

# ARTICLE 4: Zoning Districts and Map

## 4-10 Districts

The following zoning districts are hereby established:

Name:	Abbrev.	Article - Section	Description	Previous Designation
<b>Traditional Character Zoning Districts:</b>				
<b>Residential:</b>				
Rural Residential	RR	5-10	Low-Density Residential	RL
Traditional Residential – Low Density	TRL	5-20	Low-to-Moderate Density Residential	RG
Traditional Residential – High Density	TRH	5-30	Moderate-to-High Density Residential	RHD
<b>Commercial/Mixed-Use:</b>				
Traditional Town Center	TTC	5-40	Mixed-Use Historic Downtown	DD
Town Activity Center	TAC	5-50	Transitional Commercial	GC
Rural Commercial	RC	5-60	Highway Commercial	GC
<b>Industrial:</b>				
Traditional Industrial	TI	5-70	Heavy and Light Industrial	I
<b>Planned Development Districts:</b>				
Traditional Neighborhood Development	TND	6	Mixed-Use New Urbanism	-
Round Hill (Uptown North Orange)	UNO	6A	Mixed-Use New Urbanism	-
<b>Overlay Districts:</b>				
Urban Development Area	UDA-O	7	Traditional Neighborhood Development/Redevelopment	
(RESERVED)				

## **4-20 Zoning Map**

### **4-20.10 Zoning Map Established**

The boundaries of the districts listed in Section 4-10 shall be as delineated upon the Official Zoning Map, which shall carry the same date of approval of this Ordinance and which shall be considered a part of this Ordinance as fully as if it were set out herein in detail. The Official Zoning Map shall be maintained in the office of the Zoning Administrator and may be reproduced by the Zoning Administrator, provided that no such copy shall become the Official Zoning Map unless approved by Town Council. The Official Zoning Map shall indicate whether or not there are proffered conditions associated with specific properties due to prior rezoning(s).

### **4-20.20 Interpretation of District Boundaries**

The boundaries of the various districts as shown on the Official Zoning Map shall be determined by the boundaries as shown and outlined thereon, or as may be indicated on a plat accompanying an approved rezoning. The Zoning Administrator shall interpret such information in order to determine zoning district boundaries. Where uncertainty exists as to the exact location of said boundaries, the following rules shall apply:

- a) Where a district boundary lies on or within a watercourse, street, highway, or right-of-way of a street, lane, power line, sewer line, water line or other utility, the district boundary shall be the centerline of the same.
- b) Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be considered the district boundary.
- c) Where a district boundary divides a lot or runs through individual property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on the Zoning Map. The Zoning Administrator may use a Geographic Information System to determine the precise location of a district boundary under this provision.
- d) It is the intent of this Zoning Ordinance that the entire incorporated area of the Town, including all land, water areas, waterways, and private rights-of-way be included in the zoning districts established by this Zoning Ordinance. Any area not shown on the Official Zoning Map as being included in any district shall be deemed to be in the same designation as the adjacent or nearest zoning district.
- e) In the event that further uncertainty exists as to the location of a district boundary, the Board of Zoning Appeals shall interpret the intent of the district map as to the location of said boundary.

### **4-20.30 Annexed Territory**

All territory, which may be hereafter annexed into the Town or brought into Town by Boundary Adjustment, shall be temporarily classified in a Town zoning district which, in the opinion of the Town Council and upon recommendation of the Planning Commission, most closely approximates the County zoning district in which the property was designated at the time of

annexation. Within six (6) months after the effective date of the final court order of annexation or legislative incorporation of the boundary adjustment in the Town's charter, such district either shall become permanent unless a new one is established by amendment in accordance with Section 3-40.

#### **4-30 Commission Review of Public Facilities**

If a public facility or other feature, whether publicly or privately owned, subject to Virginia Code § 15.2-2232 is not already shown on the Comprehensive Plan, the Commission shall determine whether the location, character and extent of the public facility subject is in substantial accord with the Comprehensive Plan as provided by Virginia Code § 15.2-2232.

#### **4-40 Exemption for Town Maintenance of Public Areas**

Routine maintenance of public facilities and public areas by any department of the Town shall be considered exempt from the requirements of this Ordinance and shall not require approval hereunder. Such work shall include: paving, repair, reconstruction, improvement, utility, drainage or similar work, including normal service extensions of public utilities, provided such work does not involve a change in location or extent of a street or other public area.