

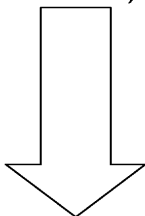
ARTICLE 2. - GENERAL ZONING DISTRICTS

Sec. 98-2.1. - General districts established.

A. The following general zoning districts are hereby established:

Residential Districts	
RS-12	Single-family Residential-12
RS-7	Single-family Residential-7
RS-5	Traditional Residential-5
RG-5	General Residential-5
R-MX	Mixed Residential
R-MF	Multifamily Residential
Nonresidential Districts	
R-O	Residential Office
L-B	Local Business
H-B	Highway Business
MX-B	Mixed Business
C-B	Central Business
L-I	Light Industrial
H-I	Heavy Industrial

**DISTRICT  
HIERARCHY  
(MOST RESTRICTIVE  
TO LEAST  
RESTRICTIVE)**



- B. Under the hierarchy of zoning districts established by this Chapter, the RS-12 district is the most restrictive general zoning district and the H-I district is the least restrictive general zoning district. Overlay and planned districts are not included in the zoning district hierarchy.

(Ord. No. 2020-77, 11-23-20)

Sec. 98-2.2. - Zoning district map.

Sec. 98-2.2.1. - District boundaries.











District boundaries and locations of the zoning districts, as shown on the series of maps entitled "Official Zoning District Maps" (Zoning District Map), are hereby established. Such series of maps, together with all explanatory matters thereon, are hereby adopted by reference and declared to be part of this Chapter. If, in accordance with the provisions of this Chapter, changes are made in district boundaries or other matter portrayed on the Zoning District Map, the map or maps affected shall be amended promptly after the amendment has been approved by the City Council. A copy of the Zoning District Map, properly attested, shall be filed in the office of the Zoning Administrator and shall be available for inspection by the public.









Sec. 98-2.2.2. - Rules for Interpretation.

- A. The Zoning Administrator is authorized to interpret the Zoning District Map, including determining disputed questions of lot lines or district boundary lines and similar questions. If such questions arise in the context of an appeal from a decision of the Zoning Administrator, they shall be handled as provided in Sec. 98-7.15, Administrative appeals.
- B. An application for a Zoning District Map interpretation shall be submitted by filing the application with the Zoning Administrator. At a minimum, the application shall identify the part or area of the map in dispute and specify the grounds for the dispute. Such application shall contain sufficient information to enable the Zoning Administrator to make the necessary interpretation.
- C. Where uncertainty exists as to the boundaries of districts shown on the Zoning District Map, the following rules shall apply:
1. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.
  2. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
  3. Boundaries indicated as approximately following corporate limits shall be construed to follow such corporate limits.
  4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
  5. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
  6. Boundaries indicated as parallel to or extensions of features indicated in subparagraphs C.1 through C.5, above, shall be so construed.
- D. Where a district boundary divides a lot or where distances are not specifically indicated on the Zoning District Map, the boundary shall be determined by measurement, using the scale of the Zoning District Map.
- E. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

Sec. 98-2.3. - Housing types.

The following principal housing types and descriptions are established to provide a common terminology for housing in Waynesboro, some of which may not be currently found in the city.

<p><b>Single-family detached</b></p> <p>A residential building containing one dwelling unit located on a single lot with private yards on all four sides.</p>		
<p><b>Single-family attached</b></p> <p>A residential building with two attached dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.</p>		
<p><b>Zero lot line house</b></p> <p>A dwelling unit located on a single lot with private yards on three sides. The unit has only a single side yard comprising the equivalent of two side yards of a single-family detached house.</p>		
<p><b>Two-family house (duplex)</b></p> <p>Two attached dwelling units in a single structure on a single lot (often called a duplex). The two units can be located on separate floors or side-by-side. More than one two-family house may be located on a single lot, subject to compliance with all applicable area and dimensional standards.</p>		
<p><b>Corner lot duplex</b></p> <p>A residential building with two attached dwelling units consolidated into a single structure. A corner lot duplex is located on a single, corner lot, and contains common walls. The building looks like a single-family detached building, with only one entrance visible from each street. Dwelling units may be situated either wholly or partially over or under the other dwelling unit.</p>		

<p><b>Multiplex</b></p> <p>A residential building with three to five attached dwelling units, consolidated into a single structure. A multiplex is typically on a single lot, and contains common walls. Each unit has its own external entrance. Dwelling units may be situated either wholly or partially over or under the other dwelling unit.</p>		
<p><b>Townhouse</b></p> <p>A residential building with three to ten attached dwelling units located on separately owned lots or on a single lot where the units are lined up in a row and share side walls. Each unit has its own external street facing entrance.</p>		
<p><b>Multifamily building</b></p> <p>A residential building containing three or more dwelling units sharing common walls and separate units by floor. Such buildings often share a common entrance. More than one multifamily building may be located on a single lot, subject to compliance with all applicable area and dimensional standards.</p>		
<p><b>Upper-story residential</b></p> <p>A dwelling unit located on a floor above a nonresidential use.</p>		

Sec. 98-2.4. - Use table.

