LEXINGTON PLANNING COMMISSION

August 8, 2024 - 5:00 P.M Rockbridge County Administrative Offices – First Floor Meeting Room 150 South Main Street, Lexington, VA 24450

AGENDA

- 1. CALL TO ORDER
- 2. APPROVAL OF THE AGENDA
- 3. APPROVAL OF MINUTES

Minutes from July 25, 2024*

- 4. CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA
- 5. NEW BUSINESS
 - A. <u>EC COA 2024-05</u>: An application by Steve Schroeder for approval of a Certificate of Appropriateness for new signage for Taqueria Jalisco at 453 E. Nelson Street (TM # 30-1-9), owned by Andorra Properties, LLC.
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Commission Discussion & Decision
 - B. ZOA 2024-03: Annual Zoning Ordinance Amendments. Cottage Housing.
 - 1) Staff Report* and Commission Discussion
 - 2) Public Comment
- 6. OTHER BUSINESS
 - A. Zoning and Planning Report
 - B. Key Annual PC Milestones: Ongoing. Remaining items:
 - 1) Zoning Text Amendments: Ongoing. Remaining items:
 - a. Cottage Housing
 - b. What else, if any?
 - 2) Comp Plan Review: Ongoing
 - 3) Major Project Update
- 7. CITY COUNCIL REPORT
- 8. ADJOURN

*indicates attachment

MINUTES

The Lexington Planning Commission Thursday, July 25, 2024 – 5:00 p.m. Rockbridge County Administrative Offices – First Floor Meeting Room 150 South Main Street, Lexington, VA 24450

Planning Commission:

City Staff:

Arne Glaeser, Planning Director

Kate Beard, Administrative Assistant

Presiding: Shannon Spencer, Chair Present: Jon Eastwood, Vice-Chair

Mary Stuart Harlow Gladys Hopkins

Leslie Straughan, Council Liaison

Absent: John Driscoll

Pat Bradley

CALL TO ORDER

S. Spencer called the meeting to order at 4:59 p.m.

AGENDA

The agenda was unanimously approved as presented. (J. Eastwood / M. S. Harlow)

MINUTES

The July 11, 2024 minutes were unanimously approved as presented. (M. S. Harlow / J. Eastwood)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

- A. <u>PS 2024-03</u>: An application by Sam and Jackie Calhoun proposing a preliminary subdivision plat (boundary line adjustment) for a parcel located at 31 Chamberlain Loop (TM #39-1-1-17) in Lexington, Virginia, and an adjacent, unimproved parcel located in Rockbridge County, Virginia.
 - 1) Staff Report –

Director Glaeser opened by explaining that, with the approval of an amendment to the Weatherburn PUD in 2020, the parcel at 31 Chamberlain Loop, as well as the parcel at 29 Chamberlain Loop to be considered in the next application, had its boundary line extended to the rear Weatherburn boundary line which sits on the boundary line between Lexington and Rockbridge County. These are the only Weatherburn parcels that extend to the Weatherburn subdivision boundary line, and the adjustment was made with a recorded 3 foot walking easement across the parcels to connect the open space on either side.

The subject application is a request to add a \pm 0.206 acre portion of an unimproved tract, located in Rockbridge County and owned by Curtis and Janis Wilbur, to Lexington Tax Parcel #39-1-1-17 (31 Chamberlain Loop). The County parcel will need to be

subdivided, and because the \pm 0.206 acre portion to be transferred to the Calhouns does not meet the minimum lot size for the County, it will be added to the Lexington Tax Parcel for legal purposes, however it will remain in Rockbridge County and will continue to be required to conform to Rockbridge County zoning. Staff recommended approval of the application as submitted.

A. Glaeser responded to a number of questions from Commissioners. He clarified the location of the existing walking easement across the back of the property. He reported that his counterpart for Rockbridge County, Chris Slaydon, indicated that, should the boundary adjustment be approved, it was possible that an accessory use, such as a shed, could be allowed on the portion of the parcel located in the County, but a main dwelling could not. He confirmed that in its current condition, the Rockbridge County parcel owned by the Wilburs could accommodate a main dwelling and accessory buildings as allowed by Rockbridge County zoning. He reiterated that the land located in the County would remain in the County and would continue to be governed by County zoning requirements and that it could not be legally added to or governed by the Weatherburn PUD.

