

Zoning Ordinance Amendment – 10-3-59.4 (11) Reduced setbacks in the R-8 District



- In the R-8 district, a SUP can be requested to reduce a side yard setback to zero feet if certain Building Code regulations are met such as providing a sprinkler system OR providing fire-rated walls with no openings (i.e., windows/vents).
- The proposed amendment is to allow for fixed and inoperable openings within the fire-rated wall to be allowed only on the first floor of a dwelling.

R-8 District Side Yard Requirements

By-Right Side Yard Setbacks	
Number of Stories Above Ground	Side Yard Setback (feet)
1-story	7
2-story	7
3-story	10

SUP Per Section 10-3-59.4. (11)

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings or exterior wall(s) adjacent to reduced side yard setback is constructed without openings and has a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code.

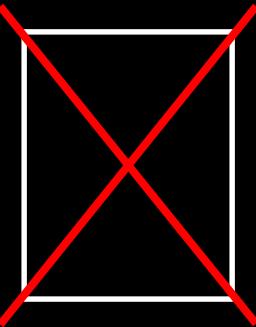
That Section 10-3-59.4. - Uses permitted only by special use permit shall be amended as shown:

(11) Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when:

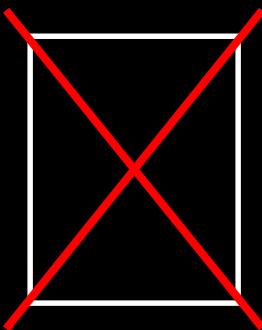
- a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings, or
- b) Any exterior wall(s) adjacent to facing the property line with a reduced side yard setback is constructed without openings and has with a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code. resistant assembly documented by a nationally recognized testing agency. Any openings shall have a minimum 1-hour fire-rating and be fixed and inoperable. Openings shall only be located on the first floor of the dwelling and the bottom of openings shall be equal to or less than 10 feet above the exterior finished grade. Walls meeting the standard setback requirements of Sec. 10-3-59.5 are exempt from these fire resistance requirements.

Where the Virginia Residential Code sets more restrictive standards, compliance with its provisions is mandatory.

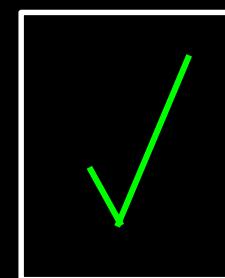
Third Story



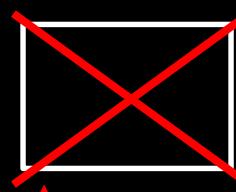
Second Story



First Story



≤ 10 feet



> 10 feet

- Not to scale



Second Story

First Story

EX: 10 feet to property line

Third Story meets the
required setback
requirements of 10-3-59.5

EX: 5 feet to property line

Received an SUP
approval for reduced
setbacks

≤ 10 feet

Legend:
Example of
possible opening
location if the
proposed ZO
amendment is
approved

• Not to scale

Recommendation

Staff and Planning Commission (6-0) recommends approval of the Zoning Ordinance amendment.