The Use Table lists uses allowed within zoning districts, and is subject to the explanations set forth below.

Sec. 98-2.4.1. - Types of uses.

- A. *Permitted Uses.* A "P" indicates that a use is permitted by right in the respective district subject to the specific use standards in Article 4. Such uses are also subject to all other applicable requirements of this Chapter.
- B. *Conditional Uses.* A "C" indicates a use that may be permitted in the respective general district only where approved by the City Council in accordance with Sec. 98-7.6. Conditional uses are subject to all other applicable requirements of this Chapter, including the specific use standards contained in Article 4.

C. *Uses Not Allowed.* A blank cell in the Use Table indicates that a use is not allowed in the respective district.

Sec. 98-2.4.2. - Use standards.

The "Use Standard" column on the table is a cross-reference to any specific use standard listed in Article 4. Where no cross-reference is shown, no additional use standard shall apply.

Sec. 98-2.4.3. - Accessory and temporary uses.

The regulations that apply to accessory and temporary uses are contained in Sec. 98-4.6, Accessory uses, and Sec. 98-4.7, Temporary uses.

Sec. 98-2.4.4. - Use categories.

A. All of the use categories listed in the table below are described in Sec. 98-10.2. The second column of the Use Table lists some of the specific use types included within respective use categories.

B. Uses not listed may be allowed pursuant to the similar use determination procedure of Sec. 98-10.2.1.C.

Use Categories	Use Types	RS-12	RS-Z	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	MX-B	C-B	L-1	H-1	Use Standard
Residential Uses (See <u>§ 98-10.2.7</u> )															
Household living (See <u>§ 98-10.2.7.A</u> )	Single-family detached	P	P	P	P	P	P	P	P		P				
	Single-family attached				P	C	P	P	P		P				
	Two-family houses (duplex)				P	C	P	P	P	C	P				
	Corner lot duplexes			P	P	P	P	P	P		P				<u>§ 98-4.2.1</u>
	Multiplexes				P	P	P	P	C	C	P	C			<u>§ 98-4.2.2</u>
	Multifamily building					P	P		C	C	C	C			<u>§ 98-4.2.3</u>
	Zero lot line houses				P	P	P	P	C	C	P	C			[ <u>§ 98-4.2.4</u> ]
	Townhouses				P	P	P	C	C	C	P	C			<u>§ 98-4.2.5</u>

	Upper-story residential						P	P	P	P	P	P	C	<a href="#">§ 98-4.2.6</a>	
	Manufactured homes				C	C	C		C		C			<a href="#">§ 98-4.2.7</a>	
	Manufactured home parks or subdivisions				C				C					<a href="#">§ 98-4.2.8</a>	
	Homestays and Short-term rental (of otherwise permitted dwelling units)	P	P	P	P	P	P	P	P	P	P	P		<a href="#">§ 98-4.2.12</a>	
Group living (See § 98-10.2.7.B)	Boarding or rooming houses				P	P	P	P		P	P			<a href="#">§ 98-4.2.9</a>	
	Assisted or congregate living					P	P	C	C	P	P				
	Dormitories					P	P								
	Group homes/other (8 persons or fewer)	P	P	P	P	P	P	P		P	P			<a href="#">§ 98-4.2.10</a>	
	Group homes/seniors					P	P	P		P	P	C		<a href="#">§ 98-4.2.11</a>	
	Nursing or convalescent home					P	P	C	C	P	P	C			
Public and Civic Uses (See <a href="#">§ 98-10.2.8</a> )															
Community service (See § 98-10.2.8.A)	Civic clubs or community centers	C	C	C	C	C	C			P	P	P	P	C	<a href="#">§ 98-4.3.1</a>
	Libraries or museums	C	C	C	C	C	C			P	P	P	P	C	<a href="#">§ 98-4.3.4</a>

