

ARTICLE IV - DISTRICTS

4-1 For the purpose of this ordinance, the incorporated areas of the Town of Wytheville, Virginia, are hereby divided into thirteen (13) districts¹⁵ as follows:

4-2 AGRICULTURAL-----A-1

4-2.1 This district is to protect the more rural, open type uses including farming operations within the corporate limits. It allows for an orderly transition from the open rural uses to the more intensive urban uses as the need occurs. Since this district covers an area in which urban type development could logically expand, the quiet, low density residential character of the area is maintained by limiting business to the neighborhood type only. Domestic water and sewage facilities, police and fire protection, and other services necessary to accommodate urban type development already exists in the area or can be economically extended as urbanization takes place. This zone is established for the specific purposes of:

1. Provide for orderly expansion of urban development into surrounding incorporated areas.
2. Aid in confirming the urban development to locations which as can feasibly be supplied urban type facilities.
3. Discourage random scattering of residential, commercial, and industrial uses into an essentially agricultural area.

4-3 RESIDENTIAL-----R-1

4-3.1 This district is for certain quiet, low density residential areas plus certain open areas where similar residential developments appear likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children and to prohibit all activities of a commercial nature. To these ends, development is limited to a relatively low concentration. Permitted uses are limited to single unit dwellings providing homes for the residents plus certain additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district. No home occupations are permitted.

4-4 RESIDENTIAL-----R-2

4-4.1 This district is composed of certain low to medium concentration of residential uses, ordinarily (but not necessarily) located between the two other residential districts, plus certain open areas where similar 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 a suitable environment of family life composed of an adult population with some children and permit certain home occupations. This district is not completely residential as it includes some public and semi-public institutions and other related uses. However, it is basically residential in character and is generally not located next to commercial or industrial uses.

4-5 RESIDENTIAL-----R-2 FH

4-5.1 This district has the same characteristics as R-2 Residential with the exception that funeral homes and/or mortuaries are permitted.¹⁵

4-6 RESIDENTIAL-----R-3

4-6-1. This district is for medium to high concentration of residential uses, ordinarily located between other residential districts and commercial districts, plus certain open areas where similar development appears likely to occur. Regulations for this district are designed to stabilize or protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with some children. It permits certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising. To these ends retail activity is not permitted and protects against encroachment of general commercial or industrial uses. This district is not completely residential as it includes public and semi-public institutions and professional offices. However, it is basically residential in character; and it is not intended that it be spotted with commercial and industrial uses.

4-7 RESIDENTIAL-----R-3 MH

4-7.1 This district is for medium to high concentration of residential uses ordinarily located between other residential and commercial districts. This district is the same as R-3 Residential with the exception that mobile home and/or manufactured home parks which must comply with certain regulations are permitted.^{15 41}

4-8 MEDICAL ARTS-----MA-1

4-8.1 This district is for the purpose of prohibiting a heavy density of commercial establishments into the area adjacent to a general hospital. It is for medical services and such auxiliary facilities as are needed to serve the primary users and the public. Any business which would substantially interfere with the orderly function of a general hospital is prohibited. It is intended to create a low density commercial district for the specific purpose of serving the medical profession and the public in general by reducing noise and traffic congestion around a general hospital.

4-9 BUSINESS-----B-1

4-9.1 This district is to permit the establishment of a business district that will permit businesses which are not likely to cause traffic or parking congestion, smoke or noise which would be injurious to surrounding residential districts. It is intended that this limited business district will protect residences in the district from incompatible types of businesses and that this protection should be afforded during the transition of the area from residential use to business use. It is intended also that the district will permit activities normally considered necessary to a neighborhood business development. The minimum area of such district will normally be one block.

4-10 BUSINESS-----B-2

4-10.1 This district is for the conduct of general business for the community to which the public requires direct and frequent access but which is not characterized either by constant heavy trucking other than stocking and delivery of retail goods, or by any nuisance factors other than those occasioned by incidental light, noise and congestion of people and vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations.

4-11 BUSINESS-----B-2 DT

4-11.1 This district is for the promotion of the economic, cultural and general welfare of the town through the preservation and protection of historic buildings, or buildings having unusual architectural or cultural interest; through the development of an appropriate setting for such buildings through the construction of buildings which will be in harmony with, and supplemental to, existing buildings and through benefits resulting to the economy of Wytheville, and for developing and maintaining an attractive downtown business community by way of preservation and appropriate additions.¹⁵

4-12 INDUSTRIAL-----M-1

4-12.1 This district is for certain industries, which do not in any way detract from residential desirability, to locate in any area adjacent to residential uses. The limitations on (or provisions relating to) height of building, horse power, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping and number of persons employed are imposed to

protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

4-13 INDUSTRIAL-----M-2

4-13.1 This district is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to:

- 1. Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes.
- 2. Prohibit residential and neighborhood uses in the district and to prohibit other uses which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district.
- 3. Encourage the discontinuance of existing uses in this district which would not be permitted as new uses under the provisions of this ordinance.
- 4. Prohibit the establishment of industries that create objectionable odors and noise or emit fumes and other by-products that contaminate the living environment including the air and streams.

4-14 MAPS AND BOUNDARIES

4-14.1 The boundaries of these districts are hereby established as shown on a map entitled "The Zoning Map of the Town of Wytheville", on file in the office of the Town Manager of the Town, which map, with all explanatory matters

thereon, shall be deemed to accompany, be, and is hereby made a part of this ordinance.

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