



Sec. 5.2 R-1, Single-Family Residential District

5.2.1 Description

The R-1, Single-Family Residential District is primarily intended to accommodate single-family detached dwelling units at densities of no more than one (1) dwelling unit per acre. The district is appropriate for application in areas designated in the Town Plan for “Low Density Residential” development. The low-density development patterns promoted by the R-1 District are intended to help ensure conservation of environmental features, such as woodlands, steep slopes and ridge lines.

5.2.2 Use Regulations

Uses are allowed in the R-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of [Sec. 3.4](#). For a summary of uses permitted in all zoning districts, see the Use Table in [Sec. 9.2](#). Developments that are subject to [Section 3.17](#), Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of [Section 5.10](#).

R-1 Uses			
Use	Use Standards	Use Standards	Definition
Commercial Uses			
Bed and breakfast inn	S		Sec. 18.1.16
Child care center	S		Sec. 18.1.29
Country club	P		Sec. 18.1.40
Golf course	P		Sec. 18.1.72
Home occupation	P		Sec. 18.1.80
Recreation facility	S	Sec. 9.3.21	Sec. 18.1.156
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A&C	Sec. 18.1.184
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 10.1.174.1
Temporary Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.E	
Institutional and Community Service Uses			
Cemetery	S		Sec. 18.1.28
Fire and/or rescue facility	P		Sec. 18.1.64
Golf course	P		Sec. 18.1.72
Library	P		Sec. 18.1.89
Nursing home	S	Sec. 9.3.17	Sec. 18.1.120
Park, dog	S	Sec. 9.3.7	Sec. 18.1.44
Park, public	P		
Place of worship	S		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	S		Sec. 18.1.162



R-1 Uses			
School, public	P		Sec. 18.1.163
U.S. Postal Service	S		Sec. 18.1.147
Residential Uses			
Accessory dwelling unit	S	Sec. 9.4.1	Sec. 18.1.5
Group home	P		Sec. 18.1.74
Single-family detached dwelling	P		Sec. 18.1.171
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

5.2.3 Density/Intensity and Dimensional Standards

All development in the R-1 District shall be subject to the following standards (See also [Article 10](#)):

R-1 District Standards	
A. Minimum Lot Area (acres)	
All Development	1(per unit)
B. Minimum Lot Width (feet)	
Interior Lot	100
Corner Lot	125
C. Minimum Yards/Setbacks (feet)	
Front	30
Side	20
Rear	30
D. Maximum Building Height (feet)	
All Development	35[1]

[1] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of [Sec. 3.4](#) Special Exceptions.

Article 9 Use Standards

9.3.7 Dog Park Use Standards

- A. A minimum buffer of 1,000 feet is required from residential uses;
- B. The off-leash dog area is for dogs, their handlers and those accompanying them. No other use is allowed;
- C. All dogs must be legally licensed and vaccinated, and shall wear a visible dog license;
- D. Dogs under four (4) months of age and female dogs in heat are prohibited;
- E. Dogs must be on leash when entering and exiting the off-leash dog area;
- F. Dogs must be under the control of their handler and in view of their handler at all times;



- G. Spiked collars are prohibited;
- H. Children 8 years and under are not allowed in the off-leash dog area; all children up to the age of 14 must be accompanied by an adult;
- I. Handlers must be 16 years of age or older;
- J. Handlers must have possession of the dog lease at all times;
- K. Handler is limited to a maximum of two dogs;
- L. Handlers must remove any dog waste and fill any holes dug by dogs under their control;
- M. Food and drinks in glass containers are prohibited; training treats are allowed;
- N. Dogs must be removed from the off-leash dog area at the first sign of aggression;
- O. No animals other than dogs shall be permitted in the area;
- P. There shall be information posted at the dog park that clearly indicates that handlers are responsible for any injuries caused by the dog(s) under their control;
- Q. There shall be information posted at the dog park that clearly indicates users of the facility do so at their own risk and that the Town of Leesburg shall not be liable for any injury or damage caused by any dog in the off-leash area; and
- R. The park must be fully enclosed by adequate fencing that dogs cannot dig under or jump over, and gates must be secure. [Return to Top](#)

9.3.17 Nursing Homes

A nursing home shall be designed to accommodate service vehicles with access to the building at a side or rear entrance. [Return to Top](#)