- 2) Applicant Statement Brian Kearney, attorney for the owners of all three properties subject to the preliminary plat under consideration, explained that until recently, all three property owners had been operating under the assumption that the property was, in fact, Weatherburn property. The owners of the Weatherburn properties, Mr. and Mrs. Calhoun and Ms. Trumps, simply wish to own all of the property they had believed to be their back yards, and Mr. and Mrs. Wilbur have agreed. He assured the Commission that the Weatherburn HOA was aware of the arrangement and was not opposed.
- 3) Public Comment None
- 4) Commission Discussion & Decision J. Eastwood said he saw this as a straightforward application, particularly given that the city could not impose restrictions on the County property and there seemed to be no additional impacts or uses. L. Straughan moved to approve Preliminary Subdivision Application PS 2024-03 for the adjustment of boundary lines between 31 Chamberlain Loop (Tax Map #39-1-1-17) and an adjacent, unimproved parcel in Rockbridge County (Rockbridge County Tax Map #075C00A00000040), in accordance with the Plat Showing Boundary Line Adjustment for Curtis S. and Janis V. Wilbur, Sam W. & Jackie H. Calhoun, and Nancy L. Trumps, completed by Perkins & Orrison as submitted by the applicant. M. S. Harlow provided the second and the motion passed unanimously. (5-0)
- B. <u>PS 2024-04</u>: An application by Nancy L. Trumps proposing a preliminary subdivision plat (boundary line adjustment) for a parcel located at 29 Chamberlain Loop (TM #39-1-1-18) in Lexington, Virginia, and an adjacent, unimproved parcel located in Rockbridge County, Virginia.
 - 1) Staff Report This application was nearly identical to the previous request. The applicant was requesting a boundary line adjustment to add a ± 0.175 acre portion of the same unimproved tract located in Rockbridge County and owned by Curtis and Janis Wilbur to Lexington Tax Parcel # 39-1-1-18 (29 Chamberlain Loop). If approved, the boundary for the tax parcel will be adjusted, however the boundary between Lexington and Rockbridge County will not be affected. The ± 0.175 acre portion to be transferred

- to Ms. Trumps will remain in Rockbridge County and will continue to be subject to Rockbridge County zoning.
- 2) Applicant Statement The Commission had no additional questions from Mr. Kearney.
- 3) Public Comment Chair Spencer read into the record an email to Planning Director Glaeser from adjacent property owner Steve McAllister of 3 Ringneck Road in Rockbridge County. Mr. McAllister's email is attached as Appendix A.
- 4) Commission Discussion and Decision At S. Spencer's request, A. Glaeser confirmed the city does not and would not have zoning authority over the property located in the County. L. Straughan moved to approve Preliminary Subdivision Application PS 2024-04 for the adjustment of boundary lines between 29 Chamberlain Loop (Tax Map #39-1-1-18) and an adjacent, unimproved parcel in Rockbridge County (Rockbridge County Tax Map #075C00A00000040), in accordance with the Plat Showing Boundary Line Adjustment for Curtis S. and Janis V. Wilbur, Sam W. & Jackie H. Calhoun, and Nancy L. Trumps, completed by Perkins & Orrison as submitted by the applicant. J. Eastwood provided the second and the motion passed unanimously. (5-0)

