

PROPOSED ORDINANCE – OPTION B

Proposed by: Planning and Zoning Staff (*Revisions in bold, italic, deletions are strikethroughs*)

The following is a proposed ordinance to amend the Code of the Town of Vienna to allow greater flexibility with lot coverage with conditions in the zoning ordinance, Chapter 18 - Zoning, Article 6, RS-16 Single-Family Detached Residential Zone Regulations, Section 18-15 and Article 18, Supplemental Regulations, Section 18-169.3. Bay windows, eaves, decks and other architectural features.

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF VIENNA, VIRGINIA THAT:

The Town Code, Chapter 18 Zoning, Article 6, RS-16 Single-Family Detached Residential Zone Regulations, Section 18-15, is amended to read as follows:

Sec. 18-15. - Area requirements.

The following area requirements shall apply in the RS-16 zone:

- A. Lot area. All lots other than in approved subdivisions shall have a minimum area of 16,000 square feet.
- B. Lot width. All lots shall provide a minimum width of 50 feet at the street right-of-way line, 65 feet at the front building line and 90 feet at the lot midline.
- C. Front yard. The building line shall not be less than 60 feet measured from the centerline of the street, when fronting upon a street of less than 50 feet in width and not less than 35 feet measured from the street line fronting upon a street of 50 feet or more in width. In case of a through lot, the building line on any street shall be determined in the aforesaid manner, or as hereinafter required.
- D. Side yard. Side yards shall be a minimum of 15 feet each in width. Buildings other than dwellings and their accessory buildings shall have a side yard on each side of the building of not less than 30 feet in width. A corner lot shall have a side yard along its street side at least 25 feet in width.
- E. Rear yard. The rear yard shall be a minimum of 35 feet in depth. Decks may encroach into a rear yard, provided that no deck may cause the reduction of any rear yard to less than 25 feet in depth.
- F. Lot coverage. Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, **stoops**, sport courts, tennis courts, patios and terraces. ~~Decks, as regulated in section 18-169, may not cover more than five percent of the total area of a lot.~~
- G. **Outdoor living coverage. Not more than an additional 5 percent of a lot shall be covered by decks. Up to 400 square feet of decks may be covered and not count towards lot coverage with the following conditions:**

- a. *Covered decks must be single-story and cannot be converted into conditioned, interior living space;*
- b. *Covered decks cannot be located in the front yard; and*
- c. *Covered decks must provide for stormwater BMPs in accordance with the Stormwater Manual for Outdoor Living Areas and meet all criteria included in said manual.*

The Town Code, Chapter 18- Zoning, Article 18, Supplemental Regulations, Section 18-169.3. Bay windows, eaves, decks and other architectural features, is amended to read as follows:

Sec. 18-169. - Bay windows, eaves, decks and other architectural features.

The space in any required yard shall be open and unobstructed except for:

1. The ordinary projections of minor architectural features in the form of window sills, belt courses, cornices, eaves, steps, and chimneys, and accessibility improvements such as basement areaways and window wells, provided such features shall not project more than four feet into any required yard;
2. The projection of major architectural features such as bay windows, box windows, cantilevered floor areas, oriels, and other such features as determined in the sole and reasonable discretion of the zoning administrator, provided that such features shall not project more than two and one-half feet into any required yard, or exceed two stories in height or ten feet in length. Additionally, the combined length of all such features shall not exceed one-third of the total length of the building façade upon which they are placed; and
3. **Uncovered decks**, which shall not project more than four feet into any required yard, except as specified for rear yards in the RS-16, RS-12.5, RS-10 and RTH zones.

This Ordinance shall become effective ten (10) days following notice of adoption by the Town Council.

Passed and approved this _____ day of _____, 2022.

Linda J. Colbert, Mayor

ATTEST:

Town Clerk