9.3.21 Recreation Facilities

- A. No building used for or in conjunction with a recreation facility shall be located within fifty (50) feet of any property line except within the Crescent Design District.
- B. All lighting fixtures used to illuminate outdoor areas shall be designed to avoid glare in surrounding areas. The facility shall be lit only during the hours that the facility is open for business, except for necessary security lighting.
- C. A lighting plan shall be submitted to verify that all lighting fixtures are directed onto the site, and will not impact adjacent properties or roadways.
- D. The hours of operation for outdoor recreation facilities shall not exceed 7 a.m. to 11 p.m.
- E. Outdoor recreation facilities shall be located and screened to minimize impact on adjacent properties.
- F. Indoor recreation facilities shall be soundproofed to prevent noise levels from exceeding 55 dB (A) (SLOW meter response) at the property line of any lot containing a residential use.



- G. Within the Crescent Design District all recreation facilities must be completely enclosed within a building. [Return to Top](#)

9.3.26 Telecommunication Facilities

All future telecommunications structures, including transmission lines, should be placed underground per the Town's under grounding policy if possible. The following standards have been established to permit the establishment of telecommunications facilities above ground if under grounding is not feasible in a manner that minimizes the visual impact of towers through careful siting, design, and screening; reduces the potential for damage to adjacent properties caused by tower failure or falling ice; and maximizes the use of any transmission towers and structures through the promotion of co-location so as to minimize the need to construct new towers.

The standards of this section shall apply to all telecommunication uses and structures as provided below.

A. Standards Applicable to all Telecommunications Facilities:

1. No commercial advertising or signs shall be allowed on a tower or monopole, including manufacturer's logo or brand name.
2. Signals or lights or illumination shall not be permitted on any antenna, tower or monopole unless required by the Federal Communications Commission, the Federal Aviation Administration, State or Federal authorities, or the Town. When signals or lights are required, shields shall be installed that screen the signals or lights from ground view.
3. The related unmanned equipment structure(s) shall not contain more than seven hundred fifty (750) square feet of total gross floor area on each site. Structures shall not exceed twelve (12) feet in height. If located within the structure upon which the antennas are mounted, they may be located in the areas which are excluded from the determination of net floor area without changing the exclusion of those areas from the calculation of the density of the structure. The structure shall be of a material or color which matches the exterior of the building or structure.
4. Equipment buildings located on the grounds shall meet the minimum yard requirements of the zoning district where located.
5. Satellite and microwave dish antennas shall not exceed one and eight tenths (1.8) meters or six (6) feet in diameter.
6. A security fence at least six (6) foot high shall completely surround the tower (and guy wires if used) and equipment building. It shall be constructed in colors and materials to blend into the immediate surrounding environment.
7. All equipment and facilities from a telecommunications facility site shall be removed within ninety (90) days of cessation of telecommunications use and the site shall be restored as closely as possible to its original condition.

B. Antennas. Roof top mounted dipole/whip or panel antennas and related unmanned equipment may be installed in those districts where permitted subject to the minimum standards provided below. Note that these provisions do not apply to antenna installed on utility transmission towers. (See power-mount facilities in C. below):

1. Such antennas and related equipment may exceed the maximum building



height limitations, provided the use is in accordance with the development criteria herein.

2. Dipole or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter and shall be of a material or color which matches the exterior of the building or structure.
3. Directional or panel antennas shall not exceed five (5) feet in height or two (2) feet in width and shall be of a material, color, or finish that minimizes the visual impact of the structure and emulates the exterior of the building or structure on which it is mounted.
4. Equipment structures located on the roof of a building shall not occupy more than twenty-five (25%) percent of the roof area.
5. Antennas and related unmanned equipment are permitted in any zoning district on buildings and structures owned or controlled by a federal, state, county, or Leesburg Town governmental unit.
6. Structures upon which an antenna is mounted/co-located, that were not constructed solely or primarily to support antennas, shall not be deemed to be a telecommunications facility per Sec 6409(a) of the Spectrum Act.

C. Monopoles and Power Mount Facilities. Monopoles, Power Mount Facilities (antenna mounted on utility transmission towers) and related unmanned equipment may be developed subject to the standards below to the extent permitted by special exception and with Commission Permit in the districts where permitted.

