4. Business services facility with a total floor area exceeding 5,000 square feet.
5. Central utility system in conjunction with a right-of-way greater than or equal to 30 feet in width.
6. Dwelling, Accessory
7. General Convenience Store
8. Hospital
9. Manufactured Home, consisting of one (1) section attached a permanent chassis.
10. Personal services facility with a total floor area exceeding 5,000 square feet.
11. Professional services facility with a total floor area exceeding 5,000 square feet.
12. Recreational facility, private
13. Restaurant with hours not between 6am and 10pm and/or with a total floor area exceeding 5,000 square feet.
14. Tower, communication

15.1-4 AREA REQUIREMENTS

1. For parcels not served by both central water and sewer, the minimum lot size is one (1) acre.
2. For parcels served by both central water and sewer, maximum gross density shall not exceed six (6) dwellings units per gross acre of development.
3. The minimum lot areas for the above residential developments are subject to the approval of the Virginia Department of Health, and in special circumstances larger lot areas may be required due to health department regulations.

15.1-5 SETBACK REQUIREMENTS

Buildings shall be located no closer than fifty (50) feet from a public street right-of-way.

15.1-6 WIDTH REQUIREMENTS

The minimum width for permitted uses is that width which is sufficient to meet all setback requirements.

15.1-7 YARD REQUIREMENTS

Side: 15 feet for structures that are up to twenty (20) feet in height. For taller structures, there shall be an additional designated one (1) foot of side yard setback for each one (1) foot of structure height greater than twenty (20) feet.

Rear: 25 feet

15.1-8 HEIGHT REQUIREMENTS

Buildings may be erected up to 30 feet in height except that: Church spires, belfries, cupolas, monuments, water towers, chimneys, flue, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

15.1-9 OFF-STREET PARKING REQUIREMENTS
(May need to review section 18 of the zoning ordinance.)

All parking required for the Rural Residential Mixed Use District shall comply with Section 18, the Off-Street Parking section of this Ordinance.

15.1-10 UTILITY REQUIREMENTS

Water and sewer: The developer shall receive the approval of the Department of Health, or County Department of Public Works when applicable, relative to the provision of a potable water supply and adequate sewage disposal facilities.

15.1-11 LANDSCAPING REQUIREMENTS

Structures and uses within the Residential Mixed Use District section shall comply with the Landscape, Screening and Buffer section of this Ordinance.

15.1-12 SIGNAGE REQUIREMENTS

All signage permitted in this section must comply with the Sign section of this Ordinance.

15.1-13 ACCESSORY USES AND STRUCTURES

1. Accessory buildings: No accessory building may be located closer than ten feet to any side or rear property line. No accessory building shall be taller than the principal building.

15.1-14 SPECIAL CONDITIONS

1. All development shall be in conformance with Section 20 – Performance Standards of the zoning ordinance.
2. Permanent outside storage shall be screened from view from adjacent residential structures, and property lines. Such screening must be approved by Zoning Administrator.
3. For Residential development excluding Single-family dwellings and manufactured homes:

Each dwelling unit and combined complex of dwelling units shall have a compatible architectural theme, with variations in design to provide attractiveness to the development which shall include consideration of landscaping techniques, building orientation to the site and to other structures, topography, natural features, and individual dwelling unit design. Techniques to be considered are varying width of units, staggering unit setbacks, providing different exterior materials, changing rooflines and roof designs, altering building heights, changing the types of windows and shutters, doors, porches and the vertical or horizontal orientation of the facades singularly or in combination.

In order to prevent the development of long and monotonous buildings and ridge lines which serve to increase the sense of density and liken the development to a barracks, overall structure of attached townhouses shall consist of not more than four (4) dwelling units. In any structure of attached townhouses no more than two adjacent dwelling units shall have the same setback. Setbacks shall vary by at least four feet. No townhouse dwelling unit shall be less than 16 feet in width.

In order to maintain a rural environment in those areas of the County designated for multi-family residential developments, no timbering of lands shall commence until a plan of development (subdivision or site plan) has been approved by the Zoning Administrator.

