

Article X-A Transitional, District X

Sec. 70-87.1 Statement of Purpose and Intent

The purpose of this district is to provide for the reasonable and orderly interim regulation of use and development of land within the said annexation area consisting of lands previously under the zoning regulations of Shenandoah County.

Sec. 70-87.2 Permitted Uses

In the Transitional X District, the structures to be erected or land to be used shall be for one of the following uses and its permitted accessory uses; provided that only one main building and its accessory buildings may be erected on any lot or parcel of land in this district:

- (a.) Agricultural uses, in accordance with Sec. 70-28 of this Article.
- (b.) Single-family detached dwellings.
- (c.) Home occupations.
- (d.) Churches and other places of worship, but not including rescue missions.
- (e.) Public works, playgrounds and play fields, bikeways, pedestrian trails, walkways, swimming pools, tennis courts, and nature preserves, in accordance with Sec. 70-28 of this Article.
- (f.) Golf courses.
- (g.) Minor public utilities, as defined.
- (h.) Group homes, as defined and in accordance with Sec. 70-139 of this chapter.
- (i.) Off-street parking and loading shall be subject to the same regulations as that of the R-1 District, in accordance with Sec. 70-150 and Sec. 70-151 of this chapter.
- (j.) Signs shall be subject to the same regulations as that of the R-1 District, in accordance with Sec. 70-152 of this chapter.
- (k.) Fences, in accordance with Sec. 70-133 of this chapter.
- (l.) Storage of recreational vehicles, in accordance with Sec. 70-129 of this chapter.
- (m.) Temporary buildings, in accordance with Sec. 70-136 of this chapter.

- (n.) Dish antennae, in accordance with Sec. 70-130 of this chapter.
- (o.) Other customary accessory residential buildings and uses that are clearly incidental to the principle building and/or use, as defined, and in accordance with Sec. 70-128 of this chapter and other applicable ordinances and regulations.
- (p.) Short-Term Rental, Owner-Occupied
- (l.) Short-Term Rental, Non-Owner-Occupied

Sec. 70-87.3 Permitted Uses with a Conditional Use Permit

- (a.) Bed and breakfast establishments, in accordance with Sec. 70-143 of this chapter.
- (b.) Resorts, country clubs and memorials.
- (c.) Private clubs and organizations.
- (d.) Public safety and other community facilities and public and semi-public uses, as defined, that are not listed in Sec. 70-87.2 of this Article.
- (e.) Nursing homes, rest homes, and retirement homes, in accordance with Sec. 70-141 of this chapter.
- (f.) Day care centers/facilities, as defined, and in accordance with Sec. 70-140 of this chapter.
- (g.) Major public utilities, as defined.

Sec. 70-87.4 Area Regulations

The minimum lot area shall be five acres.

Sec. 70-87.5 Setback Regulations

No structures shall be located closer than seventy-five feet to any street right-of-way.

Sec. 70-87.6 Frontage Regulations

The minimum lot width at the setback line shall be two-hundred feet.

Sec. 70-87.7 Yard Regulations

- (a.) Side The minimum side yard shall be thirty feet.

- (b.) Rear The minimum rear yard shall be thirty-five feet.

Sec. 70-87.8 Height Regulations

- (a.) Buildings may be erected up to two and one-half stories, or thirty-five feet in height from grade.
- (b.) A public or semi-public building such as a church may be erected up to a height of sixty feet from grade, provided that the required front, side and rear yards shall be increased one foot for each foot in height over thirty-five feet.
- (c.) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building upon which the walls rest.

Sec. 70-87.9 Lot Coverage

The buildings of resorts, country clubs, memorials, golf courses, and private clubs and organizations shall not cover more than ten percent of the site.

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