1. The Applicant shall demonstrate to the satisfaction of the Zoning Administrator that there is not an existing alternative structure which will reasonably meet the engineering and service needs of the proposed telecommunications facility.
2. The height of such monopole shall not exceed one hundred fifty (150) feet, including antennas. Power Mount Facilities may exceed 150 feet in height if the existing transmission tower exceeds 150 feet and the height of the facility is approved as part of the special exception.
3. All lots where a monopole facility is located shall comply with the required setbacks in the underlying zoning district between the base of the tower, accessory structures and uses, and guy anchors to all property lines as well as the following setback requirements:
 - a. The minimum setback between monopoles and all property lines shall be a distance equal to fifty percent (50%) of the height of the tower, or the minimum required setback of the district, whichever is greater.
 - b. Monopoles shall be setback a minimum of 50 feet from any existing or planned right-of-way, and
 - c. Monopoles shall be set back a minimum of 100 feet, or fifty percent (50%) of the tower height, whichever is greater, from the lot line of any adjacent residential use or district.
4. Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, monopoles shall be designed to minimize visibility through materials, colors, or other camouflage techniques.
5. No monopole shall be located within one-half mile of the H-1 Overlay



District within the Town.

6. No monopole shall be located within a PRN or PRC District.
7. New telecommunications monopoles shall be designed to accommodate at least three (3) providers. The applicant shall identify the conditions under which future co-location by other service providers are permitted. Co-location may be waived if the Town Council determines, based on substantial evidence produced by the applicant at the time of application, that:
 - a. The accommodation would cause the size of the monopole to significantly exceed the size of existing towers in the area resulting in an unnecessary visual impact on the surrounding area; or
 - b. There exists valid technological or physical justification making co-location impossible.
 - c. The Federal Communications Commission (FCC) has issued a written statement that no more licenses for those broadcast frequencies that are eligible to use the monopole will be issued in the foreseeable future.
8. The monopole shall be designed and constructed to all applicable standards of the American National Standards Institute, ANSI/EIA-222-E manual, as amended. All applications for development of a monopole facility shall verify compliance with these standards.
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9. A soil report compliant with the standards found in Appendix I: Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the Town, sealed by a registered soils engineer, to document and verify the design specifications of the foundation for the monopole, and anchors for guy wires if used.
10. Monopoles and antenna shall be designed to withstand wind gusts of up to 100 miles per hour.

D. Transmission towers. Transmission Towers (free-standing or guyed lattice-type towers) with related unmanned equipment may be developed in those districts where permitted when approved by special exception and with Commission Permit and the minimum standards provided below:

1. The Applicant shall demonstrate to the satisfaction of the Zoning Administrator that there is not an existing alternative structure which will reasonably meet the engineering and service of the proposed telecommunications facility.
2. The height of such tower shall not exceed one hundred fifty (150) feet, including antennas.
3. All lots where a transmission tower facility is located shall comply with the required setbacks in the underlying zoning district between the base of the tower, accessory structures and uses, and guy anchors to all property lines as well as the following setback.
 - a. The minimum setback between transmission towers and all property lines shall be a distance equal to fifty percent (50%) of the height of the tower, or the minimum required setback of the district, whichever is greater.
 - b. Transmission towers shall be setback a minimum of fifty (50) feet from any existing or planned right-of-way, and



- c. Transmission towers shall be set back a minimum of one hundred (100) feet, or fifty percent (50%) of the tower height, whichever is greater, from the lot line of any adjacent residential use or district.
4. No tower shall be located within one-half mile of the boundary of the H-1 Overlay District within the Town.
5. No tower shall be located within a PRN or PRC District.
6. New Transmission Towers shall be designed to accommodate at least three (3) providers. The applicant shall identify the conditions under which future co-location by other service providers are permitted. Co-location may not be required when the Town Council determines based on substantial evidence produced by the applicant that.
 - a. Doing so would cause the size of the tower to significantly exceed the size of existing towers in the area and would create unnecessary visual impact on the surrounding area; or
 - b. No additional need is anticipated for any other potential user in the vicinity; or
 - c. There is valid technological or physical justification as to why co-location is not possible.
 - d. The Federal Communications Commission (FCC) has issued a written statement that no more licenses for those broadcast frequencies that are eligible to use the tower will be issued in the foreseeable future
7. The transmission tower shall be designed and constructed to all applicable standards of the American National Standards Institute, ANSI/EIA-222-E manual, as amended. All applications for development of a transmission tower facility shall verify compliance with these standards. [Return to Top](#)
8. A soil report compliant with the standards found in Appendix I: Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the Town, sealed by a registered soils engineer, to document and verify the design specifications of the foundation for the transmission tower, and anchors for guy wires if used.
9. Transmission towers and antenna shall be designed to withstand wind gusts of up to one hundred (100) miles per hour.

