

- CODE OF THE COUNTY
Chapter 25 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 5. RESIDENTIAL COMBINED SUBDIVISION DISTRICT (RC-1)

DIVISION 5. RESIDENTIAL COMBINED SUBDIVISION DISTRICT (RC-1)¹

Sec. 25-266. Purpose.

- (a) This district is established for the purpose of providing increased opportunities for affordable housing alternatives, to recognize modern advances in manufactured housing technology, and to promote cost-effective site development. This combined district provides locations where manufactured housing communities may harmoniously develop in a residential area in which a mix of other affordable housing types, multifamily apartments, duplexes, townhouses, mobile homes, double-wide manufactured units, and other compact detached housing, may develop along with the standard frame, brick, stone and block houses which are nonmanufactured. Regulations are designed to maintain neighborhood stability and promote a suitable environment for family life where there are children and to maintain separation of residential uses from commercial uses.
- (b) The permitted uses and uses permitted by special use permit in this district shall not be interpreted as allow short-term rental of dwellings for periods of thirty (30) days or less. Said short-term rental use is specifically excluded from the district.

(Ord. of 5-25-88; Res. No. 22-05-98, 5-19-98)

Sec. 25-267. Permitted uses.

Within the Residential Combined Subdivision District (RC-1), the following uses are permitted:

Accessory uses.

Churches.

Conservation areas (public and private).

Garages (private) for storage of personal vehicles.

Gardens (private).

Home occupations, Class A.

Home occupations, Class B.

¹Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in residential areas. This section, entitled "Environmental, Land Use Considerations and Standards," is on pages 9-31 through 9-33 of the originally adopted Plan of 1985.

Homes, single-family dwelling unit.

Homes for the developmentally disabled persons, family care homes, group homes, as defined in Code of Virginia, section 15.1-486.2.

Homes, single-family detached dwelling, with apartments on premises.

Horses—(See section 25-274)

Manses, church-owned dwelling units.

Manufactured homes.

Mobile homes.

Off-street parking.

Private docks, piers, and boat houses.

Playgrounds (public).

Roads, streets, rights-of-ways, easements.

Signs—Communication, identification, direction.

Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).

Solar Generation Facility, Small, (see section 25-148).

Subdivisions meeting the county subdivision ordinance and the regulations of section 25-269.

Temporary construction facilities, subject to the requirements of section 25-129.

Townhouses.

Water systems (private).

(Ord. of 5-25-88; Amend of 9-16-97; Ord. of 6-16-98; Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

Sec. 25-268. Special use permits.

(a) The following uses shall be permitted only by special use permits approved by the board of supervisors:

Bed and breakfast establishment.

Community center, building.

Community docks, piers, and boat houses.

Clubs (private).

Clubs (public).

Emergency services facilities—Fire, rescue.

Home—second single-family detached dwelling on a lot (see section 25-274).

Parks.

Public garages.

Public utilities, including substations, power generation, water and sewer treatment plants.

Public utilities—Structures, towers.

Public facilities, offices, storage yards.

Schools (public and private).

Swim clubs.

(b) All residential lots in this district shall abut on to a state-maintained highway, with widths as stated in section 25-269(a)(2) of this chapter, unless the subdivision was recorded before state-maintained roads were required by the Franklin County Subdivision Ordinance.

(c) For other regulations, see Franklin County Subdivisions Ordinance.

(Ord. of 5-25-88; Res. No. 13-05-90, 5-21-90; Amend. of 9-16-97; Res. No. 26-05-2008, 5-20-08)

Sec. 25-269. Area regulations.

(a) *Minimum lot size:*

(1) Area: The following minimum areas are required, dependent on sewer and water services provided to a development's lots. Greater lot areas may be required where septic tanks and drainfields (or comparable systems) are employed or wells are employed, if State Health Department officials determine that certain factors may cause health problems. All lots located in this district shall be approved by the health department prior to recordation.

- a. Minimum lot area with public water and public sewer shall be seven thousand five hundred (7,500) square feet.
- b. Minimum lot area with either public sewer or public water shall be fifteen thousand (15,000) square feet.
- c. Minimum lot area with neither public water nor public sewer fronting on existing state-maintained roads shall be thirty-five thousand (35,000) square feet.
- d. Minimum lot area with neither public water nor public sewer fronting on a new road that is constructed by the developer of the subdivision to Virginia Department of Transportation standards, that is accepted into the state system for maintenance and that ends in a cul-de-sac shall be twenty thousand (20,000) square feet.

