

Zoning Ordinance Amendment – R-8 Small Lot Residential and Others



- Add new zoning district: R-8 Small Lot Residential District.
- Add new definition for “Story”.
- Amend Section 10-3-110 (f) to clarify that properties zoned R-8 are not afforded reduced setback flexibility.
- Amend Section 10-3-25 (7), minimum off-street parking requirements for dwelling units.

“In communities where detached-single-family homes on large lots are the predominate form of residential development, allowing for small-lot development provides an alternative to this form of development that serves several purposes. Small-lot development increases overall housing density and promotes context-sensitive infill development or redevelopment in areas where land is underutilized. This can help increase overall housing production, which is a component of addressing housing affordability concerns. Additionally, small-lot development provides additional diversity in housing stock, which creates options for home buyers and may be particularly attractive to first-time home owners or seniors looking for less space or lower price points.”

- *QuickNotes: Small Lot Subdivision Design*

(American Planning Association)

Background

- Early 2017, applicant discussed with staff ideas to amend ZO to allow development of single-family detached neighborhoods with higher dwelling density development on smaller lot sizes.
- Presentations and discussions at PC in August and November 2017.
- Applicant worked closely with staff.

Residential Uses

- By right uses:
 - Single-family detached and duplex dwellings
 - Home occupations
- By special use permit:
 - Attached townhomes of not more than 8 units
 - Major family day homes and short-term rentals

Non-Residential Uses

- By right uses:
 - Churches and other places of worship
 - Public schools or private schools...
 - Public uses
 - Parks
 - Small cell facilities
- By special use permit
 - Community buildings
 - Child day care
 - Adult day care
 - Concealed wireless telecommunication facilities, etc.
 - Public uses

Residential Occupancy Regulations

Modeled after R-1 and R-2 district regulations

Owner-occupied single-family dwellings, which may include rental of space for occupancy by not more than two (2) persons, providing such rental space does not include new kitchen facilities.

Nonowner-occupied single-family dwellings, which may include rental of space for occupancy by not more than one (1) person, providing such rental space does not include new kitchen facilities.

By Right Minimum Lot Size and Dimensions

Lot Area Sq. Ft.	Lot Width	Lot Depth
Single-Family Detached: 2,800	35	60
Duplex: 1,800/unit	25/unit	60
Townhouse: 1,800/unit	18	60
Other Uses: 6,000	60	100

Table 1. Residential Zoning Density Per Unit Type Per Zoning District

	Single-Family Detached		Duplex		Townhouse		Multi-Family		Other Uses	
	Lot Area (sf)	Units/Acre	Lot Area (sf)#	Units/Acre	Lot Area (sf)#	Units/Acre	Lot Area (sf)#	Units/Acre	Lot Area (sf)	Units/Acre
R-1	10,000	4							10,000	
R-2	7,000	6	5,500 #	7					7,000	
R-3s	6,000	7	4,000 #	10	2,000 #	21	3,000 #	14 (SUP Req'd)	6,000	
R-4	6,000	7	3,000 #	14	2,000 #	21	3,000 #	14	6,000	
R-5					2,000 #	21	1,800 #	24	6,000	
R-6*	Per Master Plan	6								
R-7*	Per Master Plan	15	Per Master Plan	15	Per Master Plan	15	Per Master Plan	15	Per Master Plan	
R-8	2,800	15	1,800	24	1,800	24			6,000	
MX-U^	Per Master Plan	20	Per Master Plan	20	Per Master Plan	20	Per Master Plan	20	Per Master Plan	
U-R	7,000	6	7,000 #	6						
B-1	No Min.	No Max.	No Min.	No Max.	No Min.	No Max.	No Min.	No Max.	No Min.	

* R-6 and R-7 developments require at least two types of residential housing types (i.e. lot size variations and configurations, single-family attached, etc.) and no one housing can exceed 70 percent of the master plan. In R-7, no more than 30 percent of the total dwellings may be multi-family units.

^ MX-U requires a specific mix of uses; residential uses shall make up no less than 50 percent nor more than 80 percent of the uses within the master plan.

Per unit

By Right Minimum Setbacks

Table 1.

	Front Yard	Side Yard	Rear Yard
Single-Family Detached	10	See Table 2	15
Duplex	10	See Table 2	15
Townhouse	10	10	20
Other Uses	10	10	25

Table 2.

Number of Stories Above Ground	Side Yard Setback (ft.)
1-story	7
2-story	7
3-story	10

Proposed definition for “Story.”

Special Use Permit to Allow Reduced Required Side Yard Setback

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached or duplex dwellings 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.

Amend Section 10-3-110 (f)

Except in the R-8 Small Lot Residential District,
~~W~~where a lot of record is less than sixty (60) feet in width as measured at the point of required front setback, each required side setback for internal lot lines may be reduced to not less than five (5) feet unless otherwise superseded by building regulations.

Off-Street Parking

Type of Dwelling and Zoning District	Parking requirement
Single-family detached and duplex dwellings, within all zoning districts	1 space for each dwelling unit
Townhouse and multifamily units within R-6, R-7, R-8, and MX-U districts	1 space for each dwelling unit
Townhouse and multifamily units within R-3, R-4, and R-5 districts	1.5 spaces for each dwelling unit with one bedroom 2.5 spaces for each dwelling unit with two or three bedrooms 3.5 spaces for each dwelling unit with four or more bedrooms
Townhouses and multifamily units within R-3, R-4, and R-5 districts where occupancy has been restricted on a conditionally zoned property	1 space for each dwelling unit or as may be conditioned by the property owner at the time of rezoning

Supported by Comprehensive Plan Goal 4 and Objective 4.4

Other Regulations and Considerations

- Requirement for all dwelling units to be located on an individual parcel.
- Street Intersection Spacing/Block Lengths.
- Opportunity to mix dwelling types and to provide a variety of housing sizes and lot sizes within the same neighborhood.

Other Regulations and Considerations

- Supported by the Comprehensive Plan
 - Goal 4, Objective 4.2 and Objective 4.3
 - Goal 5, Objective 5.2
 - Goal 6, Objective 6.1
- No proposal for the City to proactively rezone parcels to R-8. Property owners would apply for a rezoning to R-8.

Recommendation

Staff and Planning Commission (7-0) recommends approving the Zoning Ordinance amendments as presented.