



# Town of Vinton Planning and Zoning

## *Proposed New and Revised Use Regulations*



### INTRODUCTION TO USE CLASSIFICATIONS

The following proposed new and revised use classifications include entirely new uses that were previously not in the Zoning Ordinance, or revisions of the organization or supplemental regulations associated with pre-existing uses. Each of the sections below will cover the new, revised, or reorganized use classifications and its supplemental regulations, if applicable. In many cases, a use will be permitted by right only in the case that all the supplemental regulations are able to be met. These supplemental regulation ensure that particular uses do not impede the promotion of the health, safety, and general welfare of the public and other objectives set out in the Code of Virginia, § 15.2-2200.

### MULTI-FAMILY DEVELOPMENTS IN THE R-3 DISTRICT

#### Overview

Based on research of high density/multi-family zoning districts located within the Commonwealth, it has been shown that most all localities permit the development of multi-family dwellings by-right up to specifically set dwelling units per acre threshold (See Appendix 1). By using this measure of dwelling units per acres, localities can ensure that a development’s size is compatible with the intent or purpose of the zoning district, while still ensuring that there is not an undue burden on public services or related causes of congestion/overcrowding of land.

Town staff are recommending that multi-family dwellings that are proposed to be 12 or fewer du per acre be permitted by right in this zoning district. These developments would still have to follow the existing supplemental regulations in the zoning district, and there would still be a set maximum density even in the case of a special use permit request. The table below shows the proposed classification categories:

Dwelling Units (du) per acre	Permission Classification
12 or fewer du per acre	By Right
Between 13 and 24 du per acre	Special Use Permit (SUP)

### ALTERNATIVE FINANCIAL INSTITUTIONS

#### Definitions

- *Alternative Financial Institution.* Check cashing establishment (as a primary use), motor vehicle title lender, payday lender, or precious metals dealer, as defined in this Article.

- *Check cashing primary use.* Person or establishment engaged in the business of cashing checks, drafts or money orders for compensation, and registered with the state corporation commission pursuant to Code of Virginia.
- *Motor vehicle title lender.* Establishment engaged in the business of lending money secured by a non-purchase interest in a motor vehicle.
- *Payday Lender.* Establishment, other than a bank, credit union, or savings and loan, engaged in the business of making short-maturity loans on the security of a check, any form of assignment of an interest in the account of an individual at a depository institution, or any form of assignment of income payable to an individual, other than loans based on income tax refunds.
- *Precious metals dealer.* Any person or establishment defined as a dealer in the Vinton Town Code Sec. 74-30 that is not accessory to a jewelry or coin store.

**Permitted zoning districts include:**

- General-Business (GB): By-right
- Central-Business (CB): Not permitted

## MESSAGE PARLORS & MESSAGE CLINICS

**Definitions**

- *Massage Parlor.* Any establishment having a fixed place of business where massages are administered or any establishment holding itself out through representations of its employees or agents or in any advertising medium as a place where massages are administered. This definition shall not be construed to include a hospital, nursing home, medical clinic or the office of a duly licensed physician, surgeon, physical therapist, chiropractor, osteopath, a massage therapist who is licensed by the Virginia Board of Nursing, or a barber shop or beauty salon in which massages are administered only to the scalp, face, the neck or the shoulders.
- *Massage Clinic.* An establishment where all active employees are massage therapists certified by the Virginia Board of Nursing, as evidenced by the holding and continual renewal of a license issued by the Board, carries out measures prescribed by doctors, chiropractors, and other medical professionals.

**Proposed Changes:**

The proposal included is to ensure that licensed medical professionals who start businesses in the Town of Vinton are protected and can continue to provide high quality services to the public without disruptions from outside parties. Town staff are proposing that any establishment that meets the definition of “massage parlor” be classified under the “adult use” category in the Zoning Ordinance, which would require it to be located in the specifically permitted zoning districts and meet the supplemental regulations stated within. Additionally, these uses would need to pay annual license tax through a specific category designated in the Vinton Town Code.

## COUNSELING SERVICES

### Proposed Change:

- Remove the special use requirement for “counseling services” and permit is by right as an “office use” in R-B, GB, and CB.

### Definition of “Office”

- *Office.* An establishment primarily engaged in providing professional, financial, administrative, management, clerical or other services not involving the manufacture, assembly or repair of goods, or the storage or direct transfer of goods to the customer on the premises, except as may be incidental to a service provided on the premises. If the establishment provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, or similar conditions, this shall only occur for part of a 24-hour day.