Day care (See § 98-10.2.8.B)	All day care			C	C	C	C	C	P	P	C	C	C	C	<a href="#">§ 98-4.3.2</a>
Educational facilities (See § 98-10.2.8.C)	Schools, elementary or secondary	P	P	P	P	P	P	P	P	P	P	P			<a href="#">§ 98-4.3.7</a>
	Military academies				P	P	P			P	P	P			
Government facilities (See § 98-10.2.8.D)	Government offices			P	P	P	P	P	P	P	P	P	P	P	
	Post offices					C	C		P	P	P	P	P		
	Public safety facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Medical facilities (See § 98-10.2.8.E)	Hospitals								C	P	P		P		
	Medical or dental clinics							P	P	P	P	P	P		
Parks and Open space (See § 98-10.2.8.F)	Cemeteries and mausoleums	C	C			C	C								
	Golf courses or clubs	P	P	P	P										<a href="#">§ 98-4.3.3</a>
	Parks or playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">§ 98-4.3.5</a>
Passenger terminals and services (See § 98-10.2.8.G)	Airports												P		
	Heliports									P			P		
	All other passenger terminals and services									P		C	P		
Religious institution (See § 98-10.2.8.H)	All religious institutions	P	P	P	P	P	P	C	P	P	P	P	P		<a href="#">§ 98-4.3.6</a>

Social service institutions (See § 98-10.2.8.I)	Alternative- or post-incarceration facility								P	P		P	P		
	Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (NAICS <sup>1</sup> 62221, 6232)								P	P		P	P		
	Neighborhood resource center							C		P	P	C	P	P	
	Rehabilitative clinic								P	P		P	P		
	Social service facility, soup kitchen, transient lodging or shelter for the homeless (NAICS <sup>1</sup> 624, 6242)				C	C	C		C		C		C		
	All other social service institutions									P	P	C	P	P	
Utilities, minor (See § 98-10.2.8.J)	All minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities, major (See § 98-10.2.8.J)	Electric substations	C	C	C	C	C	C	C	C	C	C	C	C	C	
	Telecommunications towers and facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 98-4.3.8
	Utility offices, shops or yards					C	C				C		C	C	§ 98-4.3.9
	Water/wastewater treatment plants												C	C	
	Solar Farms	C	C	C	C	C	C	C	C	C	C	C	P	P	



Commercial Uses (See § 98-10.2.9)																	
Eating establishments (See § 98-10.2.9.A)	Coffee shops						P	P			P	P	P	P	P	§ 98-4.4.5	
	Fast food										P	P	P	P	P	§ 98-4.4.9	
	Restaurants, limited						C	C	C		P	P	P	P	P	§ 98-4.4.8	
	Restaurant and bar										P	P	P	P			
	Brewpub										P	P	P	P			
Entertainment, indoor (See § 98-10.2.9.B)	Adult uses											C			P	P	§ 98-4.4.1
	Bars or nightclubs										C	P	C	P	C		
	Bowling alleys										P	P	P	P			
	Firing ranges, indoor											P				P	
	Pool halls										C	P	C	P	P		
	Theaters, auditoriums or exhibition hall											P	P	P	P		
	Membership clubs or lodges											P	P	P	P	P	
Entertainment, outdoor (See § 98-10.2.9.B)	Arenas or stadiums											P			P	P	
	Driving ranges											P					
	Riding academy or boarding stable	C														P	
Offices (See § 98-10.2.9.C)	Bank or financial institution											P	P	P	P	P	

	Business and professional offices					P	P	P	P	P	P	P	P		
	Radio or television studio									P	P	P	P		
Overnight accommodations (See § 98-10.2.9.D)	Bed and breakfasts		C	C	P	P	P	P	P	P	P	P	P		<u>§ 98-4.4.4</u>
	Hotels and motels									P	C	P			
	Inns						P	P	P	P	P	P			<u>§ 98-4.4.6</u>
Parking, commercial (See § 98-10.2.9.E)	All commercial parking								P	P	P	P	P		
	Retail sales and service, sales-oriented (See § 98-10.2.9.F)	Alcoholic beverage or liquor							C	P	C	P			
	Artist studios or galleries						P	P	P	P	P	P			<u>§ 98-4.4.3</u>
	Building supply and lumber									P	P		P	P	
	Convenience stores with fuel service								C	P	C	C	P		
	Convenience stores without fuel service					P	P		P	P	P	P	P		
	Drug store with drive-through								C	P	C				
	Drug store without drive-through					P	P		P	P	P	P			
	Farmers market or farm stand								P	P	P				