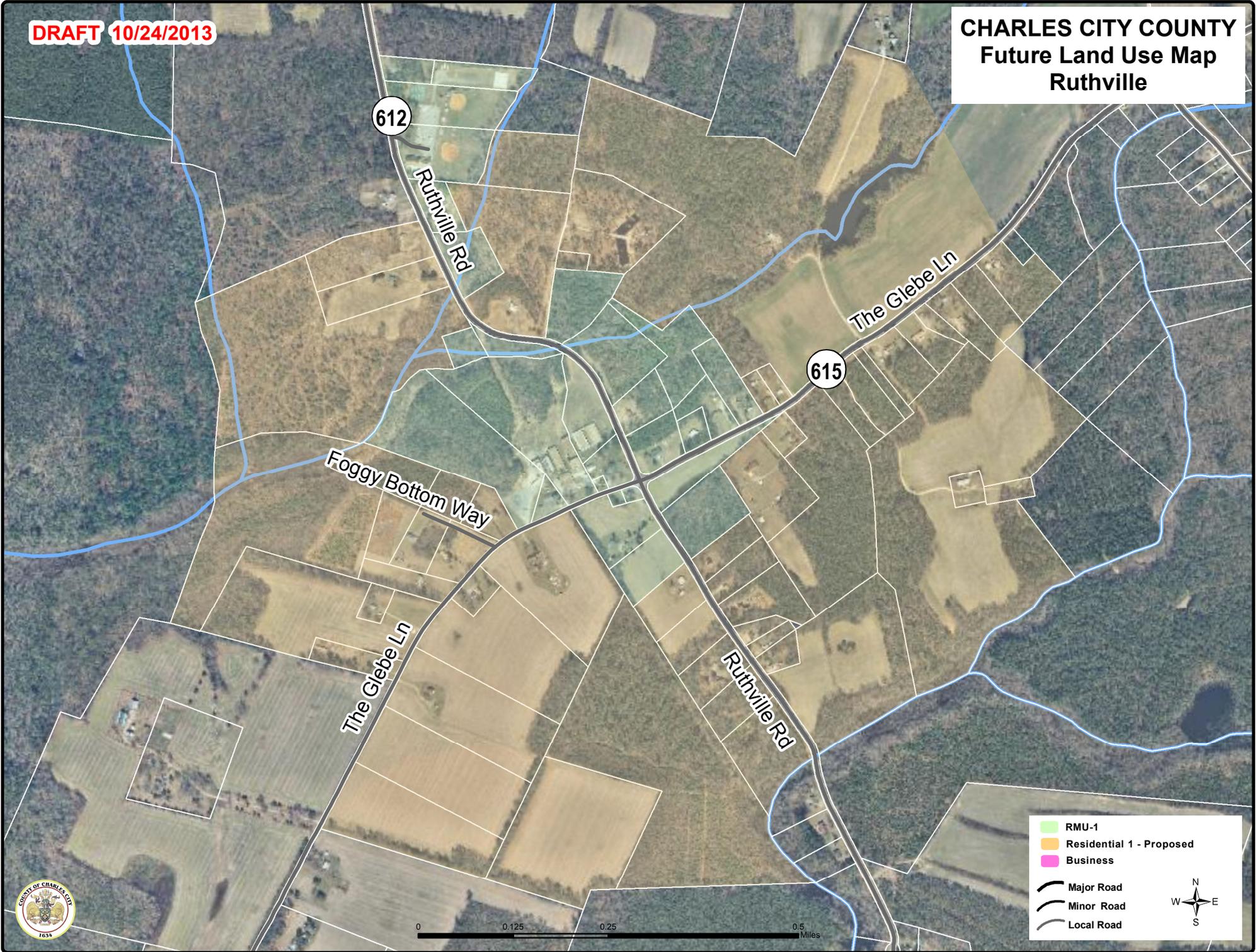
Adequate lighting measures shall be taken to protect the health, safety and welfare of the residents of the complex while insuring that the glare is not a nuisance to adjoining properties or roadways.

15.1-15 ENVIRONMENTAL AND SITE PLAN REQUIREMENTS

All uses and structures shall comply with all other Environmental and Site Plan Ordinances and regulations.

