

Sec. 30-xxx. Compact development option.

(a) *Purpose and applicability.* The purpose of the compact development option is to provide flexibility in development design in order to encourage preservation of natural areas, provide pedestrian accommodations, provide cost-efficiency for infrastructure improvements, and provide opportunity for appropriate design solutions for unique site conditions. The compact development option shall be allowed for development in the R-1A, R-1, R-2 and R-3 Residential Districts and MU-1 and MU-2 Mixed Use Districts subject to the provided regulations and restrictions. Use of the compact development option is voluntary. Except as provided in this Section, all other provisions of the respective Zoning Districts shall be applicable.

(b) *Sidewalk and pedestrian facilities.* Sidewalks and curb and gutter shall be required on both sides of the public streets for all new streets, for all non-residential development, for all duplex development, and all multi-family development.

As an alternative to providing sidewalks on both sides of the street for all new streets, for all non-residential development, for all duplex development, and all multi-family development an owner or developer may provide sidewalks on only one side of the street provided that a paved trail a minimum of eight (8) feet in width is provided at a length at a minimum of one half the total amount of street frontage within the development or bicycle lanes are provided on both sides of the street.

The Zoning Administrator/Town Manager may waive this requirement in circumstances that sidewalks do not provide desired connectivity and/or are not physically practical due to site limitations provided the owner/developer makes a contribution in an amount approximate to the sidewalk installation cost to the Town of Christiansburg to be utilized for sidewalk improvements and/or repairs in other locations. The Zoning Administrator/Town Manager may refer the decision regarding the connectivity and/or practicality to the Planning Commission should there be any doubts. The Town Manager/Town Engineer shall make the determination of the approximate sidewalk installation cost.

or

Should an owner or developer desire to not install sidewalks utilizing the compact development option they may apply for waiver through the Conditional Use Permit process.

(c) *Open space dedication.* Development utilizing the compact development option shall provide a minimum open space dedication a minimum of thirty (30) percent for developments with sidewalks on both sides of the street or a minimum of twenty (20) percent for developments with sidewalks on both sides of the street. Open space dedication shall be exclusive of street dedication or storm water management areas.

Open space dedication shall be either dedication to the Town or dedication as common area to a homeowners' association or other form of common interest private ownership comparable to a homeowners' association acceptable to the Zoning Administrator. Accessory structures such as community buildings and picnic shelters, ball fields, trails, and similar amenities shall be permitted within the open space area. Parking areas solely for access to amenities within the open space shall be permitted within the open space area. Parking areas for dwelling units are prohibited in the open space area.

(d) *Reduction of lot area, lot width and yard areas permitted.* Where the compact development option is chosen the owner or developer shall be permitted to reduce lot size, lot

width at the street line and setback line, and front, side and rear yard requirements as specified in the following table. The development shall provide a

Compact development option subdivision, the minimum lot area, lot width, lot depth, and yard dimensions shall be as follows in the R-1A, R-1, R-2 and R-3 Residential Districts and MU-1 and MU-2 Mixed Use Districts:

Zoning District	Minimum Open Space Dedication	Minimum Lot Area [in] Square Feet	Minimum Lot Width (in feet)	Minimum Lot Depth (in feet)	Minimum Front Yard (in feet)	Minimum Side Yard (in feet)	Minimum Rear Yard (in feet)
R-1A with sidewalks on both sides of the street	30%	9,000 utilizing public water and sewer; 10,200 on septic; 12,000 on septic and well	75	100	30	10	35
R-1A with sidewalks on one side of the street	20%	12,000 utilizing public water and sewer; 13,600 on septic; 16,000 on septic and well	80	100	30	10	35
R-1 with sidewalks on both sides of the street	30%	6,000	60	100	30	7.5	30
R-1 with sidewalks on one side of the street	20%	8,000	70	100	30	7.5	30
R-2 single-family use with sidewalks on both sides of the street	30%	6,000	60	100	25	7.5	20
R-2 single-family use with sidewalks on one side of the street	20%	8,000	70	100	25	7.5	20

with sidewalks on both sides of the street							
MU-1 duplex use with sidewalks on one side of the street	20%	10,000	80	100	25	8	20
MU-2 single-family use with sidewalks on both sides of the street	30%	6,000	60	100	25	7.5	20
MU-2 single-family use with sidewalks on one side of the street	20%	8,000	70	100	25	7.5	20
MU-2 duplex use with sidewalks on both sides of the street	30%	8,000	70	100	25	8	20
MU-2 duplex use with sidewalks on one side of the street	20%	10,000	80	100	25	8	20

