

*Town of Mineral, VA  
Thursday, May 16, 2024*

## Chapter 425. Zoning

### Article II. Residential Limited District (R-L)

#### § 425-3. Statement of intent.

This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage an enjoyable environment for family life, and to prohibit activities of a commercial nature. To these ends, development is limited to single-unit dwellings providing homes for the residents plus certain other uses, such as schools, parks, churches, and public facilities that serve the residents of the district.

#### § 425-4. Use regulations.

##### Permit Uses:

1. In a Residential Limited District, no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used, for other than one or more of the following uses:
  - a. Single-family dwellings. (except modular homes, which are only permitted by CUP).
  - b. Public and semipublic uses, such as schools, churches, playgrounds, and parks.
  - c. Poles, lines, transformers, pipes, meters and/or other facilities necessary for the provision and maintenance of public utilities.
2. Signs and bulletin boards require a conditional use permit.
3. Home occupations are permitted, but no advertising thereof is permitted on the premises.
4. Accessory buildings are permitted as defined; however, private garages or other accessory structures attached to the main building shall be considered part of the main building. No accessory building may be closer than 10 feet to any property line.

##### Permitted by Conditional Use Permit (CUP):

5. 1. Modular Homes or homes that are not traditionally built

#### § 425-5. Area regulations.

- A. Whereas all new dwellings and buildings in this district shall be served by a public water and public sewer systems where available .See § 418

- B. For single-family dwellings on residential lots having public sewage disposal and public water, the minimum lot area shall be not less than five times the floor area of the first or ground level of the dwelling, . Any floor above the first or ground floor shall not exceed the size of the first or ground floor. For permitted uses, other than residential, utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Louisa County Health Department. A primary single story dwelling shall be a minimum of 1200 square feet and 1600 square feet for second story dwellings.
- C. For residential lots served by a public water system but having private sewage disposal, the minimum lot area shall be not less than 20,000 square feet, subject to Health Department approval. For permitted uses, other than residential, utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Louisa County Health Department, but not less than 20,000 square feet.
- D. The lot area shall be at least five times the square footage of the floor area of any such dwelling or other building constructed on said lot, the floor area to be the total floor area of the floor on each story of such dwelling and any other building.  
[Added 9-12-1988]

## § 425-6. Setback regulations.

No building shall be located closer than 40 feet to any street right-of-way. This shall be known as the "setback line," as defined herein.

## § 425-7. Frontage regulations.

The width of any lot at the setback line in this district shall be not less than 100 feet.

## § 425-8. Yard regulations.

- A. Side. The side yard shall be not less than 15 feet.
- B. Rear. Each main building shall have a rear yard of not less than 35 feet.

## § 425-9. Special provisions for corner lots.

- A. Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on the streets.
- B. The side yard on the side facing the side street shall be not less than 30 feet for both the main and accessory buildings.

## § 425-10. Height regulations.

- A. No building shall be erected to contain more than 2 1/2 stories not to exceed 40 feet in height from grade except that:
  - 1. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas, and radio aerials.
  - 2. All accessory buildings shall be less than the main building in height.

## § 425-11. Off-street parking.

In accordance with special off-street parking provisions contained herein. See § **425-53**.

## § 425-12. Signs.

Refer to Article **X**.