



Text Amendment #2020-00010

Practical Updates

City Council
January 23, 2021



Purpose

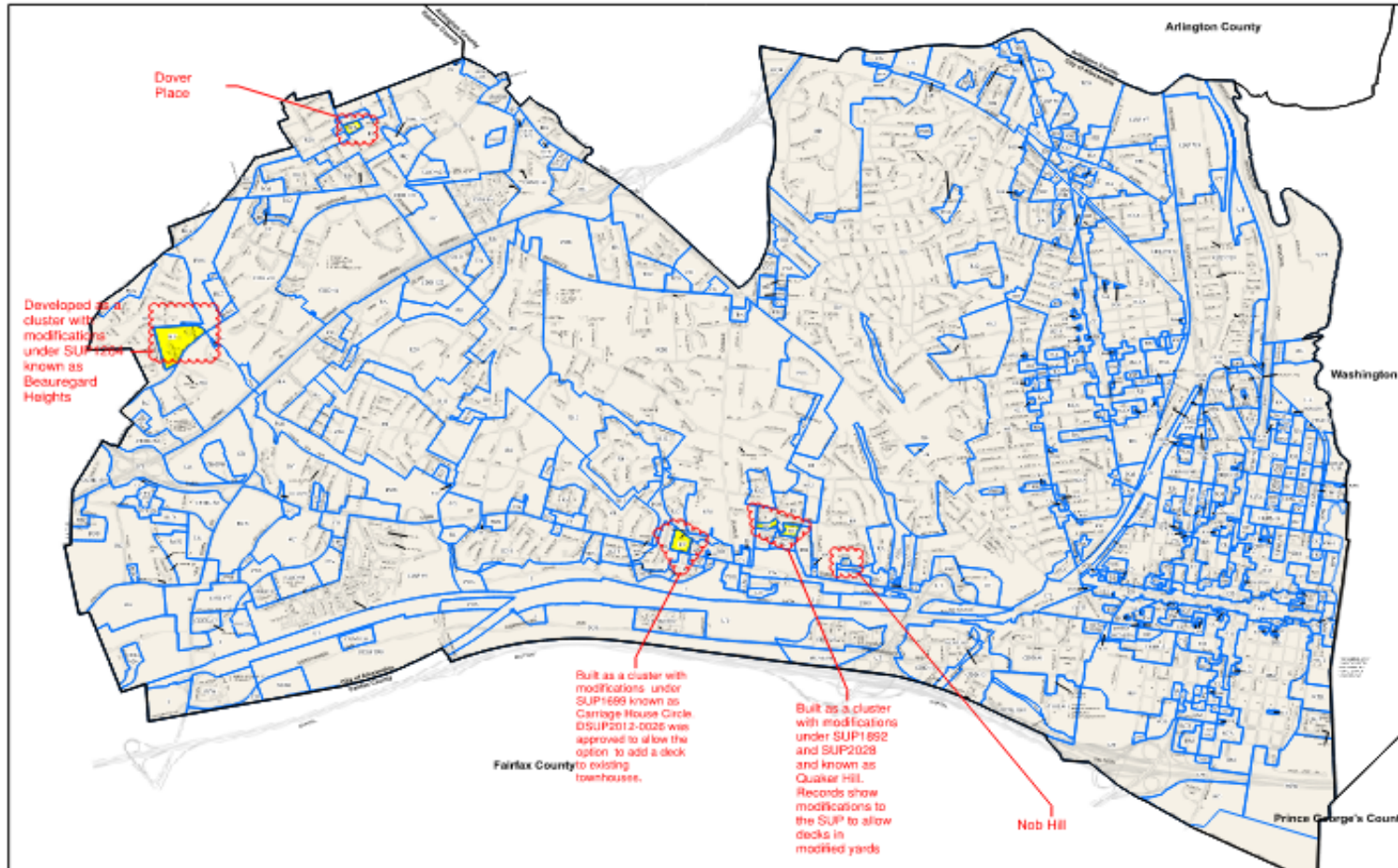
The purpose of this Text Amendment is to:

- 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.
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.

Sites Zoned "RT"



City of Alexandria - Location of Areas Zoned RT



- RT-ZONE
- Zoning Boundaries

This map is designed for illustrative purposes. It may contain a slight error as of January 2023.

Map prepared by the GIS Section of the IT Department, City of Alexandria, VA

DISCLAIMER:
 This map is designed for illustrative purposes. It may contain a slight error as of January 2023. The City of Alexandria is not responsible for any errors or omissions in this map. The City of Alexandria is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Alexandria is not responsible for any legal actions arising from the use of this map.

Source: City of Alexandria, VA. City of Alexandria is an administrative entity and does not have jurisdiction over the land use or zoning of any other jurisdiction. The City of Alexandria is not responsible for any errors or omissions in this map. The City of Alexandria is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Alexandria is not responsible for any legal actions arising from the use of this map.

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
R-20 Zone	20,000 sq. ft.	1:2	12.00 ft.	1:1	12:00 ft.
R-12 Zone	12,000 sq. ft.	1:2	12.00 ft.	1:1	10.00 ft.
R-8 Zone	8,000 sq. ft.	1:2	8.00 ft.	1:1	8.00 ft.
R-5 Zone	5,000 sq. ft.	1:3	7.00 ft.	1:1	7.00 ft.
R-2-5	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
RA	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.
RB	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.
RCX	1,600 sq. ft.	1:3	8.00 ft	1:1	8.00 ft.
RC	1,600 sq. ft.	1:3	8.00 ft	1:1	8.00 ft.
RM	1,452 sq. ft	N/A	5.00 ft.	1:2	16.00 ft.
RS	2,904 sq. ft.	1:3	Minimum 8.00 ft.	1:1	16.00 ft.
RT	2,500 sq. ft	N/A	20.00 ft.	N/A	35.00 ft.
RMF	N/A	N/A	Minimum 8.00 ft.	N/A	8.00 ft



Recommendation

Staff and Planning Commission recommend **initiation** and **approval** of the text amendments.

The Two Areas in the City That Has Not been Modified by a Special Use Permit