E. Temporary and Mobile and Land Based Telecommunication Testing Facilities

Temporary and Mobile and Land Based Telecommunication Testing Facilities consisting of antennas and related equipment may be permitted in any zoning district subject to the following performance standards:

1. A temporary special permit may be issued by the Zoning Administrator for a period not to exceed six (6) months, provided, however, that the Zoning Administrator may approve an extension for up to an additional six (6) months upon written request by the applicant, submitted prior to the expiration date which documents the need for further testing.
2. Such temporary use must comply with all federal, state and county regulations, including but not limited to regulations by the Federal Aviation Administration, the Federal Communications Commission and the Environmental Protection Agency.

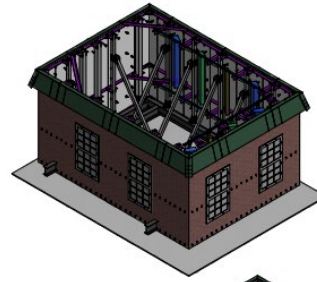
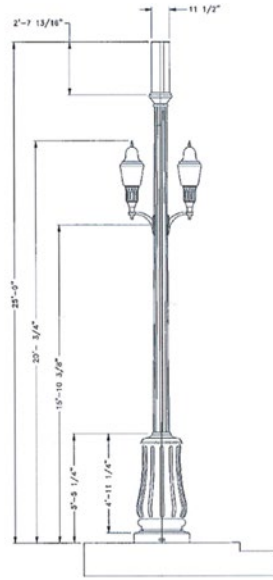


3. The temporary testing equipment for the antenna shall be located either in an existing structure or in a construction trailer or in a “cell on wheels trailer” with a valid zoning permit. No construction trailer shall be located in any required parking space.
4. Any clearing or grading of a site for the installation of the construction trailer or antenna shall be the minimum necessary for the proposed use, but in no event shall the disturbed area, excluding an access road, exceed 5,000 square feet in area. The permit shall include a condition requiring that any disturbed area be restored as close as possible to its original condition.
5. If an existing structure does not provide sufficient height for the antenna, the applicant may erect a temporary pole not to exceed one hundred (100) feet in height.
6. There shall be not more than two (2) vehicles parked on the site at any time. The Zoning Administrator shall require that the use will be appropriately screened from adjacent properties and may require the addition of plantings or the retention of existing vegetation.

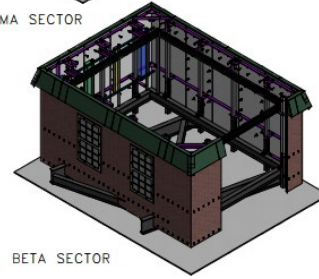
F. Distributed Antenna Systems (DAS) and/or Small Cells. Distributed Antenna Systems (DAS) and/or Small Cells with related unmanned equipment may be installed on non-residential buildings or structures, existing or replacement of existing utility distribution poles or existing or replacement of existing light standards in those zoning districts where permitted by right with the minimum standards provided below. Failure to meet any one, or more, use standards shall require special exception review and approval in accordance with Section 3.4 Special Exceptions. [Return to Top](#)

Permissible antenna types in a DAS or Small Cell application include: 1.) omnidirectional/whip antennas; 2.) panel antennas; and 3.) antennas enclosed in a cylinder subject to the following minimum use standards:

1. **Local Collector Rights-of-Way:** Utility distribution pole installations, where permitted, shall be limited to the rights-of-way of roads having a Local Collector classification or higher on the Roadway Network Policy Map in the Leesburg Town Plan.
2. **Camouflage:** Every effort shall be made by the applicant to utilize stealth and/or camouflage technologies/techniques on each DAS/Small Cell node and all appurtenant ground-mounted, pole-mounted and/or roof-mounted equipment in order to minimize or eliminate potential visual impacts on surrounding properties. Examples of stealth solutions include, but are not limited to, the following:



ALPHA & GAMMA SECTOR



BETA SECTOR

In any instance where stealth and/or camouflage technologies cannot be employed, the applicant shall provide evidence satisfactory to the Zoning Administrator justifying why it is impossible to employ such measures.