C. **ZOA 2024-03**: Annual Zoning Ordinance Amendments. Cottage Housing.

1) Staff Report & Commission Discussion –

Picking up the discussion with the Density, Number of Cottage Housing Units and Minimum Lot Area section, there was general agreement to set the minimum number of cottages per development at 4 and the maximum number at 12 as placeholders for the time being. There was also consensus to add the R-M zoning district to the table and to consider allowing as many as 18 cottages per development in that district. L. Straughan pointed to several R-M zoned parcels along Waddell Street as having the potential to accommodate a larger sized cottage development without overwhelming the neighborhood. She suggested setting the maximum cottage density in the R-M zoning district at slightly less than the 2,400 square feet per unit required for townhouses. A. Glaeser explained how staff had come up with the entries for maximum cottage density shown in the table and asked that the Commission consider whether they were appropriate. S. Spencer said she thought a density case study of an actual Lexington property would aid the discussion by helping Commissioners to visualize what was being considered. A. Glaeser said staff would create a table for the lots owned by Max Ivankov at the corner of Walker and Houston Streets showing the number of cottage units possible for a range of densities. L. Straughan requested that the drawing of the proposed development on Thornhill Road also be provided again as a visual aid.

During discussion of minimum lot size for cottage developments, Commissioners Straughan and Spencer expressed some hesitation about considering a minimum lot size of as little as 16, 000 square feet in the R-1 zoning district. S. Spencer remarked that cottage development should be incentivized, but should not be allowed to overwhelm the neighborhood. She suggested increasing the minimum lot size for a 5 cottage development in the R-1 district to 24,000 square feet – a figure she reached by doubling the minimum lot size for a two-family dwelling in the district. J. Eastwood responded by saying that while he saw the point she was making, he was not fully persuaded the

change was necessary. Given that the goal was to increase density, he said he would prefer having a better understanding of what could be accomplished on a smaller lot from a landscape architecture and community design perspective before determining a larger lot was needed. A. Glaeser acknowledged it was important to get the density component right and encouraged the Commissioners to contact staff to request any additional information that might aid them reach a decision with confidence. S. Spencer requested additional information be added to the draft density table to reflect current minimum lot size data and how many units could be built on said lot under existing zoning.

A. Glaeser introduced the Existing Nonconforming Structures and Accessory Two-Family Dwelling Units section by saying it was similar in nature to the section in the ADU ordinance that governed existing nonconforming buildings. Of the three samples included in the staff report, he recommended the language from Winchester, as it covered more potential nonconformities and how they should be handled. J. Eastwood noted the first sentence of the second paragraph in the Winchester text did not actually address nonconformities. He suggested moving it to the end of the paragraph and ensuring that a restriction against new ADUs also be stated in a more appropriate section within the text. There was general agreement to use the language from the Winchester code with that change.

A. Glaeser noted the varied ways of expressing Building Height found in the examples included in the staff report. He said that whatever example the Commission chose as a model for Lexington's language, he recommended that an overall maximum height be included. S. Spencer indicated she found the Port Townsend, WA language made the most sense if the objective was a shorter building with a reasonably pitched roof. L. Straughan asked if two-story units were out of the question and suggested the Commission consider whether to measure cottage size by footprint or overall area. She said she would be comfortable with an overall maximum height of 25 feet if the standards require a second floor to have a lesser area than the first floor. A. Glaeser requested the Commission consider whether flat roofs would be acceptable, or whether a pitch of some sort would be required. J. Eastwood encouraged the Commission to keep the need for flexibility in mind as it develops design standards. There seemed to be interest in requiring some degree of roof pitch. Following discussion about the potential pros and cons of limiting units to 1 story plus a loft, 1 ½ stories or 2 stories, what differentiates a 1 ½ story structure from a 2 story structure, and whether to require a consistency in height and style across a development, there was general agreement to allow units of up to two stories and with a maximum height of 25 feet.

2) Public Comment – None

OTHER BUSINESS

A. Zoning and Planning Report – Director Glaeser reported the following:

- The kickoff meeting for the housing conditions windshield survey was held last week with the chosen consultants, Summit Design & Engineering. The consultants will spend two months gathering data and will conduct the survey in the following month.
- AECOM is designing three projects in Jordans Point Park: 1) a picnic area, 2) an overlook area, and 3) a gravel service road and additional parking.

• The results of the CSPDC's regional housing study are expected imminently.

