



Zoning Ordinance Amendment for One-Family Residential (R-4) District No. 26-0193

Chapter 4

Planning Commission

June 18, 2026

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Purpose



Modifications to Sec. 4-104 to reduce the required minimum lot area and the minimum frontage of the One-Family Residential (R-4) District



Purpose

- **Comply with VA House Bill 1212**
 - shall adopt, maintain, and apply to land that permits a single-family dwelling on a lot with a **minimum lot area not exceeding 3,000 square feet**
 - shall not impose **minimum lot widths exceeding 30 feet** or setback, lot coverage, or density requirements that would preclude construction of eligible dwellings on conforming lots
 - locality shall satisfy the requirements of this section through the maintenance of one or more **existing zoning district** classifications already applying to land within the locality's boundaries



Solutions

- Modify One-Family Residential (R-4) District
 - Existing zoning district
 - Smallest lot area and lot frontage of the residential districts
 - Intended for more dense, urban neighborhood
 - Fits older neighborhood characteristics
- Other One-Family Residential Districts
 - Larger lot areas and lot frontage contrast the small lot size and frontage



Current Ordinance Language

Sec. 4-104. - Lot area.

- 1) A lot served by an alley shall contain a minimum of four thousand **(4,000) square feet** and such lot shall have a minimum frontage of forty **(40) feet**, unless located on a corner, in which case the lot shall contain a minimum of five thousand **(5,000) square feet** and such lot shall have a minimum frontage of **fifty (50) feet**; or
- 2) Lots without alley access shall contain a minimum of five thousand **(5,000) square feet** and such lot shall have a minimum frontage of **fifty (50) feet**.



Proposed Ordinance Language

CHAPTER 4 – R-4 DISTRICT—ONE FAMILY RESIDENTIAL

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Section 4-104. – Lot area.

- 1) ~~In developments containing less than 24,000 square feet of contiguous land area, a lot served by an alley shall contain a minimum of four thousand (4,000) square feet, unless located on a corner, in which case the lot shall contain a minimum of five thousand (5,000) square feet. Lots less than four thousand (4,000) square feet shall have a minimum frontage of thirty (30) feet. and such lot Lots four thousand (4,000) square feet or greater, but less than five thousand (5,000) square feet, shall have a minimum frontage of forty (40) feet. Lots five thousand (5,000) square feet or greater shall have a minimum frontage of fifty (50) feet.; or~~
In developments containing less than 24,000 square feet of contiguous land area, a lot shall contain a minimum of three thousand (3,000) square feet, provided that lots smaller than 5,000 square feet must be served by an alley. Lots without alley access shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet. Notwithstanding the foregoing, any lot located on a corner, in which case the lot shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet.; or
- 2) ~~In developments containing 24,000 square feet or more of contiguous land area, lots shall be a minimum of 3,000 square feet, provided that lots smaller than 5,000 square feet must be served by an alley. Lots without alley access shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet. Notwithstanding the foregoing, any lot located on a corner, in which case the lot shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet.; or~~
In developments containing 24,000 square feet or more of contiguous land area, lots shall be a minimum of 3,000 square feet, provided that lots smaller than 5,000 square feet must be served by an alley. Lots without alley access shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet. Notwithstanding the foregoing, any lot located on a corner, in which case the lot shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet.; or



Analysis

- Complies with new state mandated legislation
- R-4 District offers:
 - greater flexibility with developing smaller lots
 - greater compatibility with development standards
 - more compatible with dense urban neighborhood character
- Other residential districts would be too dissimilar regarding development standards



Conclusion

- Public Hearing
- Action:
 - Staff recommends **APPROVAL** of ZOA No. 26-0193