## RESEARCH AND DEVELOPMENT FACILITY

### Definition

- *Research and Development Facility.* An establishment which engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of communication systems, alternative energy sources, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes may be associated with this use. Excluded from this use are any facilities which mass produce one (1) or more products directly for the consumer market.

### Permitted zoning districts include:

- General-Business (GB): By-right
- Central-Business (CB): By-right

### Supplemental Regulations:

Standards in the GB and CB Districts.

- (1) No exterior odor, dust, noise, or other objectionable impacts shall be produced as a result of the use;
- (2) Where appropriate to protect adjacent uses, hours of operation may be restricted.

## PET DAYCARE FACILITY AND ANIMAL-RELATED FACILITIES

### Definition

- *Pet daycare facility.* A facility where animals may be groomed, trained, exercised, and/or socialized.

**Permitted zoning districts include:**

- Animal hospital or veterinary clinic, **with** outside runs, play yards, pens, or training areas.
  - General-Business (GB): Special Use Permit
- Pet shops, pet grooming, and pet daycare facility, **completely enclosed**
  - Residential-Business (R-B): By-right
  - General-Business (GB): By-right
  - Central-Business (CB): By-right
- Pet shops, pet grooming, and pet daycare facility, **with** outside runs, play yards, pens, or training areas.
  - General-Business (GB): Special Use Permit
  - M-1 and M-2 Industrial: By-right

**Supplemental Regulations for completed enclosed facilities:**

- (a) Applicability. The supplemental regulations of this section shall apply to any animal hospital, veterinary clinic, pet shop, pet grooming service, and/or pet day care facility that is completely enclosed permitted by this appendix, by right or by special use permit.
- (b) *Standards in the GB, CB, and MUD Districts:*
  - (1) All facilities shall be located within completely enclosed and air conditioned buildings which are soundproof to the extent that sound produced by animals kept or treated therein are not audible outside of the building.
  - (2) These supplemental regulations shall not prohibit the occasional use of outdoors areas for supervised animal relief.

**Supplemental Regulations for those with outdoor components:**

- (a) Applicability. The supplemental regulations of this section shall apply to any animal hospital, veterinary clinic, pet shop, pet grooming service, and/or pet day care facility with outdoor play yards, runs, pens, or training areas permitted by this appendix, by right or by special use permit.
- (b) *Standards in the GB, M-1, and M-2 Districts:*
  - (1) No facility may be established within 300 feet of a residentially zoned district (R-LD, R-1, R-2, R-3, R-B).
  - (2) Outdoor play yards shall be screened from view so as not to be visible from any public street or adjacent property.
  - (3) Any outdoor play yard shall only be used between dawn and dusk for supervised exercise and training use. This shall not prohibit the occasional use of outdoor areas for supervised animal relief outside of these hours.
- (c) Measure of distance
  - (1) All distances specified in this division shall be measured from the property line of one use to another. The distance between a property containing this type of facility and a residentially zoned district shall be measured from the property line of the use to the nearest point of the boundary line of the residentially zoned district.

## MOTOR VEHICLE OR TRAILER PAINTING AND BODY REPAIR

### Purpose of these revisions:

- The previous ordinance definition required that certain auto or truck general repair services to attain a special use permit in the GB district due the definition including the following activities:
  - Installation or removal of engines
  - Transmissions or other major body or mechanical parts
  - Body repair
  - Painting or storage of wrecked vehicles
- After further research, it has been found that many of these activities, except body repair, painting, and storage, pose no more risk or potential danger to public health and safety than many of the common functions of a typical auto service center. With this, a new use category will be added that specifically includes the main functions of motor vehicle or trailer painting and body repair. The provisions surrounding wrecked vehicles still stands as this use is only permitted in an automobile graveyard or junkyard.

### Definition

- *Motor vehicle or trailer painting and body repair.* Any facility, or portion thereof, used for the repair, replacement, or straightening of a motor vehicle body or frame or painting of motor vehicles. Mechanical service and engine repair may be performed as an ancillary function of the body work.

### Permitted zoning districts include:

- General-Business (GB): Special Use Permit
- M-1 and M-2 Industrial: By-right

## BREWERIES, MICROBREWERIES, DISTILLERIES, AND MICRODISTILLERIES

### Definitions

- *Brewery.* An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of greater than 315,000 gallons per year. A brewery may include a restaurant or public tasting room as an accessory use.
- *Micro-brewery.* An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 315,000 gallons per year. A micro-brewery may include a restaurant or public tasting room as an accessory use.
- *Distillery.* An establishment primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity greater than 5,000 gallons

of finished product per year. A distillery may include a restaurant or public tasting room as an accessory use.