CITY COUNCIL REPORT – Council Member L. Straughan reported the following:

Director Glaeser led a work session on July 18th to provide Council with background on the Batch A annual zoning text amendments recommended by the Planning Commission. The only change made to the amendments by Council was to add Richardson Park to the list of parks to be considered as a by-right location for mobile restaurants. During the regular meeting, Council held several public hearings on land use items and approved the CUP for the day care center at Grace Episcopal Church, the boundary line adjustments on Lime Kiln Road and Catalpa Place, and the CUP for the detached ADU on White Street. Council also approved the Comprehensive Plan amendment to change the designations for the Maple Lane properties and will hold a future work session concerning the designations for the vacant parcel between the residential Maple Lane properties and the commercial properties on S. Main Street.

ADJOURN

Chair Spencer acknowledged the end of Planning Commissioner Hopkin's term and thanked her for her service. The meeting adjourned at 6:26 p.m. (G. Hopkins / J. Eastwood)

S. Spencer, Chair, Planning Commission

Staff Report & Recommendation 7 **Entrance Corridor Certificate of Appropriateness** EC COA 2024-05 - New Signage for Taqueria Jalisco

Project Name New Signage for Taqueria Jalisco

Property Location 453 E. Nelson Street

Entrance Corridor Overlay District (EC), Commercial Shopping Centers Zoning

(C-2) zoning district

Owner/Applicant Andorra Properties, LLC / Steve Schroeder

OVERVIEW OF REQUEST

This request is for a wall sign, a window sign and a door sign for Taqueria Jalisco, located at 453 E. Nelson Street in the Rockbridge Square Shopping Center. The parcel is located in the Commercial Shopping Centers (C-2) zoning district and in the Entrance Corridor Overlay District (EC). The applicant is requesting approval of a new 90" x 30" x .063" aluminum wall sign to be mounted to the brick façade in the stripe above the business storefront. It will feature graphics and text in red, orange, yellow and black on a white background. The wall sign will have the same dimensions as the Pack&Mail sign. The applicant is also requesting a 15.3" x 20.8" illuminated "Open" sign to be hung from the interior of the storefront window and a 17' x 12 ½" vinyl sign with red, green and white text and graphics applied to the door glass. The proposed sign graphics are included in the application.

location map (Rockbridge Square Shopping Center)



photograph of existing storefront



APPLICABLE ZONING DISTRICT SECTIONS

Section 420-3 of the zoning ordinance lists general office as a permitted use by-right in the C-2 zoning district.

APPLICABLE SIGNAGE REGULATIONS

Section 420-13.2 of the sign regulations requires a sign permit before a sign may be erected, constructed, posted, painted, altered, or relocated. The proposed alterations to the freestanding sign at the shopping center entrance and the new wall sign therefore require review and approval.

Section 420-13.6 of the sign regulations allow any business located within a C-2 zoning district to display no greater than 100 square feet of signage per building street frontage and individual signs are limited in their size and placement according to the table included in Section 420-13.6. The existing and proposed signage does not exceed 100 square feet of signage per building street frontage.

Section 420-13.10 requires illuminated signs to be illuminated in such a way that light does not shine into on-coming traffic, affect highway safety, or shine directly into a residential dwelling unit zoned R-1, R-2, or R-M. The sign panel proposed for the freestanding, entrance sign will be backlit and this type of lighting is not typically bright enough to cause issues with traffic or create issues with adjacent residences. The proposed internally illuminated wall sign is also not expected to cause issues with traffic or adjacent neighbors.

APPLICABLE ENTRANCE CORRIDOR REGULATIONS

Section 420-6.6.A requires a Certificate of Appropriateness be approved by the Planning Commission prior to 1) building permit issuance for exterior building modifications, 2) site plan approval, and 3) exterior color changes to a building or to a sign.

Section 420-6.7.B allows the Planning Commission to consider any architectural feature which influences appearance, such as, but not limited to, motif and style, color, texture and materials, configuration, orientation, mass, shape, height and location of buildings, location and configuration of parking areas, landscaping and buffering.