Zoning District	Minimum Lot Area	Minimum Frontage	Front Setback*	Side setback***	Rear Setback***	Height**
A Agricultural	.5 acres (21,780 sq. ft.)	150'	35'	greatest of 25', 10% of frontage, or easement width	50'	35'
R-1A Rural Residential	15,000 sq. ft. on Town 17,000 sq. ft. on septic tank 20,000 sq. ft. on septic + well	100' 125' for all corner lots	35'	greatest of 15', 10% of frontage, or easement width	40'	35'
R-1 Single-Family Residential	10,000 sq. ft.	80' 125' for all corner lots	35'	greatest of 10', 10% of frontage, or easement width	35'	35'
R-2 Two-Family Residential	SF - 10,000 sq. ft. Duplex - 12,500 sq. ft.	SF - 80' Duplex - 100' 125' for all corner lots	30'	greatest of 10', 10% of frontage, or easement width	25'	35'
R-3 Multi-Family Residential (allows 1 unit per 0.1 acre if the property meets minimum lot area and frontage requirements for multi-family)	SF - 10,000 sq. ft. Duplex - 12,500 sq. ft. MF - 15,625 sq. ft.	SF - 80' Duplex - 100' MF - 125' 125' for all corner lots	30'	greatest of 10', 10% of length at setback line, or easement width	20'	35'
R-MS Residential Manufactured Home Sub.	10,000 sq. ft.	80' 125' for all corner lots	30'	greatest of 10', 10% of frontage, or easement width	35'	35'

* Front setbacks for structures are measured from any street right-of-way. There is a 15-foot setback from any right-of-way for parking lots in all Districts except B-2 Central Business.

** Height may be increased with increased setback.

*** Unattached storage buildings may utilize a side and rear setback of 3 feet or easement width, whichever is greater.

Town of Christiansburg - Business and Industrial District Setbacks General Guide (see Town Code for more details)

4/3/07

Zoning District	Minimum Lot Area	Minimum Frontage	Front Setback*	Side setback	Rear Setback	Height**
B-1 Limited Business - Sidewalks required - Landscaping required (20% greenspace with no more than half in grass alone, one 6' tree for every 400 sq. ft. of greenspace)	none other than septic approval	none	30'	20' from any Residential District	<-----	35'
B-2 Central Business - Sidewalks required	none other than septic approval Residential with a CUP = R-3 regulations, but area and dimensional regs. of B-2	none	----->	10' from any Residential District	<-----	none
B-3 General Business - Sidewalks required - Landscaping required (20% greenspace with no more than half in grass alone, one 6' tree for every 400 sq. ft. of greenspace)	none other than septic approval Residential with a CUP = R-3 regulations	none	30'	20' from any Residential District	<-----	35'
I-1 Limited Industrial - Any part of the required front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs, or pedestrian walks. - Front yard shall contain a minimum of 20 percent greenspace or landscaped area.	none other than septic approval (80% of lot may be buildings)	100'	30'	greatest of 40', 10% of frontage, or easement width 40' from any Residential District	20'	35'
I-2 General Industrial - Front yard shall contain a minimum of 20 percent greenspace or landscaped area. - Landscaping shall be permitted up to a height of three feet and to within 50 feet of the corner of any intersecting streets.	none other than septic approval (80% of lot may be buildings)	none	30'	40' from any Residential District	<-----	none

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** Height may be increased with increased setback.

Town of Christiansburg - Mixed Use District Setbacks General Guide (see Town Code for more details)

4/3/07

Zoning District	Minimum Lot Area	Minimum Frontage	Front Setback*	Side setback***	Rear Setback***	Height**
MU-1 Residential - Limited Business	SF - 10,000 sq. ft. Duplex - 12,500 sq. ft. MF - 15,625 sq. ft. Business - none other than spetic approval	SF - 80' Duplex - 100' MF - 125' Business -none 125' for all corner lots	30'	greatest of 10', 10% of length at setback line or easement width SF - 10' from any Residential District All other uses - 20' from any Residential District	20'	35'
	<ul style="list-style-type: none"> - Sidewalks required for all new non-residential development - Landscaping required (20% greenspace with no more than half in grass alone, one 6' tree for every 400 sq. ft. of greenspace) 					
MU-2 Residential - Limited Business - Limited Industrial	SF - 10,000 sq. ft. Duplex - 12,500 sq. ft. MF - 15,625 sq. ft. Business - none other than spetic approval	SF - 80' Duplex - 100' MF - 125' Business -none 125' for all corner lots	30'	greatest of 10', 10% of length at setback line or easement width SF - 10' from any Residential District All other uses - 20' from any Residential District	20'	35'
	<ul style="list-style-type: none"> - Sidewalks required for all new non-residential development - Landscaping required (20% greenspace with no more than half in grass alone, one 6' tree for every 400 sq. ft. of greenspace) 					

* Front setbacks for structures are measured from any street right-of-way. There is a 15-foot setback from any right-of-way for parking lots in all Districts except B-2 Central Business.

** Height may be increased with increased setback.

*** Unattached storage buildings may utilize a side and rear setback of 3 feet or easement width, whichever is greater.