- *Micro-distillery.* An establishment primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year. A micro-distillery may include a restaurant or public tasting room as an accessory use.

**Permitted zoning districts include:**

- **Brewery**
  - M-1 and M-2 Industrial: By-Right
- **Microbrewery**
  - General-Business (GB): By-Right
  - Central-Business (CB): By-Right
- **Distillery**
  - M-1 and M-2 Industrial: By-Right
- **Microdistillery**
  - General-Business (GB): By-Right
  - Central-Business (CB): By-Right

**Supplemental regulations (equivalent to that of an eating and drinking establishment):**

- No deck, patio, terrace or other outside area for the service or accommodation of patrons shall be situated within 100 feet of any property in any residential or R-B district;
- Covered trash containers shall be provided in service areas, and screening shall be provided around service areas in accordance with the requirements for screening set forth in Article V, except at entrances and exits, to prevent refuse from blowing onto adjacent properties or streets;
- No music or public address system shall be operated in a manner that sound produced is audible beyond the boundaries of the premises.

## RETAIL STORES AND SHOPS, BOUTIQUE

**Purpose**

Retail uses have never been permitted in any form in the R-B Residential-Business district in the town. However, due to a recorded history of requests by citizens and business owners to permit a form of retail in this zoning district, it is being proposed by staff to allow for smaller-scale, specialty retail uses in this district that would not cause any more land use or traffic impacts than any other use currently permitted by right.

**Definition**

*Retail store or shop, boutique.* A small-scale (less than two thousand five hundred (2,500) square feet) retail use which offers for sale items of art or crafts, clothing, prepackaged food and beverages, gift bags, limited household supplies and hardware, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, Amish products, etc. “Boutique retail

stores or shops” shall not include fuel pumps or the selling of fuel for motor vehicles. “Boutique retail stores or shops” shall not include the selling of tobacco products, nicotine vapor products, alcoholic beverages, or lottery tickets or shares. “Boutique retail stores and shops” shall not include a use that offers the sale of antiques as its principal activity. An antique for the purposes of this ordinance shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.

**Permitted zoning districts include:**

- Residential-Business (R-B): By-Right
- General-Business (GB): By-Right
- Central-Business (CB): By-Right

## RETAIL STORES AND SHOPS, LARGE FORMAT

**Purpose**

This was initially proposed by Town staff in 2008 and is a good general practice to require legislative review and approval of very large and complex development projects in certain zoning districts in a locality.

**Definition**

*Retail store or shop, large format.* Retail sales uses, including those uses classified more specifically by these use type classifications, located in any newly constructed or enlarged building containing greater than 30,000 square feet of floor area devoted to retail and related accessory use, whether on a single lot or contiguous lots owned or operated as associated, integrated, or cooperative business enterprises

**Permitted zoning districts include:**

- General-Business (GB): Special Use Permit
- Central-Business (CB): Special Use Permit

## MIXED-USE BUILDING

**Purpose**

Mixed-use buildings have been permitted by right in the GB and CB districts for some time now, however the floor area requirements disallowed the extent to which the residential component could be utilized. The new supplemental regulations remove the provisions concerning the floor area requirements to incentivize more mixed-use developments or redevelopments in the Town’s commercial districts.

**Revised supplemental regulations:**

- (a) Applicability. The supplemental regulations of this section shall apply to any mixed-use building permitted by this appendix, by right or by special use permit.
- (b) Standards in the GB and CB Districts.

- (1) Dwelling units shall be located above the first floor of the building or to the rear of other permitted uses;
- (2) Dwelling units shall be designed as an integral part of a building or group of buildings, containing other permitted uses within the applicable zoning district.

## DRIVE-UP FACILITIES

### Purpose

The addition of supplemental regulations to drive-up facilities gives greater clarity to the standards to meet which were previously housed in other sections of the zoning ordinance. The following standards for drive-up facilities are intended to allow for such facilities in a manner that promotes public safety and efficient operation by addressing their unique challenges, such as the siting of the building, high volumes of traffic, vehicular access, and on-site circulation. A special use permit is still required for drive-up facilities in conjunction with any use permitted in the Central-Business (CB) district.