Section 420-6.8 states all applications for an entrance corridor certificates of appropriateness must satisfy the design standards for landscaping, signage, architecture, site planning, and lighting. Only the signage design standards are applicable to this certificate of appropriateness request and the remaining standards are not applicable.

B. Signage.

- 1. Each parcel shall have an overall sign plan which reflects a consistent style and specifies the size and color scheme for proposed signage.
- 2. Materials used in signs and their support structures should reflect the building served by the sign.
- 3. Sign colors should be harmonious with the building which they serve.

STAFF RECOMMENDATION

Staff finds the proposed improvements meet the zoning criteria.

SUGGESTED MOTION

I move to approve/deny the Entrance Corridor Certificate of Appropriateness application EC COA 2024-05 for a new wall sign, illuminated window sign and door sign for the Taqueria Jalisco business at 453 East Nelson Street as proposed by the applicant.

Planning & Development Department 300 East Washington Street Lexington, Virginia 24450 Shone: (540) 462-3704 Fax: (540) 463-5310

www.lexingtonva.gov

SIGN PERMIT APPLICATION

Applicant ² Name: Steve Schrueder Phone: 540-400-2196	
Company: Schweder Custom Build LLC Fax: 304 AFTONS MENDOW RD Address: VINTON NA Email: Schweder custom build gmail Applicant's Signature: Steve Schwedel Date: 6/25/24	.csm
Applicant's signature: Dec Co que Ca	
Property Owner Name: Dr James Lavner Phone: 434-825-0321 Address: 1305 GARTH GATE LN, 22901 Email: JML 280 uvah ealth.org Owner's Signature: 144/24	
Sign Contractor Name: Steve Schroeder Phone: 540-400-2196 Company: Schweder Custom Build Fax: 304 AFTONS MEADOW RD Address: VINTON, VA, 24179 Email: Schweder custombuildagm	ail.com
Proposal Information ² Address (or location description): 453 E. NELSON, LEY, VA 24450	
Tax Map: Deed Book and Page #:	
Acreage: Zoning (attach any existing conditions or proffers):	
Property Doing Business As:	
Overlay District:	
Historic (requires Architectural Review Board review and approval)	
Entrance Corridor (requires Planning Commission review and approval)	
None (requires Planning and Development Department review and approval only)	
 Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting. Any application deemed incomplete by staff will not be accepted. 	