	Flea market or auction								P	P	C					
	Florists, retail								P	P	P	P				
	Greenhouse or nursery									P	P		P			
	Grocery stores								P	P	P	P				
	Manufactured home sales									C			P			
Retail sales and service, personal service-oriented (See § 98-10.2.9.F)	Animal care facilities and services								P	P	P	P	P			<u>§ 98-4.4.2</u>
	Art studio or gallery							P	P	P	P	P				
	Body art studios								C	P	P	P				
	Hair, nail, tanning or personal care services							C	P	P	P	P				
	Hardware stores								P	P	P	P	P			
	Headstone, monument or vault sales								P	P	P		P			
	Laundry or dry cleaning pickup stations								P	P	P		P	P		
	Mortuaries or funeral homes								P	P	P					
	Schools of special instruction							C	P	P	P	P				

Retail sales and service, repair-oriented (See § 98-10.2.9.F)	All retail sales and service, repair-oriented									P	P	P	P	P		
Self-service storage (See § 98-10.2.9.G)	All self-service storage										P			P	P	<u>§ 98-4.4.7</u>
Vehicle sales and service (See § 98-10.2.9.H)	Body shops and upholstery shops											C		P	P	
	Fuel stations, including full-service, mini-service and self-service									C	P	C	C	P	P	<u>§ 98-4.4.10</u>
	Towing services													P	P	
	Vehicle service, full											C		P	P	<u>§ 98-4.4.10</u>
	Vehicle services, limited									C	P	P	C	P	P	<u>§ 98-4.4.10</u>
	Vehicle sales, rental, or leasing facilities									C	P	C	C	P	P	

Industrial Uses (See § 98-10.2.10)

Light industrial service (See § 98-10.2.10.A)	All light industrial service uses not listed below											P		P	P	<u>§ 98-4.5.4</u>
	Crematorium													P		

	Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items										P		P	P	<u>§ 98-4.5.4</u>		
	Micro-brewery										C	P	P	C	P	P	<u>§ 98-4.5.3</u>
	Vehicle or equipment storage yards													P	P		<u>§ 98-4.5.1</u>
	Contractor's office											C		P	P		<u>§ 98-4.5.4</u>
Warehouse and freight movement (See § 98-10.2.10.B)	Cold storage plants, including frozen food lockers													P	P		
	Household moving and general freight storage													P	P		
	Parcel services											P	P		P	P	
	Separate warehouses used by retail stores such as furniture and appliance stores											C			P	P	
	Stockpiling of sand, gravel or other aggregate materials														P	P	

Waste-related service (See § 98-10.2.10.C)	Recycling centers													P	P	
	Solid waste transfer or composting													P	P	
	Waste service														P	
	Wrecking or salvage yards													C	P	<u>§ 98-4.5.2</u>
Wholesale trade (See § 98-10.2.10.D)	Sale or rental of machinery, equipment, heavy trucks													C	P	P
	Lumber yard												C	C	P	P
	Mail order house									P	P	P	P	P	P	
	Railroads and appurtenances, right-of-way and tracks	C	C	C	C	C	C	C	C	C	C	C	C	P	P	
	Retail sales of farm equipment and machinery and earth moving and heavy construction equipment													C	P	P
Heavy industrial (See § 98-10.2.10.E)	Animal processing, packing, treating and storage															C
	All other heavy industrial															P
Other Uses (See <u>§ 98-10.2.11</u> )																

Agriculture (See § 98-10.2.11.A)	Agricultural crops, community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	
	All other agriculture	C													

<sup>1</sup> North American Industry Classification System (see <http://www.naics.com> for more information)

(Ord. No. 2012-31, 6-8-12; Ord. No. 2012-60, 8-2-12; Ord. No. 2015-81, 12-28-15; Ord. No. 2017-43, 10-5-17; Ord. No. 2018-45, 7-5-18; Ord. No. 2018-47, 7-5-18; Ord. No. 2018-48, 7-5-18; Ord. No. 2019-49, 6-24-19; Ord. No. 2020-28, § 2, 5-7-20; Ord. No. 2020-77, 11-23-20; Ord. No. 2022-05, § 1, 1-24-22)

Sec. 98-2.5. - Residential districts.

Sec. 98-2.5.1. - General.

This section establishes the basic standards for all development in residential districts. The specific standards that apply may vary based on the zoning classification, building type and development type. These standards are not to be interpreted as a guarantee that allowed densities and development yields can be achieved on every lot. Parking requirements, availability of central water and wastewater services, and other factors may further limit development potential on some sites. Residential development shall comply with all applicable standards as set forth in Article 5, Site Development Standards, other provisions in this Chapter and all other applicable laws.

Sec. 98-2.5.2. - Residential districts purpose statements.

