
PROPOSED AMENDMENTS TO LOT COVERAGE AND PORCH PROJECTIONS

(Revisions in bold and italic; deletions are strikethroughs.)

Section 1: The Town Code, Chapter 18 - Zoning, Article 5. - RS-16 Single-Family Detached Residential Zone Regulations, is amended 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, 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.

Option 1

No change proposed to Sec. 18-15.F.

Option 2

Sec. 18-15.F., amended as follows:

- F. *Lot coverage.* Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, 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. ***An additional five percent of a lot is permitted to be covered for outdoor living space such as single-story covered decks, patios, and single-story screened porches that cannot be converted to interior space.***

Option 3

Sec. 18-15., amended as follows:

- ~~F. *Lot coverage.* Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, 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.~~
- F. *Building coverage.* Not more than 22% of a lot shall be covered by buildings, accessory buildings, covered porches, covered decks, or any structure with a roof. This shall not include cantilevered features no more than 2.5 feet deep or 10 feet wide such as bay windows, box windows, or chimneys. Accessibility features such as window wells, areaways, or uncovered steps shall also not be counted.**
- G. *Non-building coverage.* Not more than 13% of a lot shall be covered by driveways, uncovered patios, uncovered decks, uncovered stoops, sports courts, and terraces. Lead walks of 5 feet or less in width that are utilized for getting one point to another shall not count towards non-building coverage. Uncovered steps shall not count towards non-building coverage. Additionally, driveways shall not take up more than 30% of a front yard, measured between the front lot line and front building line.**

Option 4

Sec. 18-15., amended as follows:

- ~~F. *Lot coverage.* Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, 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.~~
- F. *Building coverage.* Not more than 22% of a lot shall be covered by buildings, accessory buildings, covered porches, covered and uncovered decks, or any structure with a roof. This shall not include cantilevered features no more than 2.5 feet deep or 10 feet wide such as bay windows, box windows, or chimneys. Accessibility features such as window wells, areaways, or uncovered steps shall also not be counted.**
- G. *Non-building coverage.* Not more than 13% of a lot shall be covered by driveways, uncovered patios, uncovered stoops, sports courts, and terraces. Lead walks of 5 feet or less in width that are utilized for getting one point to another shall not count towards non-building coverage. Uncovered steps shall not count towards non-building coverage. Additionally, driveways shall not take up more than 30% of a front yard, measured between the front lot line and front building line.**

Option 5

Sec. 18-15.E.and F. and Sec. 18-169.A.3., amended as follows:

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- E. *Rear yard.* The rear yard shall be a minimum of 35 feet in depth. ***Uncovered dDecks*** 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, sport courts, tennis courts, patios and terraces. ***Single-story covered decks and screened porches that cannot be converted to interior space, and uncovered dDecks***, as regulated in section 18-169, may not cover more than five percent of the total area of a lot. ***Single-story covered decks and screened porches may count towards lot coverage.***

Option 5B

Sec. 18-15.E.and F. and Sec. 18-169.A.3., amended as follows:

- F. *Lot coverage.* Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, ***covered decks, screened porches***, sport courts, tennis courts, patios and terraces. ***Uncovered dDecks***, as regulated in section 18-169, may not cover more than five percent of the total area of a lot. ***Of that area, single-story covered decks, patios, and screened porches that cannot be converted to interior space may not cover more than 3% of the lot. Single-story covered decks and screened porches may count towards lot coverage.***

Option 5B Alternative Wording (red text indicates a discussion point to clarify whether or not patios should be included in the 5% deck coverage or just the single-story covered porch and deck coverage and language clarifying porches)

Sec. 18-15.E.and F. and Sec. 18-169.A.3., amended as follows:

- E. *Rear yard.* The rear yard shall be a minimum of 35 feet in depth. ***Uncovered dDecks*** 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, sport courts, tennis courts, patios and terraces.

Deck and patio coverage. Uncovered dDecks, as regulated in section 18-169, ***and patios*** may not cover more than ***an additional*** five percent of the total area of a lot. ***Single-story covered decks, single-story covered patios, uncovered patios, and single-story screened porches that cannot be converted to interior space may take up no***

*more than sixty percent of the permitted deck coverage area. Single-story covered decks, single-story covered patios, **uncovered patios, and single-story screened porches may also be counted towards lot coverage but shall not be counted twice.***

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

A. 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~~ **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.

Section 2: The Town Code, Chapter 18 - Zoning, Article 18. - Supplemental Regulations, is amended as follows:

Sec. 18-168. - Porches; projection into ~~required~~ **front** yard area permitted ~~prohibited~~.

~~Any one-story or two-story enclosed or unenclosed porch shall be~~ **permitted to encroach eight feet** ~~considered a part of the building in the determination of the size of any yard and shall not project into~~ **the any** required front, side, or rear yard. **The portion of the front porch encroaching cannot be enclosed on three sides and cannot exceed 14 feet in height as measured from the average front grade. Steps coming off the porch are permitted to encroach the minimum distance required by the Virginia Uniform Statewide Building Code (USBC).**