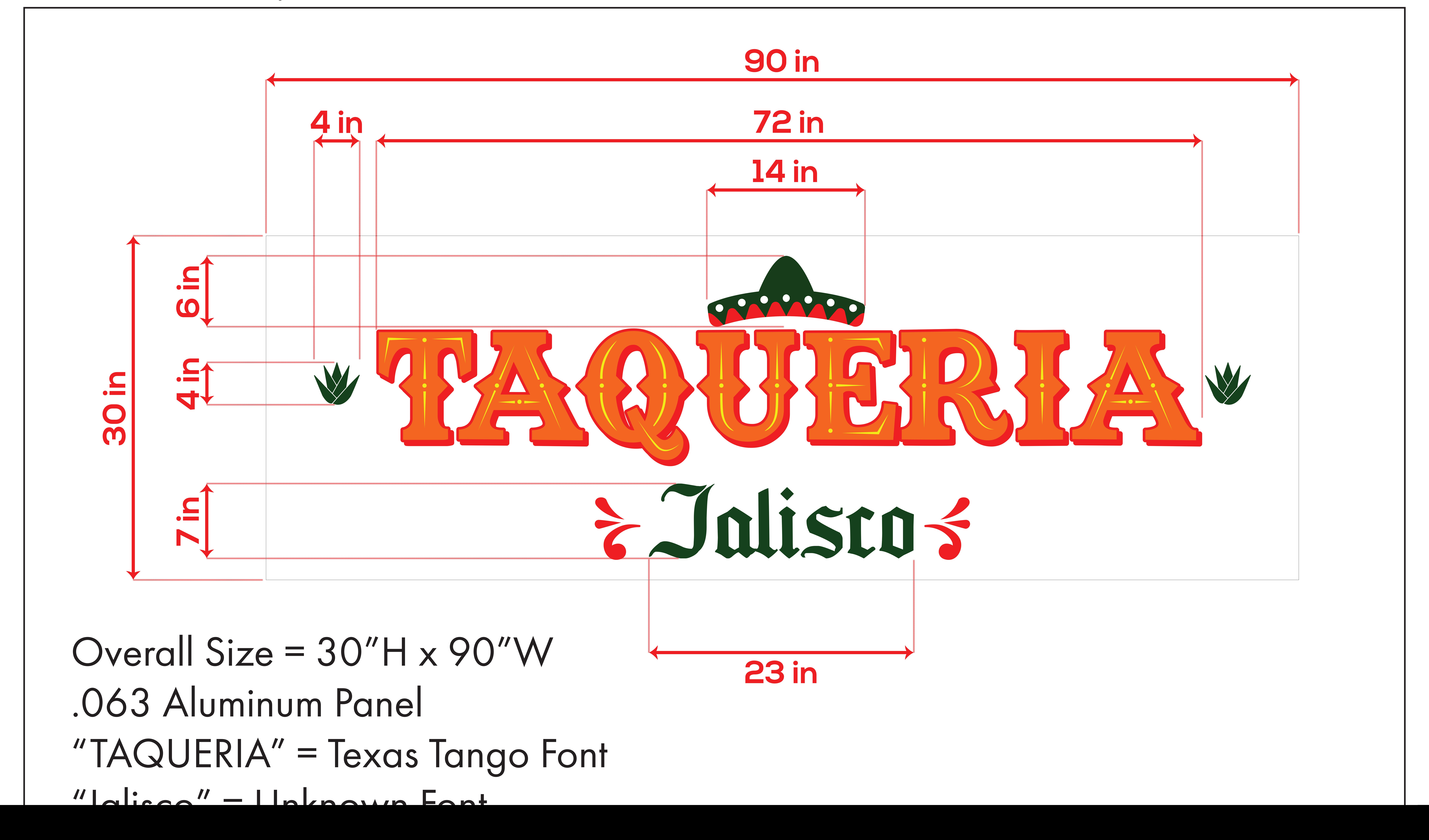
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Planning & Development Department 300 East Washington Street Lexington, Virginia 24450 Phone: (540) 462-3704 Fax: (540) 463-5310

www.lexingtonva.gov

Sign Information			
Sign Type Sign 1 STORE PRONT Sign 2 WINDOW	Square Feet	90 " 15-3"	30 11 70 8 11
Sign 3 Street Frontage (width) of busine street Frontage (width) of building the other signs currently displayed f "Yes", please provide the size of	ng in feet $38 F$ ed on the same building	F† 7 ☑ Yes □ No	CV-5
Width 90 11 Width Width f a projecting sign, clearance from the will be used?A	Height 30 1 Height NA		
Will the sign be illuminated? [Please attach a sketch of sign(s) a Dimensions of sign Lettering style and size How colors will be used	Yes No	e following:	
 Photo showing building an Exact wording layout of sig Paint samples Style of bracket, stand, and 	n		







59inches metal chain

Hanging hole

MEXICAN FOOD SOOD WE ARE OPEN

20.8inches

15.3 inches

Draft amendments for Cottage Housing

Proposed Amendments to the Zoning Chapter (Chapter 420)

The Lexington Planning Commission is considering a zoning text amendment to potentially allow cottage housing in accordance with strategy H.O. 5.3 that recommends we explore zoning modifications to facilitate the creation of a variety of safe, affordable, and innovative housing options, including other housing types that achieve higher densities and a diversity of housing options. This review of other ordinances that permit cottage housing, along with the consideration to modify the Lexington Zoning Ordinance, is in support of strategy H.O. 5.3 of the Lexington Comprehensive Plan.

