

Article 9 Supplemental Use Regulations

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9-3 Affordable Dwelling Unit Provisions

9-3.1 A density bonus system is offered to encourage private sector development of low and moderate priced dwelling units. [ADUs Affordable Dwelling Units](#) must be built so as to provide a convenient, safe, pedestrian-friendly and accessible living environment in which the affordable dwelling units blend in and are interspersed with market-rate dwellings. For the purposes of this Article, persons eligible to rent or buy affordable dwelling units ([ADU](#)) shall include those eligible for assistance under the following state or federal programs:

- [Programs Applicable Under Federal and State Eligibility Guidelines for Housing Assistance](#)
- Virginia Housing Development Authority
- Section 8 Rental Assistance Program
- Department of Housing and Urban Development Community Block Grant Program
- Farmer's Home Administration Program
- Other programs similar to those named herein as approved by Town Council

[This section shall also apply to residential dwellings in the Central Business District \(CBD\). While there is not a bonus density in the CBD, the provisions of the Article shall be used in the execution of apartments as allowed in Article 3-4.11.6 and Article 9-4.](#)

9-3.2 The applicant shall provide assurance to the Town that the affordable dwelling units will continue to be available for this purpose for at least twenty-five (25) years following the date of Town approval. This assurance will take the form of a deed restriction, restrictive covenants, or other form of legal and binding agreement approved by the Town Attorney and Town Council. [In addition, such assurance shall include that the affordable dwelling unit\(s\) will be limited to the prevailing rent for such units as prescribed by the appropriate Federal and/or state agency for affordable housing, so long as:](#)

- [1. Any dwelling unit may be offered at any time as an Affordable Dwelling Unit at the landlord's discretion, and](#)
- [2. During any calendar year, at least one \(1\) dwelling unit \(or more as applicable to the 25% designated in Article 3-4.11.6\) must be either leased or available as an Affordable Dwelling Unit in the prescribed ratio of 25%.](#)

9-3.3 The density bonuses outlined in the District provisions in Article 3 shall be permitted in conjunction with the [ADU affordable dwelling unit](#) density bonus. The maximum density shall not exceed that provided for in the provisions of each District. Percentages of density increase are to be applied separately and are not to be compounded. The process for granting approval of such density bonuses shall be in accord with the procedures and provisions for zoning amendments provided for in Article 11.

9-3.4 The applicant shall design and develop the site using the traditional design techniques provided for in Article 9, Section 9-20 and Article 3, Section. 3-5.2.10.

9-3.5 [ADU's Affordable dwelling units](#) should first be made available to persons residing or working in the Town of Warrenton or Fauquier County. The developer shall contact the appropriate local Social Service and/or Housing Authority offices for identification and placement of residents ninety (90) days prior to advertising the availability of the units.

9-3.6 Special Parking Considerations for Affordable Dwelling Units

In order for developers to achieve densities that are allowed under the [ADU affordable dwelling unit](#) density bonus, the following reductions may be allowed with the approval of Town Council:

- Single room occupancies: 1.0 parking space per unit
- Studio/Efficiency: 1.25 parking spaces per unit
- One Bedroom: 1.5 parking spaces per unit
- One Bedroom and Den: 2.0 parking spaces per unit

9-4 Apartment Buildings, Special Regulations

Apartment buildings shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.

Adequate areas shall be provided for loading and unloading of delivery trucks and for the servicing of refuse collection, fuel, fire, and other service vehicles. These areas shall be so arranged that they may be used without blockage or interference with the use of accessways or parking facilities. Service areas shall be screened from view from any abutting roadway and from within the parking area.

Provision shall be made for safe and efficient vehicular ingress and egress to and from public streets and highways serving the center without undue congestion to or interference with normal traffic flow. Provision shall also be made for safe and convenient pedestrian ingress and egress to all adjacent public rights of way, as well as to adjacent properties. Where intersection augmentation is required, the applicant shall bear the cost of any improvements made necessary by his development.

[Apartments in the Central Business District. The average size of apartments shall be at least 500 gross square feet and a minimum of 300 square feet of livable space. Any design or rehabilitation of a building shall be of an exterior design and form that is compatible with the Historic District and subject to the following site criteria:](#)

1. Identification of the location of the trash receptacles and their enclosure/screening from the street (Article 10 Site Development Plan).
2. Adequate parking for dwelling units shall be demonstrated consistent with Sections 7-9.3 and 7-13 of the Zoning Ordinance.