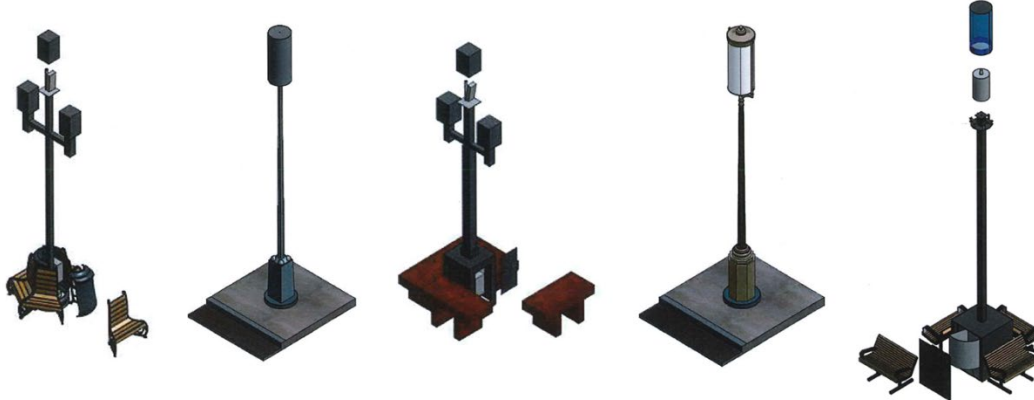
3. Maximum size and Height for Roof-Mounted Small Cell and/or DAS:

- a. Any antennas used in a Small Cell application shall not exceed 60”Hx24”Wx8”D.
- b. Any DAS node antenna shall not exceed six feet (6’) in height or thirty inches (30”) in diameter.
- c. Overall height of any roof-top or building mounted Small Cell or DAS antennas with supports shall not exceed 10 feet in height above the top of parapet for flat-roofed buildings or the roofline of pitched roof buildings unless an acceptable stealth solution is used, and approved by the Zoning Administrator and/or the BAR, when applicable, that is architecturally suitable and effectively camouflages the facility from adjacent properties. Examples include, but are not limited to, the following types of stealth solutions:





4. **Maximum Number:** There shall be a maximum of three (3) omnidirectional/whip antennas, or panel antennas, or any number of antennas within a single canister enclosure on any single utility pole or light standard.
5. **Maximum Extension:** Antennas shall be mounted so that the antenna with supporting mount does not extend more than eight and one-half (8 ½) feet above the existing utility pole or light standard or one (1) foot from the utility pole or light standard.
6. **Maximum Replacement Pole Height/Dimeter:** The height of a replacement utility distribution pole or light standard, including antennas, shall not exceed sixty-four (64) feet in height. The dimeter of a replacement utility distribution pole or light standards shall not exceed eighteen (18) inches. The height of the light fixture shall not be higher than the height of the fixture prior to the replacement of the light standard.
7. **Ground-Mounted Equipment:** When appurtenant equipment cabinets are located on the ground in any yard or street right-of-way, the following minimum standards shall apply:
 - a. No ground-mounted equipment associated with any antenna nodes shall be permitted on the property of, or in the right-of-way in front of, a residential use;
 - b. Ground-mounted equipment may be permitted inside of the Route 7/15 Bypass when an acceptable stealth solution is used, and approved by the Zoning Administrator and/or the BAR, when applicable, that is architecturally suitable and effectively camouflages the facility from adjacent properties. Examples include, but are not limited to, the following types of stealth solutions:



Ground-mounted equipment appurtenant to power-mounted facilities on existing electric transmission poles shall be permitted when in accordance with Sec. 9.3.26.A.3 Standards Applicable to all Telecommunications Facilities;

- c. Any ground-mounted equipment cabinet shall not exceed five (5) feet in height or a total of seventy (70) cubic feet in volume, except within the H-1 Overlay where the maximum volume shall be limited to twenty (20) cubic feet;
 - d. Any ground-mounted equipment cabinet shall be located a minimum of ten (10) feet from all lot lines when located outside of a street right-of-way;
 - e. Any ground-mounted equipment cabinet shall be located so as not to obstruct any applicable sight distance and/or visibility standards required by the Town or the Virginia Department of Transportation;
 - f. Any ground-mounted equipment installed within a public right-of-way shall be located so as to provide a minimum of four (4) feet of clearance along the sidewalk in order to maintain adequate pedestrian circulation;
 - g. Any Small Cell and/or DAS equipment installed at ground level internal to a light pole as part of a stealth solution will be considered to be ground-mounted.
- 8. **Maximum Roof Area:** Roof-mounted antennas or equipment related to DAS/Small Cells shall not occupy more than 25% of the area of the roof.
 - 9. **Lighting Prohibited:** Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, no artificial lighting shall be permitted.
 - 10. **Advertising Prohibited:** No advertising of any type may be placed on the facility.
 - 11. **H-1 and H-2 Review Required:** Any Small Cell and/or DAS application proposed in the H-1 or H-2 Overlays shall require a Certificate of Appropriateness from the Board of Architectural Review.



