



"Sherry Ryder"
<bathbpz@tds.net>

08/19/2005 04:46 PM
Please respond to
"Sherry Ryder"

To: <Richard.Byrd@thehomestead.com>
cc:
Subject: Dan Shelton

Richard -

Sorry for the delay in responding to your request for zoning info on the Shelton property, but our computers were just fixed this afternoon.

The property is zoned R-2 Residential. As far as businesses that could be placed on the property, they are listed in the brochure that you just picked up. (Great timing!)

Single and two family dwellings are permitted. Duplexes would be permitted on the property, provided they are situate on an area of land of at least 0.45 of an acre. Since Mr. Shelton owns appx. 3 acres of land, he could potentially have 6 duplexes. This would create 12 rental units.

Please let me know if I can be of further assistance.

Sherry Ryder
Bath County Planner & Zoning Administrator
P.O. Box 216
Warm Springs, VA 24484
(540)839-7236

ACCESSORY USES: *

(Secondary to Primary Permitted or Conditional Use)

- Home occupations
- Living quarters of persons employed on the premises
- Private parking garage
- Temporary buildings for use in construction that are to be moved upon completion of the construction
- Signs
- Parking

SPECIAL USE REGULATIONS APPLY IN BATH COUNTY FOR THE FOLLOWING: *

(Contact County Planner for Details)

- Additional building/dwelling on a lot
- Off-street parking
- Junkyards and automobile graveyards
- Home occupations
- Signs
- Non-conforming lots, buildings, and uses
- Townhouses
- Fences
- Recreational vehicles
- Intensive livestock, dairy, poultry facilities

**Some restrictions may apply. Contact the Bath County Planner at (540)839-7236 or room G01, Bath County Courthouse.*

**ZONING SCHEDULE,
SINGLE STRUCTURAL USES**

(RESIDENTIAL DISTRICT R-2)

MINIMUM LOT REQUIREMENTS

Public Water and Sewer (SF)	20,000'
Public Water and Individual Sewer (SF)	20,000'
Individual Water and Sewer (SF)	20,000'

**PRINCIPAL BUILDING
SETBACKS/DIMENSIONS**

Frontage at Setback Line	100'
Maximum Height in Feet	35'
Front	35'
One Side Yard	15'
Two Side Yards	35'
Rear	50'
Maximum Lot Coverage	40%

ACCESSORY BUILDINGS

Maximum Height in Feet	35'
Setbacks From:	
Principal Building (Recommended)	20'
Side Lot Line	15'
Rear Lot	15'

SF = Square Feet

NOTE: Add 25 square feet for corner lots

REV: 05/2005

BATH COUNTY

**LAND USE REGULATIONS
(As effective November 9, 2004)**

**Residential District
R-2**



Intent of Residential District R-2.
The intent of the R-2 Residential District is to encourage residential neighborhoods and to stabilize and protect the essential character of such neighborhoods. The regulations for this district tend to protect against encroachment of commercial or industrial uses and other uses likely to generate noise, crowds, concentrations of traffic, light dust, odors, smoke, or other obnoxious influences.

PERMITTED USES: *(Allowed without further application or use permit, may still require permits from other agencies)*

- Single-family dwellings
- Two (2) family dwellings
- Churches and other places of worship with attendant cemeteries, educational, and recreational facilities
- Public parks, playgrounds, recreational buildings and grounds, tennis courts, golf courses, and similar recreational uses
- Public utilities and facilities serving the neighborhood
- One (1) inoperable automobile
- One (1) automobile for salvage

CONDITIONAL USES: *(May be allowed after application to and approval by the Planning Commission and Board of Zoning Appeals)*

- Child care centers, family day care homes or nursery schools
- Homes for adults
- Hospitals
- Kennels
- Parks, playgrounds and other outdoor recreation and open space areas
- Veterinary hospitals
- Family care homes, foster homes or group homes serving the mentally retarded, developmentally disabled, or other, rest homes or nursing homes for convalescent patients
- Public utility transformer stations, pumping stations, major transmission lines, towers, and telephone exchanges, not including service or storage yards.

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USES NOT LISTED ARE NOT PERMITTED IN THIS DISTRICT