

TOWN OF VIENNA TOWN COUNCIL

December 7, 2020

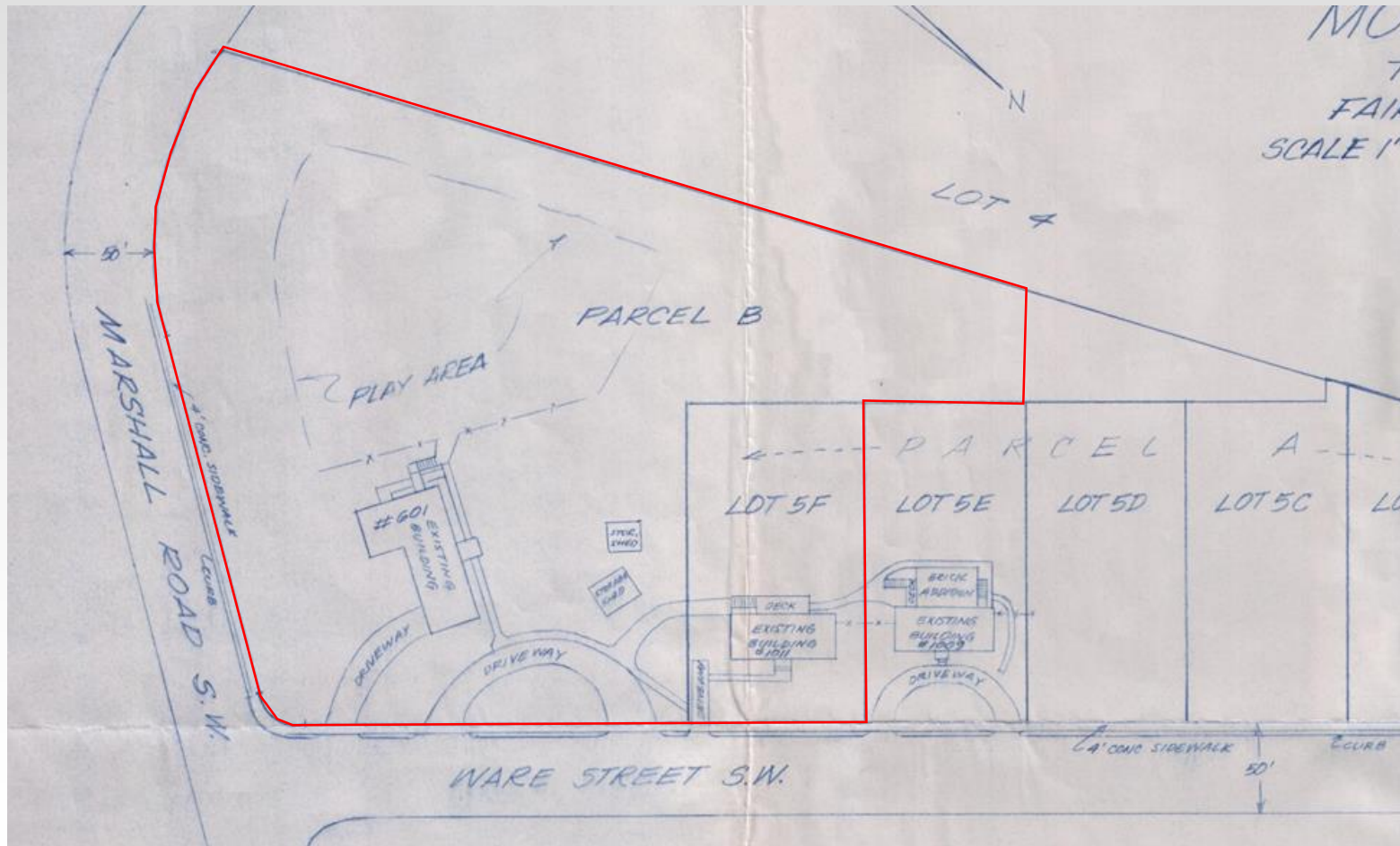
Parkwood Oaks Subdivision

Background

- Zoned RS-16 Single-Family Detached
- Existing buildings and property used for operation of pre-school since 1950s
- 2.93 acres



Background



Proposed Subdivision

Zoning Area Requirements

	Requirement	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot Area	Minimum 16,000 sf	18,459	18,117	16,072	16,087	24,550	25,088
Lot Shape Factor	Maximum 25	21.22	20.00	18.21	19.91	23.40	21.95
Street Lot Width	Minimum 50 ft	91.3'	121.9'	77.83'	80.0'	81.0'	90.0'
Front Building Line Lot Width	Minimum 65 ft	91.8'	114'	89.5'	80.5'	81.0'	90.0'
Midline Lot Width	Minimum 90 ft	90.3'	90.5'	93.7'	90.0'	90.1'	90.0'

