

## Washington County Zoning—RU (Residential, Urban)

The Residential, Urban District is to provide appropriate locations in the Urban and Town Growth Areas for residential development at greater densities and limited community service type uses. All new development in the Residential, Urban District should be served by public water and sewerage facilities approved by the Washington County Health Department.

*Note: Per Washington County Planning Department, the existing use on the 0.81 acre parcel is legally non-conforming and grandfathered in as an acceptable use. A future use of the vacant 1.13 acre lot must comply with uses allowed in the RU zone.*

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Dwellings, single-family, two-family, and semi-detached.
- Agriculture, as defined in Article 28A, including animal husbandry facilities as defined in Article 28A, which shall be subject to the requirements set forth in Article 22, Division IX.
- Places of worship, schools, and colleges. (See Section 23.1(g))
- Buildings and properties of a cultural, civic, educational, social or community service-type, libraries, ponds, playgrounds, and community centers and their associated swimming pools.<sup>78</sup>
- Conversion and alteration of a building existing at the time of the enactment of this Ordinance to accommodate not more than two (2) families; provided that the requirements of Section 23.1 as well as the requirements of the Health Department are complied with.
- Mixed use developments subject to the provisions of Article 16.
- Nursing/convalescent homes, assisted living, or comprehensive care facilities.
- Boarding or rooming houses or tourist homes.
- Clubs, fraternities, lodges, or similar organizations, not conducted as a gainful business, provided any buildings or structures are located subject to the distance requirements specified in Section 4.9.
- Professional offices, beauty parlors, or barbershops (in residence).
- Medical or dental clinics and hospitals.
- Golf courses, country clubs, private clubs, and similar recreational uses.
- Nursery schools or child care centers.
- Public utility buildings, structures, or uses not considered Essential Utility Equipment, as defined in Article 28A.
- Accessory buildings and uses customarily incidental to any principal permitted use or authorized special exception use.
- Incidental home occupations.
- Swimming pools, tennis, and other similar courts when accessory to a residence.
- And more...