12. **Removal of Abandoned Equipment:** All antennas and related unmanned equipment shall be removed within ninety (90) days after such antenna or related unmanned equipment are no longer in use. [Return to Top](#)

9.3.31 Utility Uses

- A. Utility special exception uses shall not be required to comply with the height requirement set forth for the zoning district in which located. However, alternative height requirements may be established in the conditions under which such a special exception is granted.
- B. In all zoning districts, all equipment, and machinery shall be effectively screened. In residential districts, where buildings are proposed, the form and materials shall be as harmonious as practical with adjacent residential architecture.
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9.4.1 Accessory Dwelling Units

- A. **Maximum Floor Area.** The maximum square footage of an accessory dwelling unit shall be limited to fifty percent (50%) of the total square footage of the principal structure or nine hundred (900) square feet, whichever is less.
- B. **Maximum Building Coverage.** The combined area of the lot covered by the principal and accessory dwelling units shall not exceed seventy (70%) percent of the lot area
- C. **Number.** No more than one accessory dwelling unit shall be permitted in conjunction with a principal dwelling unit or building.
- D. **Density.** The district density shall not be affected by the development of an accessory dwelling unit.
- E. **Separate Facilities.** Cooking and sanitary facilities shall be provided in each dwelling unit. Shared facilities shall not be permitted.
- F. **Basement and Cellar Dwelling Units.** Basement or cellar dwelling units shall be permitted only if all exterior walls of the dwelling unit are at least four (4) feet above the average finished grade level of the adjoining ground.
- G. **Single-family Appearance.** Except for dwellings located in a building containing commercial or office uses, the appearance of a single-family dwelling unit shall be maintained for the converted structure. No more than one entrance shall be located on the front facade of the building unless the building was originally designed with more than one entrance on the front. Additional entrances shall be placed on the side or rear of the structure. Fire escapes shall be placed unobtrusively on the side or rear of the structure. [Return to Top](#)

Article 18 Definitions

18.1.5 Accessory Dwelling

A dwelling or apartment within or detached from the principal dwelling of no more than 900 square feet, the use of which is associated with and subordinate to the principal dwelling and which is located upon the same lot as the principal dwelling. [Return to Top](#)

18.1.16 Bed and Breakfast

Overnight accommodations and a morning meal provided in a single family detached residence that is owner or manager occupied, in which five (5) or fewer rooms without cooking facilities are rented to transient guests. Bed and Breakfast located in a commercial zoning district may have weddings, receptions and business meetings as an ancillary use.

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18.1.28 Cemetery

Any land or structure used or intended to be used for the interment of human remains. The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery. [Return to Top](#)

18.1.29 Child Care Center

An establishment which is licensed or approved to operate as a child care center in the Commonwealth of Virginia by the Virginia Department of Social Services, that enrolls two or more children under the age of 13 in a facility that is not the residence of the provider, or of any of the children in care, or 13 or more children at any location for whose care tuition, fees or other forms of compensation are charged. A child care center may include nursery schools, kindergartens. Other facilities for which the purpose is primarily educational, recreational or medical treatments that are not exempt from licensure by the Virginia Department of Social Services, and child day centers operated by religious institutions exempt from licensure are considered Child Care Centers. [Return to Top](#)

18.1.40 Country Club

Facility providing recreational facilities, including a clubhouse, golf course and other recreation facilities, open only to members and their guests for a membership fee.