- A. *Single-Family Residential (RS-12 and RS-7)*. The RS-12 and RS-7 districts are established to accommodate single-family detached residential neighborhoods on individual lots. The districts are differentiated primarily on the basis of minimum lot area and setback requirements. While the RS-12 and RS-7 districts primarily accommodate residential uses, specified nonresidential uses that are compatible with residential neighborhoods are also allowed.
- B. *Traditional Residential (RS-5)*. The RS-5 district is established to accommodate traditional, small lot neighborhoods primarily characterized by single-family detached dwellings and other specified, compatible housing types. Lots in the RS-5 district have smaller minimum lot area and setback requirements, which are customarily associated with traditional neighborhoods. While the RS-5 district primarily accommodates residential uses, specified nonresidential uses that are compatible with residential neighborhoods are also allowed.
- C. *General Residential (RG-5)*. The purpose of this district is to provide for the establishment of higher density residential uses, including single-family detached dwelling, two-family houses, townhouses and multiplexes, compatible with traditional residential neighborhoods. While the RG-5 district primarily accommodates residential uses, specified nonresidential uses that are compatible with residential neighborhoods are also allowed.
- D. *Mixed Residential (R-MX)*. The R-MX district is established to accommodate a variety of housing opportunities at densities compatible with the applicable neighborhoods. While the R-MX district primarily accommodates residential uses, specified nonresidential uses that are compatible with residential neighborhoods are also allowed.
- E. *Multifamily Residential (R-MF)*. The R-MF district is established to accommodate multifamily living in a higher density residential environment with due attention to existing uses, the character and suitability of areas so designated, and trends of growth and changes in the housing market. While the R-MF district primarily accommodates residential uses, specified nonresidential uses that are compatible with residential neighborhoods are also allowed.

Sec. 98-2.5.3. - Permitted uses.

Uses permitted in the residential districts by the Use Table in [Sec. 98-2.4](#), as permitted or conditional uses, plus accessory uses (See also [Sec. 98-4.6](#)), shall be permitted in the residential districts.

Sec. 98-2.5.4. - Conventional development option (in residential districts).

- A. *Purpose.* Conventional subdivision is a pattern of residential development that provides the majority of property owners with substantial yards on their own property.
- B. *General.* All residential development in residential districts shall comply with the area and dimensional standards of subsection C, below, the applicable provisions of [Article 5](#), Site Development Standards, and all other applicable laws. A manufactured home on an individual lot shall be considered a single-family detached unit and shall also comply with the standards set forth in [Sec. 98-4.2.7](#). General exceptions to area and dimensional standards and rules for measuring compliance can be found in [Sec. 98-1.13](#).
- C. *Conventional Area and Dimensional Standards.*

	Residential Districts/Conventional Development					
Area and Dimensional Standards	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF
	Single-family Detached					
<b>Lot, Minimum</b>						
Lot area per unit (square feet)	12,000	7,000	5,000	5,000	5,000	5,000
Lot width (feet)	75	60	50	50	50	50
<b>Yards, Minimum (feet)</b>						
Front	30	25	20	20	20	20
Side (street)	30	15	9	9	9	15
Side (interior)	10	9	5	5	5	5
Rear	25	25	25	25	25	25
<b>Building Height, Maximum (feet)</b>	35	35	35	35	35	35
<b>Impervious Surface, Maximum (percent)</b>	50%	55%	60%	60%	60%	60%
	Single-family Attached					
<b>Density, Maximum (units/acre)</b>				10	10	10
<b>Lot, Minimum</b>						
Lot area per unit (square feet)				3,750	3,500	3,500
Lot width (feet)				25	25	25



<b>Yards, Minimum (feet)</b>						
Front				20	20	20
Side (street)				15	15	15
Side (interior)				5	5	5
Rear				25	25	25
<b>Building Height, Maximum (feet)</b>				35	35	35
<b>Impervious Surface, Maximum (percent)</b>				70%	75%	75%
		Two-family House				
<b>Density, Maximum (units/acre)</b>				10	10	10
<b>Lot, Minimum</b>						
Lot area per building				7,500	7,000	7,000
Lot area per unit				3,750	3,500	3,500
Lot width				50	50	50
<b>Yards, Minimum (feet)</b>						
Front				20	20	20
Side (street)				15	15	15
Side (interior)				5	5	5
Rear				25	25	25
<b>Building Height, Maximum (feet)</b>				35	35	35
<b>Impervious Surface, Maximum (percent)</b>				70%	75%	75%
		Corner Lot Duplex				
<b>Density, Maximum (units/acre)</b>			10	10	10	10
<b>Lot, Minimum</b>						
Lot area per building			7,500	7,500	6,000	6,000
Lot area per unit			3,750	3,750	3,000	3,000
Lot width			60	60	60	60
<b>Yards, Minimum (feet)</b>						
Front			20	20	20	20
Side (street)			15	15	9	9
Side (interior)			9	5	5	5
Rear			25	25	25	25