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CHARLES CITY COUNTY Future Land Use Map Ruthville



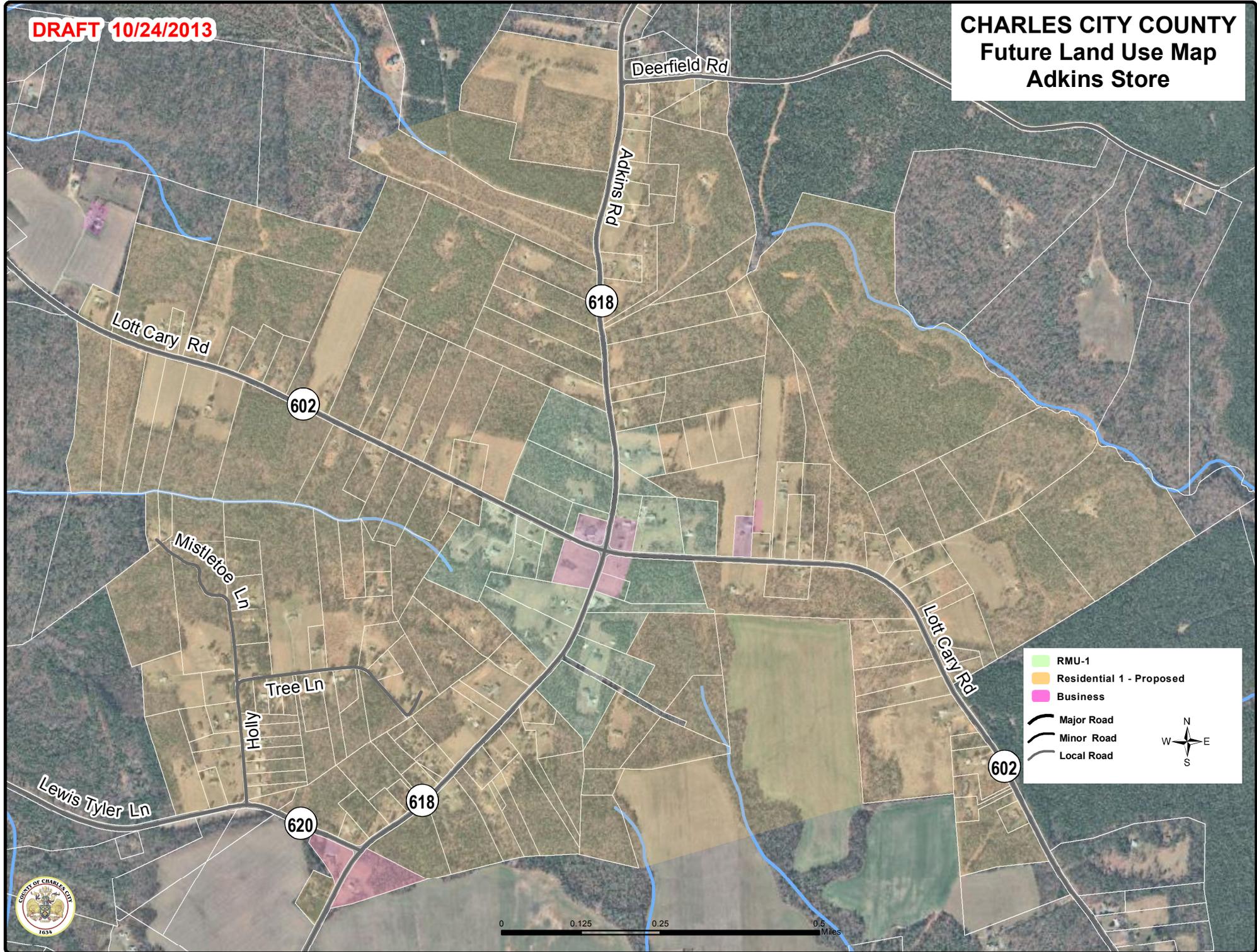
	RMU-1
	Residential 1 - Proposed
	Business
	Major Road
	Minor Road
	Local Road

North Arrow: N, S, E, W

0 0.125 0.25 0.5 Miles

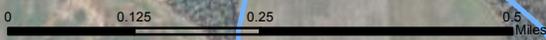
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CHARLES CITY COUNTY Future Land Use Map Adkins Store



