

# **Text Amendment #2020-00010**

## **Practical Updates**

Planning Commission  
January 5, 2021



# Purpose

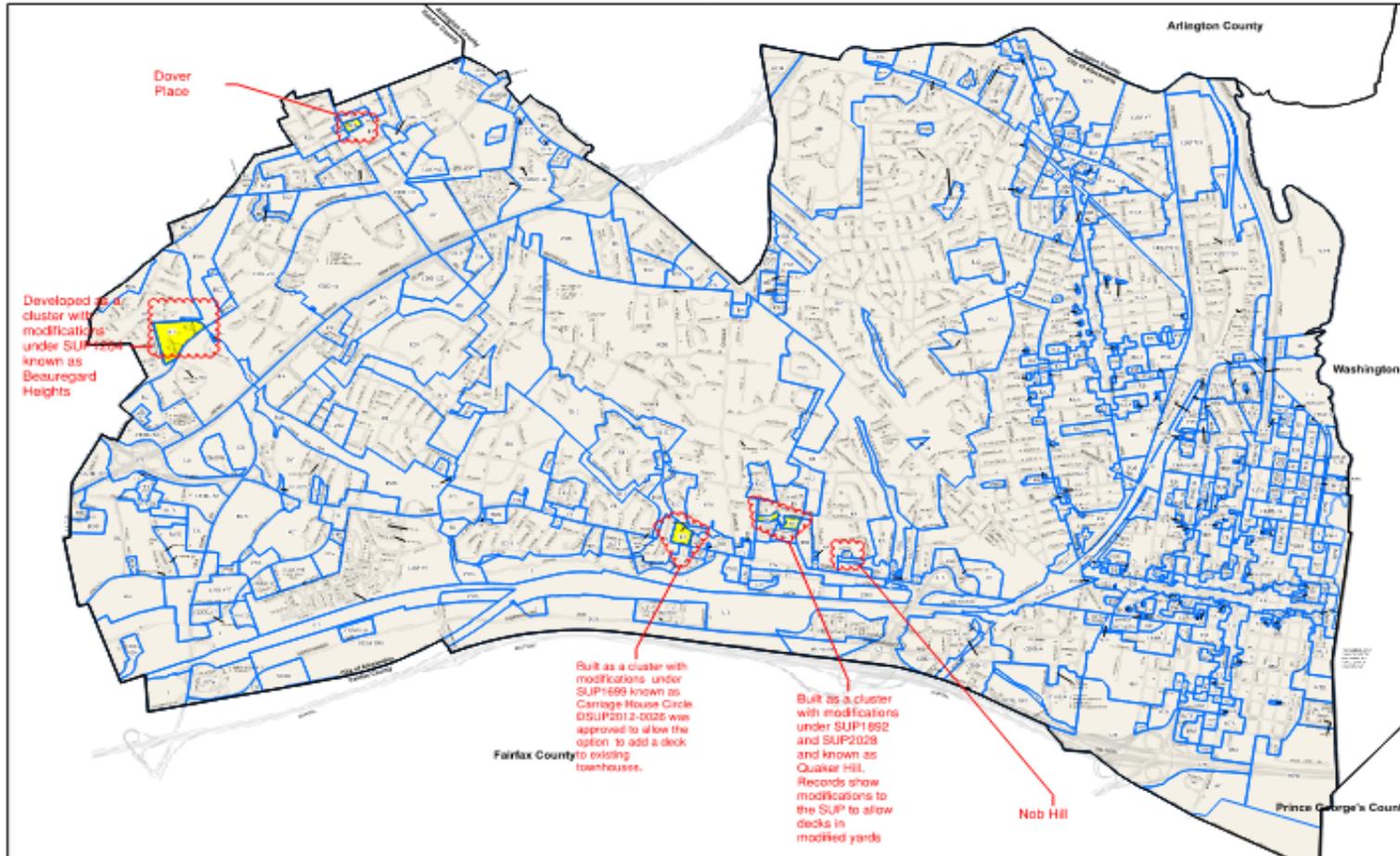
The purpose of this Text Amendment is to:

- Provide a sensible update to the side and rear yard setback requirement for the "RT" zone.

# General Regulations

1. Amend the side yard setback for the RT/Townhouse zone to permit each end lot in a group of townhouses to provide a side yard setback ratio of 1:2 with a minimum of 12 feet from 20.00 feet.
2. Amend the rear yard setback for the RT/Townhouse zone to permit a rear yard setback ratio of 1:1 with a minimum of 12 feet from 35.00 feet.

# Sites Zoned "RT"



City of Alexandria - Location of Areas Zoned RT



- RT-ZONE
- Zoning Boundaries

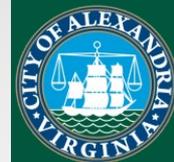
This map is designed for illustrative purposes. It does not constitute a legal instrument as of January 2023.

Information provided to the best of our knowledge as of the date of publication.

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**Source:** City of Alexandria, Department of Planning and Economic Development, GIS Department, 2023.

# Zone Setbacks at a Glance



Single-Family and Two-Family Zones	Lot Size	Side Yard Ratio	Minimum Side Yard Required	Rear Yard Ratio	Minimum Rear Yard Ratio
<b>R-20 Zone</b>	20,000 sq. ft.	1:2	12.00 ft.	1:1	12:00 ft.
<b>R-12 Zone</b>	12,000 sq. ft.	1:2	12.00 ft.	1:1	10.00 ft.
<b>R-8 Zone</b>	8,000 sq. ft.	1:2	8.00 ft.	1:1	8.00 ft.
<b>R-5 Zone</b>	5,000 sq. ft.	1:3	7.00 ft.	1:1	7.00 ft.
<b>R-2-5</b>	5,000 sq. ft. (single-family)  2,500 sq. ft. (two-family, semi-detached)	1:3	7:00 ft. (single-family)  10.00 ft. (two-family, semi-detached)	1:1	7.00 ft.
Townhouse and Multi-Family Zones	Lot Size	Side yard Ratio	Minimum Side Yard Required	Rear Yard Ratio	Rear Yard Ratio minimum
<b>RA</b>	1,980 sq. ft.	1:3	7.00 ft. (single-family or two family) 8.00 ft. (end unit townhouse)	1:1	8.00 ft.
<b>RB</b>	1, 980 sq. ft.	1:3	7.00 ft. (single-family or two family) 8.00 ft. (end unit townhouse)	1:1	8.00 ft.
<b>RCX</b>	1,600 sq. ft.	1:3	8.00 ft	1:1	8.00 ft.
<b>RC</b>	1,600 sq. ft.	1:3	8.00 ft	1:1	8.00 ft.
<b>RM</b>	1,452 sq. ft	N/A	5.00 ft.	1:2	16.00 ft.
<b>RS</b>	2,904 sq. ft.	1:3	Minimum 8.00 ft.	1:1	16.00 ft.
<b>RT</b>	2,500 sq. ft	N/A	20.00 ft.	N/A	35.00 ft.
<b>RMF</b>	N/A	N/A	Minimum 8.00 ft.	N/A	8.00 ft



# Recommendation

Staff recommends **initiation** and **approval** of the text amendments.