<b>Building Height, Maximum (feet)</b>			35	35	35	35
<b>Impervious Surface, Maximum (percent)</b>			65%	70%	75%	75%
		Multiplex				
<b>Density, Maximum (units/acre)</b>				10	10	10
<b>Lot, Minimum</b>						
Lot area per building				7,500	6,000	6,000
Lot area per unit				3,750	2,000	2,000
Lot width				60	60	60
<b>Yards, Minimum (feet)</b>						
Front				20	20	20
Side (street)				15	9	9
Side (interior)				5	5	5
Rear				25	25	25
<b>Building Height, Maximum (feet)</b>				35	35	35
<b>Impervious Surface, Maximum (percent)</b>				75%	80%	80%
		Zero Lot Line House				
<b>Density, Maximum (units/acre)</b>				7	7	7
<b>Lot, Minimum</b>						
Lot area per unit (square feet)				5,000	5,000	5,000
Lot width (feet)				50	50	50
<b>Yards, Minimum (feet)</b>						
Front				20	20	20
Side (street)				15	15	15
Side (interior)				0	0	0
Side (total)				18	18	18
Rear				25	25	25
<b>Building Height, Maximum (feet)</b>				35	35	35
<b>Impervious Surface, Maximum (percent)</b>				60%	60%	60%
		Townhouse				

<b>Density, Maximum (units/acre)</b>				<u>8</u>	<u>8</u>	10
<b>Lot, Minimum</b> Lot area per unit (square feet) Lot width (feet)				2,000 20	2,000 20	2,000 20
<b>Yards, Minimum (feet)</b> Front Side (street) Side (interior) Rear				15 10 0 20	15 10 0 20	15 10 0 20
<b>Building Height, Maximum (feet)</b>				35	35	35
<b>Impervious Surface, Maximum (percent)</b>				90%	90%	90%
	Multifamily Building					
<b>Density, Maximum (units/acre)</b>					16	20
<b>Lot, Minimum</b> Lot area per unit (square feet) Lot width (feet)					2,000 100	750 -
<b>Yards, Minimum (feet)</b> Front Side (street) Side (interior) Rear					20 9 9 25	20 9 9 25
<b>Building Height, Maximum (feet)</b>					35	65 <sup>[1]</sup>
<b>Impervious Surface, Maximum (percent)</b>					80%	80%
	<sup>[1]</sup> Lots abutting residential districts must comply with the upper floor step-back requirements of § 98-1.13.8.F.					

Sec. 98-2.5.5. - Cluster development option (in residential districts).

A. *Purpose.* The cluster development alternative may be permitted in the RS-12, RS-7, RS-5, RG-5 and R-MX zoning districts. Cluster development is a pattern of residential development that allows subdivision designs with smaller yards on individual properties in exchange for the preservation of more open space than conventional development designs.

Cluster development allows more compact and less costly networks of roads and utilities.

B. *General.* Applicants utilizing the cluster subdivision option shall comply with the area and dimensional standards of subsection C, below, all applicable development standards as set forth in Article 5, Site Development Standards, other applicable provisions of this Chapter and all other applicable laws. General exceptions to area and dimensional standards and rules for measuring compliance can be found in Sec. 98-1.13.

C. *Cluster Area and Dimensional Standards.*

<b>Residential Districts/Cluster Development</b>								
Area and Dimensional Standards	Single-family Detached w/Street Access	Single-family Detached w/Alley Access	Single-family Attached	Corner Duplex	Two-family House	Multiplex	Zero Lot Line	Town-house w/Alley Access
<b>Maximum Density (units/acre)</b>	<u>3.5</u>	<u>3.5</u>	—	—	—	—	—	—
RS-12	—	6	—	—	—	—	—	—
RS-7	—	<u>8</u>	—	—	—	—	—	—
RS-5	—	<u>8</u>	11	11	11	11	<u>8</u>	11
RG-5	—	<u>8</u>	11	11	11	11	<u>8</u>	11
R-MX								
<b>Common Area, Minimum (percent)</b>	30%	30%	—	—	—	—	—	—
RS-12	20%	20%	—	—	—	—	—	—
RS-7	15%	15%	—	—	—	—	—	—
RS-5	15%	15%	15%	15%	15%	15%	15%	15%
RG-5	15%	15%	15%	15%	15%	15%	15%	15%
R-MX								
<b>Lot Dimensions, Minimum</b>								
Lot area per unit (square feet)	4,500	3,600	3,500	3,500	3,500	2,000	3,600	1,800
Lot width (feet)	45	36	35	70	70	60	40	18
<b>Yards, Minimum (feet)</b>								
Front	15	15	15	15	15	15	15	10
Side (street)	15	15	15	15	15	15	15	15
Side (interior)	5	5	5	5	5	5	0	0
Side (total)	10	10	10	10	10	10	10	10
Rear	20	20	20	20	20	20	20	20

