

# HIGHLIGHTS OF PROPOSED ZONING ORDINANCE 2053

to Permit More Single-Family Housing Options

## RANGE OF CHOICES

**PERMITTED LOCATIONS:** The R-4 Low Density Residential District on sites of two or more contiguous developable acres held in common ownership. Approved through administrative review if all standards are met.

### ALLOWABLE HOUSING TYPES

- Single-family, detached
- Two-family dwelling, duplex (only on lots served by alley access)\*
- Townhouse (only on lots served by alley access)\*

\*Limited to 50% of developments less than 5 acres and limited to 30% of units of developments greater than 5 acres.

### LOT SIZE

- Minimum: 3,000 square feet.
- Maximum: 7,499 square feet (otherwise existing R-4 Zoning Ordinance regulations apply)
- If larger, R-4 zoning ordinance regulations apply.



## NEIGHBORHOOD COMPATABILITY

### MAXIMUM HEIGHT

- 30 feet and 2-1/2 stories
- 35 feet and 2-1/2 stories, only on corner lots with a negative slope of 10% or greater from the front to the rear lot line.

### ALLOWABLE FOOTPRINT OF THE HOME

- Lots 3,000 - 4,999 square feet: 25%, not to exceed 1,000 square feet.
- Lots 5,000 - 7,499 square feet: 25%, not to exceed 1,500 square feet.
- Due to the maximum height restrictions, this means homes on the smallest lot size cannot exceed a total of 2,500 sq. ft. and homes on the larger lot size cannot exceed 3,750 sq. ft.

### REQUIRED SETBACKS

#### From the front road:

- Minimum of 10 feet., and no more than 30 feet

#### Distance between neighboring single-family homes:

- 3 feet for lots 3,000-4,999 square feet
- 5 feet for lots 5,000-7,499 square feet

#### From the back property line:

- 5 feet, except 3 feet. if alley access is provided

### TOTAL DEVELOPABLE AREA PER LOT

**This includes buildings, parking, driveways and other impervious features.**

- 65% of the lot, for Lots 3,000 - 4,999 square feet
- 60% of the lot, for Lots 5,000- 7,499 square feet

### OCCUPANCY

- A family, plus no more than one (1) unrelated person; or
- No more than two (2) unrelated persons, per residential dwelling.



# ADDITIONAL MITIGATING STANDARDS

## ATTACHED HOMES (DUPLEXES, TOWNHOMES):

- On sites of less than 5 acres, no more than 50% can be attached units.
- On sites 5 acres or greater, no more than 30% can be attached units.



## DRIVEWAYS ACCESSED FROM STREET:

- Maximum of one driveway per lot
- Maximum 12 feet driveway width for single lots or 16 feet for shared driveways at the street front.
- Driveways may expand to a max of 20 feet wide, after the first 10 feet of length from the street front.
- Cannot be closer than 30 feet from an intersection with a public street.

## DRIVEWAYS ACCESSED FROM ALLEY:

- Driveways can only be located along the rear lot line.
- Maximum 20 feet driveway width for single lots or 24 feet for shared driveways.

## GARAGES:

- Limited to 40% of the home's front façade width or 22 feet, whichever is less.
- Must be set back from the front façade by a minimum of 4 feet.

# AMENITIES

**SIDEWALKS:** Required on both sides of the street.

## OPEN SPACE:

- A minimum of 10% of the development must be open space.
- For developments with more than 10 two-family and townhome units, a minimum of 15% of the development must be open space.

## DESIGN STANDARDS:

- Homes must have an open front porch, or its primary entrance must be street-facing.
- When included, porches, steps, and stoops can encroach into a required front setback by no more than 5 feet.
- Windows, entrances, porches, or other architectural features are required on all street-facing façades.
- If developments include 18 or more townhouse dwellings, they cannot be concentrated in any one location.
- No more than six attached townhouse units in a single structure.
- If off-street parking is provided, it shall be accessed from an alley and shall be located behind the front building line.



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