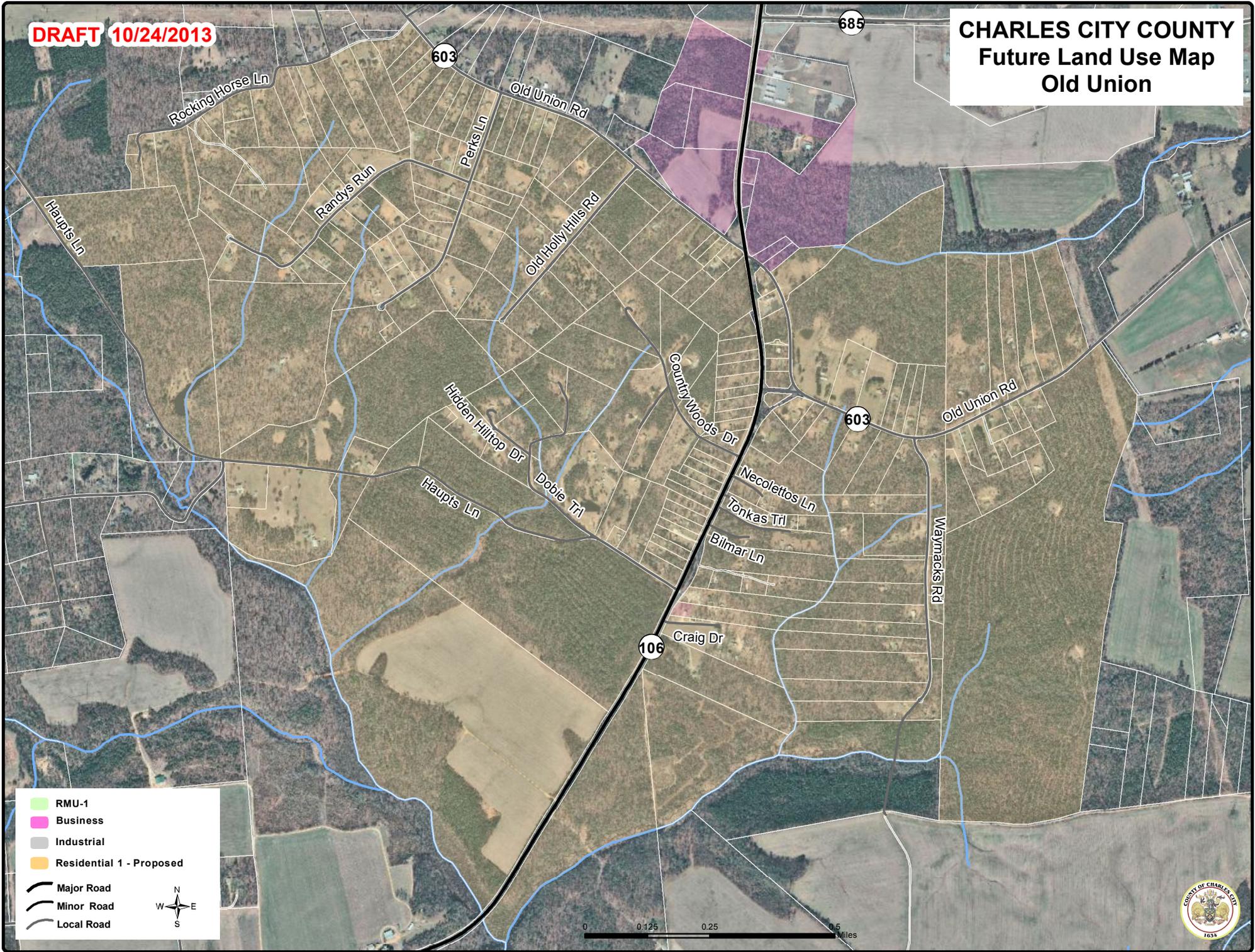
Legend

- RMU-1
- Residential 1 - Proposed
- Business
- Major Road
- Minor Road
- Local Road



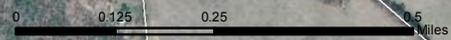
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CHARLES CITY COUNTY Future Land Use Map Old Union