April 25, 2025 P.C. meeting: staff presented an overview of the cottage housing development concept.

May 9, 2024 P.C. meeting: the cottage housing regulations for Winchester, Virginia were reviewed.

May 23, 2024 P.C. meeting: staff provided an overview of the Railroad Cottages development in Falls Church, VA, along with a review of the accompanying cottage housing zoning code adopted by Falls Church in 2017.

June 13, 2024 P.C. meeting: staff provided an overview of the Third Street Cottages development in Langley, WA along with a review of the accompanying cottage housing zoning code adopted by Langley in 1995 and modified thereafter.

June 27, 2024 P.C. meeting: staff provided an overview of the cottage housing proposal submitted by Max Ivankov for his properties at the corner of Houston and Walker Streets.

July 11, 2024 P.C. meeting: staff will provide the structure of the Winchester, VA cottage housing code, and sample language from other cottage housing codes will be provided for each element within the Winchester code. The Planning Commission can then discuss the options for each element and decide on the language to be included in the draft that will be advertised for a public hearing.

July 25, 2024 P.C. meeting: staff will continue to add sample language from other cottage housing codes to the Winchester code structure for the continued Cottage Housing discussion.

August 8, 2024 P.C. meeting: continue the cottage density discussion and review the supplemental materials intended to help with the cottage density discussion. Staff will also continue to add sample language from other cottage housing codes to the Winchester code structure.

LEXINGTON ZONING ORDINANCE
ARTICLE XI. Use and Design Standards
§420-11.1. Residential Uses.
2. Cottage Housing

A. PURPOSE AND INTENT.

Winchester, VA

The general purpose of the cottage housing development design standards are as follows:

- A cottage housing development is an alternative type of detached housing providing small residences that replicate the size, proportionality and character of craftsman-style homes built in the 1910's to 1930's, for households of typically one to two individuals. Cottage housing is provided as part of the city's overall housing strategy which intends to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- 2. The cottage housing development design standards contained in this article are intended to create a small community of cottages oriented around open space that is pedestrian-oriented and minimizes the visibility of off-street parking. These design standards are intended to ensure that cottage housing developments include pedestrian amenities and take advantage of existing natural features on the site including topography and vegetation. The cottage housing development design standards are intended to maintain traditional cottage amenities and proportions and ensure that cottage housing developments contribute to the overall community character. Alternative designs that meet the objectives of the design standards may be reviewed through the conditional use permit process to accomplish the objectives of this article.
- 3. Cottage housing may allow higher residential density than is normally allowed in the underlying zoning district. This increased density is possible through the use of smaller than average dwelling unit sizes, clustered parking, and site design standards.
- 4. All cottage housing developments are subject to current city stormwater standards and shall incorporate stormwater low impact development techniques whenever possible.

Shoreline, WA

The purpose of this subchapter is to establish standards for cottage housing developments in R-4, R-6, R-8 and R-12 zones. All cottage housing developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in SMC 20.40.300 and the remainder of this chapter. In the event of a conflict, the standards of this subchapter shall prevail. The purposes of this subchapter are as follows:

- 1. To increase the supply and variety of housing choices available in the city to better meet the needs of residents, especially those in smaller households.
- 2. To encourage development of attractive infill residential communities that are compatible with other forms of low-density residential uses.
- 3. To enhance the aesthetic appeal of new cottage housing development by encouraging a variety of home sizes and heights, in an architecturally cohesive development.
- 4. To encourage site design which maximizes the preservation of existing large trees in order to provide habitat for wildlife, protect biodiversity, and enhance the environmental quality of the development.
- 5. To provide a site design that fosters community interaction, a sense of safety, and connection to the environment by orienting cottages around accessible, usable, common open space while reducing the dominance of vehicles on the site.
- 6. To provide a cottage design that encourages community interaction through usable front porches while maintaining a resident's privacy within the home. (Ord. 984 § 1 (Exh. A), 2023).

