

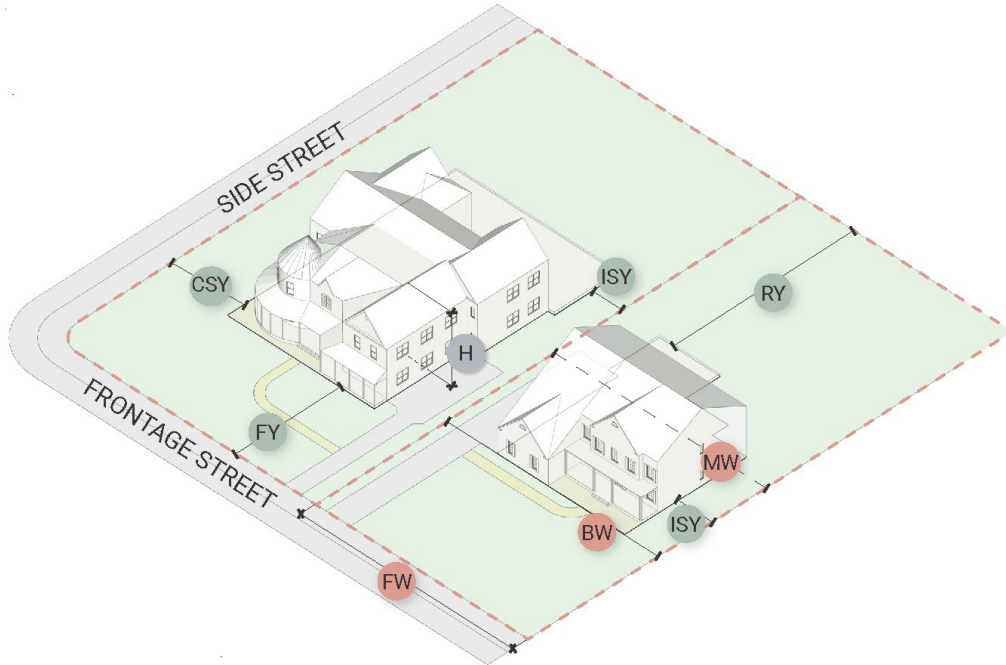
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**Sec. 18-213. Lot coverage.**

1. **Residential lot coverage.** Percentage of a lot that is measured by the sum of the area covered by buildings, accessory buildings, automobile parking spaces and access, stoops, sport courts, tennis courts, patios and terraces divided by the total lot area.
2. **Outdoor living coverage.** Percentage of a lot that is measured by the total area of the lot that is covered by decks divided by the total lot area. Up to four hundred (400) sq. ft. of deck may be covered and not count towards lot coverage with the following conditions:
  - A. Must be single-story and cannot be converted into conditioned living space;
  - B. Cannot be located in the front yard; and
  - C. Must provide for stormwater BMPs in accordance with the Stormwater Manual for Outdoor Living Areas and meet all criteria included in said manual.

**Sec. 18-217. Residential - Single-Unit, 16,000 sq. ft. Zone (RS-16).**

- RS-16 Purpose.** The purpose of this zone is to provide standards for single-unit, detached residences with a minimum lot area of 16,000 square feet.



**2. RS-16 Dimensional Standards.**

Principal Structure Count: 1 per lot max.

<b>BUILDABLE LOT DIMENSIONS</b>		
	Lot Area Per Dwelling Unit	16,000 sq. ft. min.
FW	Lot Width at Front Lot Line	50 ft. min.
BW	Lot Width at Front Building Line	65 ft. min.
MW	Lot Width at Midline	90 ft. min.
<b>RESIDENTIAL COVERAGE</b>		
Lot coverage	25% max.	
Outdoor living coverage	5% max. covered by decks Up to 400 sq. ft. of decks may be covered, with conditions outlined in § 18-213	
<b>BUILDING STANDARDS</b>		
H	Building Height	35 ft. max.
	Number of Stories	2.5 max.
<b>BUILDING PLACEMENT STANDARDS</b>		
FY	Front Yard Setback	35 ft. min. from front property line, including after any required dedication

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ISY	Interior Side Yard Setback	15 ft. min.
		Non-Residential Principal Structures: 30 ft. min.
CSY	Corner Side Yard Setback	25 ft. min.
RY	Rear Yard Setback	35 ft. min.

**Reference to other Standards**

Uses and Use Standards: See Article 3;

Accessory structure setbacks: See Article 4A;

Development Standards - Single Unit Detached Residential Uses: See Article 4A;

Development Standards - Public, Institutional, and Community Uses - See Article 5B.



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## Sec. 18-843. Zoning Variance.

1. **Variations are allowed from requirements of this Chapter.** The Board of Zoning Appeals shall have the power to grant, upon appeal or original application in specific cases, such variance from the terms of this chapter provided the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that the application meets the standard for a variance and the criteria set out in this section.
2. **Modification of Requirements.** Modification of Requirements, as described within § 18-830, are not Zoning Variances, and the modifications that are eligible for site plan applications are not also eligible for Zoning Variances.
3. **Submission Requirements.**
  - A. **Site Survey or Infill Lot Plan.** All Zoning Variance requests shall be submitted with a site plan drawn by a licensed surveyor, showing existing lot conditions.
  - B. **Site Survey Showing Proposed Conditions.** A site survey must be provided, showing the proposed specific improvements and the proposed variance from the Zoning Code.
  - C. **Architectural Plans Required.** Variance requests that include the construction of an addition to an existing home or a new structure must include architectural elevations drawn by a licensed architect or other design professional. The architectural plans must be specific and complete as to the variance requested from the Zoning Code.
4. **Criteria for Approval.** Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and:
  - A. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
  - B. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
  - C. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;
  - D. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and,
  - E. The relief or remedy sought by the variance application is not available through the Conditional Use Permit process or, when permitted by this Chapter, determination by the Zoning Administrator.
5. **Application and Review Process.**
  - A. **Pre-Application Meeting.** Applicant is required to attend a pre-application meeting with Town staff prior to submitting an application for a Zoning Variance. See § 18-833 Pre-Application Meeting.
  - B. **Review for completeness.** An application for a Zoning Variance is reviewed for completeness by the Director of Planning and Zoning and the Zoning Administrator. The application may be referred to the Director of Public Works if determined to be necessary by the Zoning Administrator.
  - C. **Application deemed complete.** Once the Director of Planning and Zoning and the Zoning Administrator deem the application to be complete, the application and supporting materials are transmitted to the Board of Zoning Appeals.

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- D. **Action by the Board of Zoning Appeals.**
- i. **Final Decision.** The Board of Zoning Appeals has the final decision authority on Zoning Variances.
  - ii. **Board may Impose Conditions.** In authorizing a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.
6. **Appeals.** Decisions by the Board of Zoning Appeals may be appealed to the Circuit Court per the Code of Virginia, § 15.2-2285, 1950, as amended.
7. **Variance Valid for six (6) months from Approval.** Any variance authorized by the board to permit the erection or alteration of a building or structure shall be valid only for six months. Within the six months, a Building Permit must be obtained for the approve variance to remain valid.