

## Zoning text amendments for Planning Commission public hearing August 12, 2024

Below you will find proposed amendments to the current zoning code. The current zoning code has been in place since the amendments adopted on March 18, 2024, by Ordinance No. 42902-031824. The proposed amendments affect Section 36.2-403 and Section 36.2-409.1. The companion document will show the proposed amendments compared to the zoning code that was in place prior to March 18, 2024.

This document indicates the amendments to the City's zoning text that will be considered by the City of Roanoke Planning Commission on August 12, 2024, at 1:30 pm. A physical copy of this document is made available for public examination on or before July 26, 2024, in the Office of the City Clerk, Fourth floor of the Noel C. Taylor Municipal Building at 215 Church Avenue, SW, and will be posted as a downloadable PDF document at <https://www.roanokeva.gov/1088/Planning-Commission>.

Inserted text appears in blue text and is underlined. Deleted text is shown in red with strike through. A series of three ellipses (\*\*\*) indicate other material in the section that remains unchanged.

Sec. 36.2-403. Accessory uses and structures.

\* \* \*

(b) General standards.

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~~(4) — An accessory structure in residential districts shall not be separately metered for utilities from the principal structure all accessory structures on the parcel shall not exceed the footprint of the principal building~~

(54) An accessory use shall be subject to the same screening and buffering requirements of this chapter as may apply to the principal use.

(65) Accessory buildings shall be subject to the maximum size and height standards below. These standards apply to any structure meeting the definition of a building in Appendix A of this chapter as well as unenclosed carports or similar shelters, aboveground pools, and any arbors or trellises exceeding the sizes listed in Section 36.2-410(c):

(A) The footprint of any accessory structure shall not exceed seventy-five (75) percent of the building footprint of the principal building.

(B) The cumulative structure footprint of all accessory structures on the parcel shall not exceed the footprint of the principal building.

(C) The maximum height of any accessory structure shall be less than the height of the principal building. However, this maximum height shall not apply to any wind turbines, which are instead subject to the maximum heights specified in Section 36.2-403(m).

(76) In any residential zoning district, a manufactured home, mobile home, trailer, camper, or motor vehicle, or portion thereof, shall not be used as an accessory structure for the purpose of storage or for any other accessory use.

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36.2-409.1. Dwellings. These regulations for various dwelling types prescribe the form, location, and orientation of buildings containing dwellings in order to provide for compatibility within the context of neighborhood settings.

- a) Accessory dwellings. These standards are intended to regulate number and size of accessory dwellings to ensure they are subordinate to the principal one dwelling use to which it is accessory:
- 1) One accessory dwelling may be established on a lot containing a new or existing one dwelling building. An accessory dwelling is not subject to minimum lot area requirement for each dwelling nor the maximum number of dwellings per lot.
  - 2) An accessory dwelling located in a detached accessory building shall be limited to 800 square feet or 80 percent of the gross floor area of the principal dwelling, whichever is less. The accessory building may contain other uses and shall otherwise be subject to the size and placement standards of 36.2-403.
  - 3) The floor area of an accessory dwelling located within a principal building shall be no more than 40 percent of the gross floor area of the building. An exterior stairway or additional entrances, if created, shall be located on facades other than the primary façade.
- b) Cottage Courts. A cottage court development is a grouping of attached or detached dwellings arranged and oriented toward an interior courtyard rather than toward a street frontage. Such development is appropriate for an interior or through lot subject to these standards:
- 1) Any single building façade facing a primary street shall be 35 feet wide or less.
  - 2) Permitted only on a lot with a minimum lot area of 7,000 square feet.
  - 3) At least two buildings shall meet the maximum yard requirement of the district.
  - 4) Window or door openings shall constitute at least 15 percent of façades facing the street frontage.
  - 5) Limited to two stories.
  - 6) Dwelling units have a maximum gross floor area of 1,000 square feet.
  - 7) Buildings may be located on unit lots within a zoning lot.
  - 8) At least 20% of the lot area shall be dedicated to a central courtyard. Each dwelling shall have a doorway fronting on the courtyard. Such courtyard shall have no motor vehicle access.
  - 9) Any garage bay door shall be offset at least 24 inches behind the front façade of the dwelling and the front door. An attached garage shall not make up more than 33 percent of the front façade of the dwelling.
- c) One and two dwelling buildings. These buildings are always oriented toward a street frontage. The following standards are provided to ensure compatibility with existing neighborhood contexts:
- 1) The primary façade width of one and two dwelling buildings shall be ~~within 25 percent~~ no wider than 125 percent of the average of the widths of such buildings on the same side of the same block.
  - 2) Any garage bay door facing a primary street shall be ~~shall be offset at least 24 inches behind the front~~ no closer to the primary street than the façade of the dwelling and the front door. An attached garage shall not make up more than 33 percent of the front façade of the dwelling.
  - 3) Window and door openings shall constitute at least 15 percent of the primary façade and at least 10 percent of a secondary façade on a corner lot.
  - 4) Where permitted by the district, a lot may contain multiple one or two dwelling buildings.

- d) Single-façade apartment buildings. New and converted buildings oriented in a single mass with one primary façade, and containing three to eight dwellings, shall be subject to these standards:
- a. The maximum width of the principal façade of the building shall be 120 percent of the average widths of other dwellings on the same side of the same block.
  - b. The building shall have one entrance facing the primary front yard. No additional entrances shall face the primary front yard unless recessed at least four feet behind the primary building façade.
  - c. Window and door openings shall constitute at least 15 percent of the primary façade and at least 10 percent of a secondary façade on a corner lot.
  - d. The front façade shall contain a front porch at least one-half the width of the building width and at least eight feet in depth.
  - e. An addition to an existing building shall be located on the rear or side of the building, except a porch may be added to the front of the dwelling. An addition to the side of a dwelling shall be set back from the dwelling's front face by 24 inches or more.
  - f. No garage door may face a primary street frontage.
- e) Multiple façade apartment buildings. New and converted buildings having a shape with multiple primary façades, and containing three to eight dwellings, shall be subject to these standards:
- 1) Each façade within the primary front yard shall not exceed 120 percent of the average widths of other dwellings on the same side of the same block. Such façades shall be separated by at least 20 feet.
  - 2) Window and door openings shall constitute at least 15 percent of the primary façades and at least 10 percent of a secondary façade on a corner lot.
  - 3) An addition to an existing building shall be located on the rear or side of the building, except a porch may be added to any street-facing façade.
  - 4) An addition to the side of a dwelling shall be set back from the dwelling's front face by 24 inches or more.
  - 5) No garage door may face a primary street frontage.
- f) Townhouse buildings. These standards provide additional controls on the scale, massing, and building placement to encourage compatibility within neighborhood contexts.
- 1) A row of townhouses in a townhouse building shall be limited to 300 feet or less.
  - 2) The minimum width of a dwelling in a townhouse building is ~~25~~ 15 feet.
  - ~~3) No parking spaces or driveways shall be permitted between a public or private street and any principal building. Exception: Parking and driveways may be located between the street and the building under the following conditions:~~
    - ~~i) Each townhouse dwelling is at least 25 feet in width; The driveway is no greater than ten feet wide;~~
    - ~~ii) The garage door is no greater than ten feet wide;~~
  - ~~4) 3) Driveways shall be located to minimize curb cuts;~~
  - ~~5) 4) Each townhouse dwelling may be located on a unit lot subdivided from the parent zoning lot.~~
  - ~~6) 5) Window and door openings shall constitute at least 15 percent of the primary façade and at least 10 percent of a secondary façade on a corner lot.~~