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18.1.44 Dog Park

A dog park is a contained public area where dog owners may allow their dogs to run off-leash. A dog park must be located on publicly owned or leased land and is not intended as a private commercial use. [Return to Top](#)

18.1.64 Fire and/or Rescue Facility

A facility including the storage of fire and/or rescue equipment and chartered by the Town of Leesburg and the Code of Virginia, which provides for the protection of life and property from the hazards of fire or explosions wherever located. For the purposes of this Zoning Ordinance, a fire and/or rescue facility shall not include a burn building. [Return to Top](#)



18.1.72 Golf Course

Land, whether publicly or privately owned, on which the game of golf is played, including accessory uses such as golf driving ranges and buildings customary thereto. [Return to Top](#)

18.1.74 Group Home

A residential facility in which no more than eight (8) mentally ill, mentally retarded or developmentally disabled persons reside, with one or more resident counselors or other staff persons. A residential facility shall be deemed a group home when the Department of Mental Health, Mental Retardation and Substance Abuse Service is the licensing authority. For the purposes of this Zoning Ordinance, persons in a group home shall not be deemed a family. [Return to Top](#)

18.1.80 Home Occupation

A business, profession, occupation or trade conducted for gain or support within a residential building or its accessory buildings by a resident of the dwelling which use is incidental and secondary to the use of the buildings for dwelling purposes and which does not change the residential character of such buildings. (See [Article 9](#) for Home Occupation standards). [Return to Top](#)

18.1.89 Library

Structure, either publicly or privately owned, used for collection and storage of books, periodicals, and similar materials, and providing facilities for reading, research and/or borrowing of the collected materials. [Return to Top](#)

18.1.120 Nursing Home

An extended or intermediate care facility licensed or approved by the Commonwealth of Virginia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves. [Return to Top](#)

18.1.141 Place of Worship

A structure or part thereof which is intended for organized religious services including but not limited to a church, synagogue, or temple. [Return to Top](#)

18.1.147 Principal Use

The primary or predominant use of any lot. [Return to Top](#)

18.1.153 Public Utility, Major

Public utility, major shall include the following: electric substations and other distribution centers, electrical generating plants and facilities, sewerage treatment and disposal facilities, storage facilities for natural gas, oil and other petroleum products, supply yards for any public utility, dial centers, repeater stations, water purification facilities, microwave facilities, satellite earth stations, water storage facilities and maintenance facilities incidental to any use set forth above. [Return to Top](#)

18.1.154 Public Utility, Minor

A minor public utility shall include the following: electric transformer, natural gas, water and sewer transmission, collection, distribution and metering devices; and water and sewerage pumping stations. [Return to Top](#)

18.1.156 Recreation Facility

A facility offering or providing recreational activities. A recreational facility may include, but not be limited to a tennis court, racquetball court, basketball court, swimming pool, gymnasium, exercise and weight room facilities. Recreation facilities may offer non-



recreational programs for children such as after-school programs, day camps, tutoring, etc. as an accessory use, provided that such program is exempt from licensure by the Virginia Department of Social Services as a child care center as provided by § 63.2-1715 of the code of Virginia. Recreational facilities may operate child care centers as an accessory use provided that they are licensed by the Virginia Department of Social Services as a child care center and Town of Leesburg Zoning Ordinance Sections 9.2, 9.3.4 and Section 3.4 if applicable. [Return to Top](#)

18.1.162 School, General Education

A parochial or private school giving regular instruction during a normal school year.

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18.1.163 School, Public

An educational institution operated by a duly constituted governmental entity. [Return to Top](#)

18.1.171 Single-Family Detached Dwelling

The use of a single lot for a dwelling that is not attached to any other dwelling by any means. [Return to Top](#)

18.1.174.1 Small Cell

A compact, low-powered short-range mobile phone base station deployed to alleviate wireless network congestion and/or to address gaps in wireless network coverage in limited areas with a concentrated population of wireless device users such as, but not limited to, malls, hotels, transportation hubs, campuses, stadiums, etc. Any stealth or camouflage deployments in faux exterior building additions will not be considered interior antenna deployments. All applicable regulations pertaining to such exterior installations shall apply.

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18.1.184 Telecommunications Use and/or Structure

A use provided by or a structure utilized by a public service utility or commercial public telecommunications service under the jurisdiction of the Virginia State Corporation Commission and/or licensed by the Federal Communications Commission to provide commercial public telecommunications services. A telecommunications structure may include a tower, monopole, and other antenna support structure or equipment buildings. Telecommunications use and/or structure does not include non-commercial applications, such as amateur radio operations. Telecommunications use and/or structure does not include those uses or structures that are accessory to and solely used by an individual business. Telecommunications facilities shall not be considered as a Public Utility for the purpose of use designation and identifying authorized zoning districts. [Back to Top](#)