<b>Garage Setback, Minimum</b> (feet)	20	20	20	20	20	20		20
Front and street side	20	20	20	20	20	20	20	20
(attached or detached)	5	5	5	5	5	5	20	5
Rear (attached)							5	
Rear, adjacent to alley (detached)								
<b>Bulk</b>								
Building height, maximum (feet)	35	35	35	35	35	35	35	40
Impervious area, maximum (percent)	70%	75%	75%	75%	75%	75%	75%	90%

D. *Project Boundary Buffer Alternatives.* When a cluster development is proposed abutting an existing or approved residential subdivision that is not part of the cluster development, a project boundary buffer shall be provided in accordance with Sec. 98-5.4.5.A.2.

E. *Prohibited Uses.* Manufactured homes are not allowed in cluster developments. (See also Sec. 98-3.3.3.C.)

Sec. 98-2.5.6. - Nonresidential development standards (in residential districts).

As set forth in the Use Table (See also Sec. 98-2.4), certain nonresidential uses are permitted in residential districts. Nonresidential development in residential districts shall comply with the development standards as set forth below. General exceptions to area and dimensional standards and rules for measuring compliance can be found in Sec. 98-1.13.

<b>Nonresidential Development In Residential Districts</b>						
Area and Dimensional Standards	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF
<b>Site Area, Minimum</b>						
Site area (square feet)	12,000	6,500	5,000	5,000	5,000	5,000
Site width (feet)	75	60	50	50	50	50
<b>Yards, Minimum (feet)</b>						
Front	30	25	20	20	20	20
Side (street)	10	9	9	9	9	9
Side (interior)	10	9	5	5	5	5
Side (total)	20	19	18	18	18	18
Rear	25	25	25	25	25	25

<b>Bulk</b>						
Height, maximum (feet) <sup>[1]</sup> <sup>[2]</sup>	35	35	35	35	35	35
Impervious area, maximum (percent)	40%	50%	60%	60%	60%	60%

Note:

<sup>[1]</sup> See also Sec. 98-1.13.8.E for applicable height exceptions.

<sup>[2]</sup> Lots abutting residential districts must comply with the upper floor step-back requirement of Sec. 98-1.13.8.F.

Sec. 98-2.6. - Nonresidential districts.

Sec. 98-2.6.1. - General.

Nonresidential development shall comply with all applicable standards as set forth in Article 5, Site Development Standards, other provisions in this Chapter and all other applicable laws.

Sec. 98-2.6.2. - Nonresidential districts purpose statements.

- A. *Residential Office (R-O)*. The R-O district is intended to provide areas suitable for professional services, which meet the needs of the community, and to serve as a transitional district separating more intensive commercial districts and arterial traffic from the surrounding residential neighborhoods. Adaptive re-use and preservation of older residential structures is encouraged in the R-O district. Buildings, uses and parking should retain the residential character and scale of the residential neighborhood.
- B. *Local Business (L-B)*. The L-B district is established to provide for small-scale commercial uses offering primarily convenience shopping and services for adjacent and nearby residential uses. Proximity to residences requires that commercial operations be low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. Development in the L-B district places relatively low demand on public services, transportation and utilities.
- C. *Highway Business (H-B)*. The H-B district is established for the development of offices, hotels, service uses and similar businesses relying on close proximity to major transportation routes. These districts shall be restricted to areas located on arterials and highways. Uses within these districts shall have an attractive appearance consistent with building design standards, ample parking and loading areas, suitable landscaping and buffering. Controlled traffic movement, including the utilization of service roads, may be required.
- D. *Mixed Business (MX-B)*. The MX-B district is established to provide greater flexibility in areas of the City with 1) housing in close proximity to legacy industrial and commercial structures, and 2) a historic urban subdivision pattern with gridded infrastructure, small lots, and abundant on-street shared parking. It allows for a range of residential and commercial uses, as well as industrial uses with additional use standards. The MX-B zone's permitted uses and use standards are meant to encourage business activity and redevelopment while ensuring reasonably quiet enjoyment of residential property. The zone provides only moderate protection from aesthetic concerns or intense daytime activity. As such, the MX-B zone should be used in areas where the existing mix of structures and uses suggest an expectation of vibrancy and activity levels similar to a commercial or industrial area.
- E. *Central Business (C-B)*. The C-B district is established to encompass the retail, office and residential core of downtown Waynesboro and is established to encourage intense development and pedestrian activity through a mixture of uses appropriate to the downtown area. The standards of this district are established to provide for a vital downtown economy