(2) Width:

- a. Minimum lot width with public water and public sewer shall be seventy-five (75) feet.

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- b. Minimum lot width with either public sewer or public water shall be one hundred (100) feet.
 - c. Minimum lot width for lots with neither public water nor public sewer fronting on a state-maintained primary road shall be one hundred fifty (150) feet.
 - d. Minimum lot width for lots with neither public water nor public sewer fronting on a state-maintained secondary road shall be one hundred twenty-five (125) feet.
 - e. Minimum lot width for lots with neither public water nor public sewer fronting on a new road that is built by the developer of the subdivision to Virginia Department of Transportation standards, that is accepted into the state system for maintenance and that ends in a cul-de-sac shall be one hundred (100) feet.

(3) Reserved.

- (4) Minimum state-maintained road frontage measurement between side lot lines for lots of less than five (5) acres is equal to lot width except in a cul-de-sac, where the measurement is equal to not less than thirty (30) feet. The minimum road frontage for lots of greater than five (5) acres shall be as required by the Subdivision Ordinance.

(Ord. of 5-25-88; Res. No. 21-11-92, 11-17-92; Ord. of 6-16-98; Res. No. 11-04-2001, 4-17-01)

Sec. 25-270. Maximum percentage of lot coverage.

Not regulated.

(Ord. of 5-25-88)

Sec. 25-271. Maximum height of buildings.

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.
- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

(Ord. of 5-25-88)

Cross reference(s)—Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

Sec. 25-272. Minimum dimensions.

- (a) *Front setback.* The minimum distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of the specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal

to fifty-five (55) feet or thirty (30) feet from the edge of right-of-way, whichever is greater, for property adjacent to all other roads.

- (b) *Side setback.* The minimum side setback, the distance from the side property line of a lot to the nearest point on the house or principal structure (including porches, stoops or accessory building), shall be ten (10) percent of the road frontage distance, with a minimum of ten (10) feet and a maximum of twelve (12) feet.
- (c) *Rear yard.* The minimum rear setback, the distance from the rear property line of a lot to the nearest point on the house or principal structure (including porches, stoops or accessory building), shall be a minimum of thirty (30) feet. Rear yard requirements for property contiguous with Smith Mountain Lake may be reduced to twenty (20) feet. For property bordering Smith Mountain Lake, the distance will be measured from the recognized full pond level. Accessory structures up to five hundred seventy-six (576) square feet may be located in the rear yard as long as they are at least twelve (12) feet from the rear property line. In no case shall any structure be located on or below the eight-hundred-foot contour. Walkways and steps are exempt from rear yard requirements.
- (d) *Minimum distance between main buildings.* For fire protection in suburban areas, it is required that principal structures be no less than twenty (20) feet apart.
- (e) *Corner lots.* The minimum setback distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of a specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal to fifty-five (55) feet or thirty (30) feet from the edge right-of-way, whichever is greater, for property adjacent to all other roads.

(Ord. of 5-25-88; Res. No. 22-11-92, 11-17-92)

Sec. 25-273. Minimum off-street parking requirements.

At least two (2) off-street parking spaces of ten (10) feet by twenty (20) feet shall be provided for each lot, on, or adjacent to the lot, and/or a total of two hundred (200) square feet.

(Ord. of 5-25-88)

Sec. 25-274. Other special regulations.

- (a) Only one (1) principal building with its customary accessory buildings may be erected or placed on a single building lot; provided, that a second dwelling for use by immediate family may be placed on a residential building lot in the RC-1 district with a special use permit issued by the board of supervisors. Immediate family includes brothers, sisters, grandparents, in addition to the State definition (mother, father, son, daughter, husband, wife).
- (b) One (1) horse per acre as a permitted use, provided that there is a five-acre minimum lot size, and that all enclosed areas providing services to horses are to be at least two hundred

(200) feet from any existing residence and if a residence does not exist on the adjoining property, these enclosed areas must be one hundred (100) feet from the property boundary line.

(Res. No. 30-08-90, 8-21-89; Res. No. 17-03-90, 3-19-90)

Secs. 25-275—25-278. Reserved.