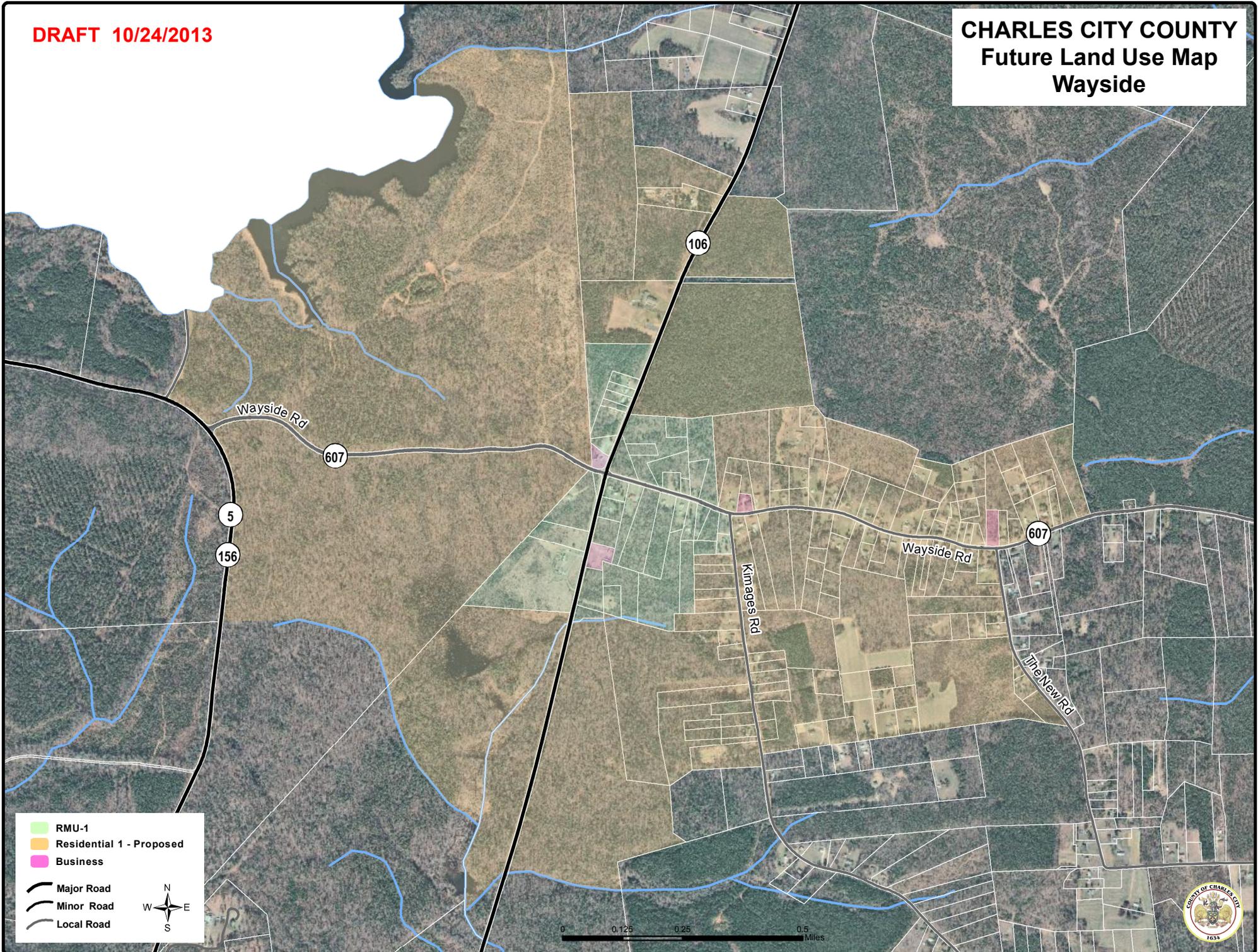
- RMU-1
- Business
- Industrial
- Residential 1 - Proposed
- Major Road
- Minor Road
- Local Road

N
W — E
S



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CHARLES CITY COUNTY Future Land Use Map Wayside



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CHARLES CITY COUNTY Future Land Use Map Wilcox Neck