that accommodates commercial, civic, cultural, entertainment and residential uses.

- F. *Light Industrial (L-I)*. The L-I district is intended to provide a location for low-intensity manufacturing and industrial activities that may generate some nuisances. Industrial uses are not appropriate interspersed with residential uses. Traffic generation will likely include heavy vehicles making access necessary to an arterial street or a U.S. interstate highway. Unless separated by an arterial or suitable buffer, the L-I district is not appropriate adjacent to any residential district.
- G. *Heavy Industrial (H-I)*. The H-I district is established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L-I district, consistent with historical industrial use patterns. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential development. Unless separated by an arterial, the H-I district is not appropriate adjacent to any residential district.

(Ord. No. 2020-77, 11-23-20)

Sec. 98-2.6.3. - Nonresidential development standards (in nonresidential districts).

- A. As set forth in the Use Table (See also Sec. 98-2.4), certain nonresidential uses are permitted in nonresidential districts. Permitted nonresidential uses shall comply with the following area and dimensional standards. General exceptions to area and dimensional standards and rules for measuring compliance can be found in Sec. 98-1.13.

Area and Dimensional Standards	R-O	L-B	H-B	MX-B	C-B	L-I	H-I
<b>Site Area, Minimum</b>							
Site area (square feet)	6,000	6,000	8,000	3,000	N/A	20,000	20,000
Site width (feet)	50	50	60	25	N/A	100	100
<b>Yards</b>							
Front, minimum (feet)	20	10	20	0	0	20	25
Front, maximum (feet)	55	55	N/A	10	0	N/A	N/A
Side, minimum street (feet)	10	20	25	0	0	25	25
Side, minimum interior (feet)	5	5	0	0	0	5	0
<i>abutting residential district</i>	20	9	25	5	30	30	30
Rear (feet)	10	10	25	0	0	10	10
<i>abutting residential district</i>	20	20	30	20	20	40	40
Build-to line, mandatory (percent)	N/A	N/A	N/A	N/A	70%	N/A	N/A
<b>Bulk</b>							
Height, minimum (feet)	N/A	N/A	N/A	N/A	25 <sup>[1]</sup>	N/A	N/A
Height, maximum (feet)	35	35	50 <sup>[2]</sup>	35	100 <sup>[2]</sup>	100	100
Impervious area, maximum (percent)	50%	75%	85%	85%	100%	85%	85%

Notes:

<sup>[1]</sup>The Waynesboro Land Use Guide recommends a minimum of two floors for all downtown buildings. A 13-foot floor-to-ceiling height is recommended by the Guide for all first-floor space in downtown building.

;hg; <sup>[2]</sup> Lots abutting residential districts must comply with the upper floor step-back requirement of Sec. 98-1.13.8.F.

B. More than one building may be permitted on a single lot (See also Sec. 98-4.1, Complexes).

C. Mandatory build-to line requirements may be modified pursuant to the provisions of Sec. 98-7.6.

(Ord. No. 2020-77, 11-23-20)

Sec. 98-2.6.4. - Residential area and dimensional standards (in nonresidential districts).

As set forth in the Use Table (See also Sec. 98-2.4), certain residential uses are permitted in nonresidential districts.

- A. Area and dimensional standards for single-family detached, two-family houses, corner lot duplexes and multiplexes shall be the same as in the RG-5 district. (See also Sec. 98-2.5)
- B. Area and dimensional standards for townhouses and multifamily building uses are established through the Conditional Use Permit review process (See also Sec. 98-7.6); however, in the H-B and C-B districts no townhouse or multifamily building shall be established on a parcel less than 20,000 square feet in area.
- C. Except in the C-B district, multifamily building parcels and upper-story residential units in nonresidential districts shall not exceed a density of 8 units per acre.
- D. Upper-story residential is permitted on the upper floors of a nonresidential building and shall comply with all area and dimensional standards of the principal building.