

**ORDINANCE AMENDING
SECTION 17-405
OF THE CODE OF ORDINANCES
OF
ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY, VIRGINIA:

That Section 17-405. Planned Neighborhood district (R-5) be amended as follows:

Section 17-05.05. – District areas.

- (a) Within the district, five (5) types of development areas shall be permitted.
 - (1) "A" area: Single-family detached, accessory dwelling;
 - (2) "B" area: Single-family detached, accessory dwelling, duplexes, rowhouses;
 - (3) "C" area: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
 - (4) "D" area: Timeshare: Single-family detached, accessory dwelling, duplexes, rowhouses, apartments;
 - (5) "Neighborhood center" area: Commercial uses, apartments;
- (b) Neighborhood centers shall be light commercial and office areas within which neighborhood-related commercial uses are located.
- (c) Neighborhood centers contain public uses which serve the social, cultural, and service needs of the community.
- (d) Neighborhood centers shall not exceed twenty (20) percent of the total project area.

Sec. 17-405.0506. - Common area.

- (a) Common area shall comprise a minimum of twenty (20) percent of the total project area.
- (b) A minimum of fifteen (15) percent of the neighborhood center shall be common area.
- (c) The common area within the neighborhood center shall be considered a portion of the twenty (20) percent common area required for the total project.

Sec. 17-405.0607. - Land uses.

See article VI, land uses.

Sec. 17-405.0809. - Development standards.

See article VII, development standards.

Sec. 17-405.0910. - Area, setback, and height standards.

See article VIII, area, setback, and height standards.

Sec. 17-405.1011. - Reserved.

This ordinance shall be effective from the ___ day of _____, 2019.

Adopted the ___ day of _____, 2019.

Aye

Nay

Abstain

Absent

- Supervisor Cuevas
District 1
- Sallie Wolfe-Garrison
District 2
- Supervisor Chandler
District 3
- Supervisor Kyger
District 4
- Supervisor Breedon
District 5

Chairman of the Board of Supervisors

ATTESTE:

Clerk