### Supplemental Regulations:

- (a) *Purpose.* The following standards for drive-up facilities are intended to allow for such facilities in a manner that promotes public safety and efficient operation by addressing their unique challenges, such as the siting of the building, high volumes of traffic, vehicular access, and on-site circulation. The specific purposes of this section are to:
  - (1) Minimize the negative impact of drive-through facilities created by additional traffic hazards from motor vehicles entering and existing the site;
  - (2) Promote safer and more efficient on-site vehicular and pedestrian circulation;
  - (3) Reduce conflicts between queued motor vehicles and traffic on adjacent streets; and
  - (4) Minimize the negative impacts drive-through facilities create on abutting residential properties.
- (b) *Applicability.* The supplemental regulations of this section shall apply to any drive-up facilities permitted by this appendix, by right or by special use permit.
- (c) *Definitions.* For the purposes of this section, the following words and terms are defined as set forth below:
  - (1) *Access:* A way or means of approach to provide motor vehicle or pedestrian entrance to or exit from a property.
  - (2) *Access connection:* Any driveway, street, curb cut, turnout, or other means of providing for the movement of motor vehicles to or from the street network.
  - (3) *Stacking lane:* An area of stacking spaces and driving lane provided for motor vehicles waiting for drive-through service that is physically separated from other motor vehicle and pedestrian circulation on the site.
  - (4) *Stacking space:* An area within a stacking lane for a motor vehicle waiting to order or finish a drive-through transaction.
- (d) *Standards.*



- (1) Drive-up facilities shall provide a minimum number of stacking spaces on site in accordance with the standards below:

Use with Which Drive-up Facility is Associated	Minimum Number of Stacking Spaces Required per Stacking Lane
Eating establishment	5
Financial institution	3
Car wash, self-service	1
Car wash, automated	5
Drive-through kiosk	2
Others not specifically listed	2

- (2) Each stacking space shall be a minimum of twenty (20) feet in length and ten (10) feet in width along straight portions. Stacking spaces and stacking lanes shall be a minimum of twelve (12) feet in width along curved segments.
- (3) The minimum distance to any access connection for the site from the centerline of the final transaction window shall be forty (40) feet.
- (4) Stacking lanes shall be clearly identified and delineated from traffic aisles and parking areas by means of striping, curbing, landscaping, or the use of alternative paving materials or raised medians.
- (5) Entrances to stacking lanes shall be clearly marked and shall be located at a minimum of forty (40) feet from the intersection with the street. The distance shall be measured from the property line along the street to the beginning of the entrance. The entrance into the drive-through lanes shall not conflict with general access to the site.
- (6) Stacking lanes shall be designed so that they do not interfere with circulation both on site and on adjacent streets. Toward that purpose, stacking lanes shall be designed so they:
- (A) Do not impede or impair access into or out of parking spaces;
  - (B) Do not impede or impair motor vehicle or pedestrian traffic movement;
  - (C) Minimize conflicts between pedestrian and motor vehicular traffic with physical and visual separation between the two; and

- (D) Do not interfere with required loading and trash storage areas, and loading or trash operations shall not impede or impair motor vehicle movement. If separate stacking is curbed, an emergency by-pass or exit shall be provided.
- (7) Stacking lanes shall not enter or exit directly from or into a public right-of-way; however, the Zoning Administrator may eliminate and/or allow the use of a public alley standard based on specific conditions of the site.
- (8) The intersection of stacking lanes and walk-in customer access shall be a minimum of twenty (20) feet from any access connections and transaction windows. Such intersections shall be provided with a crosswalk that uses alternative paving and striping and includes warning signage aimed at both the pedestrian and motor vehicle.
- (9) Speakers shall be located at least fifty (50) feet from the property line of any residentially zoned property.
- (10) Menu boards, which shall not count toward freestanding sign allocations set forth in Article V, shall be a maximum of fifty (50) square feet, with a maximum height of eight (8) feet.

## OUTDOOR DISPLAY USE

### Definition

*Outdoor display area.* The placement of goods or merchandise for sale or for advertisement, outside of the building or structure in which the merchandise is normally sold. For purposes of this definition, motor vehicle inventory for sale or lease, motor vehicle rental inventory, motor vehicle and commercial motor vehicle fleets associated with a business establishment, and the inventory of a nursery or commercial greenhouse shall not be considered an "outdoor display area."

