



Zoning Text Amendment #2020-00010 ***Practical Updates - RT Zone Setbacks***

Issue: RT/Townhouse zone A. Initiation of a text amendment; and (B) Public Hearing and consideration of a text amendment to the Zoning Ordinance to amend RT/Townhouse zone side yard and rear yard setbacks (sections 3-1306 (A)(2) and (3)).	Planning Commission Hearing:	January 5, 2021
	City Council Hearing:	January 23, 2021
Staff: Tony LaColla, AICP, Division Chief – Land Use tony.lacolla@alexandriava.gov Christina Zechman Brown, Deputy City Attorney christina.brown@alexandriava.gov Mary Christesen, Zoning Manager mary.christesen@alexandriava.gov Marlo Ford, AICP, Urban Planner marlo.ford@alexandriava.gov		

PLANNING COMMISSION ACTION, JANUARY 5, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00010. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00010, as submitted. The motion carried on a vote of 6-0.

Mr. Koenig did not vote.

Attachment #1

3-1306 - Bulk and open space regulations.

(A) *Yards.*

(1) *Front yard.*

- (a) The average front building line within a group must be at least six feet from the front lot line.
- (b) No front building line may be less than four feet from the front lot line.
- (c) No more than three dwellings in a group may have the same front building line or roof line.

(2) *Side yards.* Each end lot in a group of townhouses shall provide a side yard setback ratio of at least 20 feet. 1:2 with a minimum of 12 feet.

(3) *Rear yard.* Each dwelling shall provide a rear yard setback ratio of at least 35 feet. 1:1 with a minimum of 12 feet.