### Supplemental Regulations:

- Such outdoor display area shall be located on the same lot as the principal use and shall be customarily incidental to the principal use;
- Such outdoor display area shall be limited in square footage to fifteen (15) percent of the area of the principal building;
- The maximum height of stacked displayed merchandise in such outdoor display area shall be limited to six (6) feet;
- All outdoor display of merchandise shall be located immediately adjacent to the front or side of the principal building, and not in drive aisles, loading zones, fire lanes, or parking lots.
- Such outdoor display area shall be furnished with a surface material such as asphalt or concrete; and
- Merchandise shall not be placed or located so as to interfere with pedestrian or building access or egress, required vehicular parking and handicap parking, drive aisles, site access

or egress, loading spaces or access thereto, public or private utilities, drainage systems, fire lanes, alarms, hydrants, standpipes or other fire protection equipment, or emergency access or egress.

- An obstruction-free area at least five feet wide shall be maintained through the entire length of the display area or between it and adjacent parking areas so as to allow pedestrians and handicapped persons to safely and conveniently travel between parking areas or drive aisles to the building and along the front and side of the building, without having to detour around the display area.
- Merchandise shall not encroach into required setbacks, buffer yards, or the public right-of-way, except for vehicle display areas.

**Permitted zoning districts include:**

- R-B Residential-Business District: By Right
- General-Business (GB): By Right
- Central-Business (CB): By Right

## OUTDOOR STORAGE USE

**Definition**

*Outdoor storage.* The keeping or storing, other than in a wholly enclosed building, of any goods, items, materials, or merchandise for more than twenty-four (24) consecutive hours. "Outdoor storage" shall be permitted only as an accessory use where allowed by this chapter. For purposes of this definition, motor vehicle inventory for sale or lease, motor vehicle rental inventory, motor vehicle and commercial motor vehicle fleets associated with a business establishment, and the inventory of a nursery or commercial greenhouse shall not be considered "outdoor storage."

**Supplemental Regulations:**

- Outdoor storage areas shall not be located in any required yard, in any area included in the calculation of required open space, or in any required off-street parking spaces, vehicular or pedestrian access, or landscaped areas.
- Outdoor storage areas shall not be located closer to a public street than the primary building façade on the lot.
- Outdoor storage areas shall be situated on an improved surface or on a gravel or similar surface. The Zoning Administrator may require a development plan including satisfactory specifications for a sub-base, and the size, tamping, and containment of gravel and documentation that dust will not be generated in an amount in excess of that which would be generated by a paved surface or permeable pavement system prior to approval.
- Storage of bulk material, including, but not limited to sand, gravel, mulch or soil shall be contained on site to prevent material deposition into or upon public or private streets or alleys, any adjacent properties, or storm drainage system or waterway. Such containment shall be shown on a development plan submitted to the Zoning Administrator for approval and shall be in place prior to commencement of the storage activity.

- Areas devoted to outdoor storage of materials, supplies, equipment or outdoor servicing, truck loading and unloading, trash collection or similar activity shall not be located within any required yard, and shall be screened from all adjacent streets and properties by buildings or by solid structural or vegetative screening material not less than six feet in height. Structural and vegetative screening shall follow the standards for buffer yard planting and screening set forth in the landscaping section of the Ordinance.

**Permitted zoning districts include:**

- General-Business (GB): Special Use Permit
- M-1 and M-2 Industrial: By-right

**CONSOLIDATION OF USE CATEGORIES**

The consolidation of numerous specific use categories under a single heading assists with organization and allows uses that share the same foundational characteristics and classification to share the same permissions in each respective zoning district. Below are examples of new use categories that encompass numerous existing use classifications that are further expanded and defined in the Article X, Definitions section.

**USE CATEGORIZATION**

**Revisions**

**Use: Eating and drinking establishment**

- **Definition:** *Eating and Drinking Establishment.* An establishment engaged in the preparation and selling of food to the customer in a ready-to-consume state, and where the customer consumes these foods on or off the premises, including the function of selling beer, wine, or other alcoholic beverages for consumption on the premises. Such establishment may provide, as an accessory function, live performances with only non-electronic musical instruments or recorded background music and a dance floor not to exceed ten (10) percent of the seating area of the establishment.

**Use: Amusement, commercial, indoor**

- **Definition:** *Amusement, commercial, indoor.* An establishment primarily engaged in the provision of four (4) or more amusement or entertainment devices or machines or games of skill, chance, or scoring to the general public for a fee, where all such activity occurs enclosed in a building. Such games include billiards, pool, table tennis, dartboards, foosball, pinball, video games, and other similar amusement or entertainment devices, whether or not they are coin-operated. Typical uses include billiard and pool halls, video arcades, and game rooms. "Indoor commercial amusement" establishments may include accessory uses, such as snack bars, which are designed and intended primarily for the use of patrons of the amusement use. "Indoor commercial amusement" establishments do not include gun-firing ranges or any use which is otherwise specifically listed in the Use Tables in Article IV of this chapter.

**Use: Amusement, commercial, outdoor**

- **Definition:** *Amusement, commercial, outdoor.* An establishment primarily engaged in the provision of four (4) or more amusement or entertainment devices or games of skill or scoring to the general public for a fee where any portion of the activity takes place outside of a building, including miniature golf course, golf driving ranges, batting cages, or similar facility. "Outdoor commercial amusement" establishments do not include go-cart or motorcycle courses, raceways, drag strips, overnight camping, or gun-firing ranges, or any use which is otherwise specifically listed in the Use Tables in Article IV of this chapter.

**Use: Recreation, commercial, outdoor**

- **Definition:** *Recreation, commercial, outdoor.* The provision of recreation facilities which are predominantly participatory uses, and which are conducted in open or partially enclosed or screened facilities. Typical uses include swimming pools, tennis or other outdoor racquet courts, basketball courts, athletic fields, sports complexes, skateboarding courses, or similar recreation uses. "Outdoor recreation" facilities may include any accessory uses, such as snack bars, pro shops and clubhouses, which are designed and intended primarily for the use of patrons of the principal recreational use. "Outdoor recreation" facilities shall not include paintball fields or areas, go-cart or motorcycle courses, raceways, drag strips, overnight camping, or gun-firing ranges, or any use which is otherwise specifically listed in the Use Tables in Article IV of this chapter.

**Use: Recreation, commercial, indoor**

- **Definition:** *Recreation, commercial, indoor:* The provision of recreation facilities which are predominantly participatory uses, and which are located and conducted entirely within a building. Typical uses include bingo halls, tennis or other racquet courts, swimming pools, bowling alleys, ice skating or roller skating rinks, batting cages, paintball facilities, climbing walls, or similar recreation uses. "Indoor commercial recreation" establishments may include accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. "Indoor recreation" establishments shall not include any use which is otherwise specifically listed in the Use Tables in Article IV of this chapter.

## Appendix 1



# Multi-Family Dwelling Use Research

*Town of Vinton Zoning Ordinance Updates*



Locality	Permissions	Zoning District	Maximum Density	Reference
Town of Vinton (pop. 8,231)	Special Use Permit	R-3 Residential District	24 du per acre	Article IV., Div. 4, Sec. 4-17
Roanoke County (pop. 95,583)	By-right	R-3 (Medium-density)	12 du per acre	Article III, Sec. 30-45, Sec. 30-46
	By-right	R-4 (High-density) Multi-family Residential	24 du per acre	
City of Roanoke (pop. 99,920)	By-right for 10 or fewer (SUP if more)	RM-2 Residential Mixed Density	1 du per 1,000 sq. ft.	Chapter 36.2, Article III, Div. 1
	By-right	RMF Residential Multifamily	1 du per 2, 2,500 sq. ft.	
Town of Blacksburg (pop. 44,215)	By-right	RM-27 (Low-density) Multi-unit Residential	27 du per acre	Article III, Div. 8
		RM-48 (Medium-density) Multi-unit Residential	48 du per acre	
Town of Christiansburg (pop. 21,943)	By-right	R-3 Multiple-Family Residential	10 du per acre	Chapter 42, Article VI.
City of Salem (pop. 25,643)	By-right	RMF Residential Multi-Family	Varies based on unit types	Article II, Sec. 106-204.2

Town of Vienna, VA (pop. 16,522)	By-right	RM-2 Multi-family, Low Density	1 du per 2,00 sq. ft.	Chapter 18, Article IX
Town of Bedford, VA (pop. 6,561)	By-right	R-3 High Density Residential	12 du per acre	Article VI, Sec. 605
Town of Culpepper, VA (pop. 17,557)	By right	R2 –Residential Medium Density	12 du per acre	Chapter 27, Article II, Sec. 27-31
	By-right (SUP for no maximums)	R3 – Residential High Density	24 du per acre	
Town of Warrenton, VA (pop. 9,897)	By-right	RMF Residential Multifamily District	10 du per gross acre	Article III, Sec. 3-4.5
Town of Orange, VA (pop. 4,947)	By-right	Traditional Residential – High Density	30 du per acre	Article V, Sec. 5-30
Purcellville, VA (pop. 9,232)	By-right	R-15 Apartment residential district	15 du per acre	Article 4, Sec. 1.2.64