Lexington, VA

The purpose of this subchapter is to establish standards for cottage housing developments. The cottage housing development design standards contained in this article are intended to create a small community of cottages oriented around open space that is pedestrian-oriented and minimizes the visibility of off-street parking. These design standards are intended to ensure that cottage housing developments include pedestrian amenities and take advantage of existing natural features on the site including topography and vegetation. The cottage housing development design standards are intended to maintain traditional cottage amenities and proportions and ensure that cottage housing developments contribute to the overall community character. Alternative designs that meet the objectives of the design standards may be reviewed through the conditional use permit process to accomplish the objectives of this article. Cottage housing may allow higher residential density than is normally allowed in the underlying zoning district. This increased density is possible through the use of smaller than average dwelling unit sizes, clustered parking, and site design standards. The purposes of this subchapter are as follows:

- 1. To increase the supply and variety of housing choices available in the city to better meet the needs of residents, especially those in smaller households.
- 2. To encourage development of attractive infill residential communities that are compatible with other forms of low-density residential uses.
- 3. To enhance the aesthetic appeal of new cottage housing development by encouraging a variety of home sizes and heights, in an architecturally cohesive development.
- 4. To encourage site design which maximizes the preservation of existing large trees in order to provide habitat for wildlife, protect biodiversity, and enhance the environmental quality of the development.
- 5. To provide a site design that fosters community interaction, a sense of safety, and connection to the environment by orienting cottages around accessible, usable, common open space while reducing the dominance of vehicles on the site.
- 6. To provide a cottage design that encourages community interaction through usable front porches while maintaining a resident's privacy within the home.

B. APPLICABILITY, APPLICATION PROCESS, AND DESIGN REVIEW.

Winchester, VA

Applicability of this article, application procedure and the process for design review are pursuant to Article 18, General Provisions, and Article 19, Site Plan Requirements.

Abingdon, VA

Application process and design review. The application and review process are pursuant to Article **III**, Permits and Applications.

Continue with 8.8.2024 P.C. discussion here

C. DENSITY, NUMBER OF COTTAGE HOUSING UNITS AND MINIMUM LOT AREA.

Winchester, VA

1. In cottage housing developments the permitted densities shall be as follows:

Zoning District	Maximum Cottage Density	Minimum Number of Cottages per Cottage Housing Development	Maximum number of Cottages per Cottage Housing Development	Minimum Lot Size (accommodates 4 cottages)
Central Business (B-1) and Residential Business (RB-1)	1 cottage dwelling per 2,000 sf	4	8	8,000 sf
High Density Residential (HR)	1 cottage dwelling per 2,000 sf	4	10	8,000 sf
Limited High Density Residential (HR-1)	1 cottage dwelling per 2,800 sf	4	10	11,200 sf
Medium Density Residential (MR)	1 cottage dwelling per 2,800 sf	4	12	11,200 sf

2. Projects that exceed the above maximums must be processed as planned unit developments per Article 13 of the Winchester Zoning Ordinance.

Abingdon, VA

Cottage housing developments shall adhere to the requirements of Table 7.2.13

Table 7.2.13 Cottage Housing Development Requirements				
Zoning District	Maximum Density	Minimum Number/Density of Cottages per Development	Maximum Number/Density of Cottages per Development	Minimum Lot Size
Limited Business (B-1) and General Business (B-2)	1 cottage per 4,000 square feet	4	8 cottages per acre	2 acres
High-Density Residential (R-3), Mixed Residential (R-4), and Mixed High-Density Residential (R-5)	1 cottage per 4,000 square feet	4	8 cottages per acre	2 acres

Notes for Table 7.2.12 Cottage Housing Development Requirements

[1] The densities set forth may be increased in accordance with the open space and low-income incentives set forth in Article V, Division 5, Planned Unit Development.

Falls Church, VA

Zoning District	Maximum Cottage Density	Minimum Number of Cottages per Cottage Housing Development	Maximum number of Cottages per Cottage Housing Development	Minimum Lot Size (accommodates 9 cottages)
R-1A (Low Density Residential District	parcel s.f. ÷ 10,000 x 2	(none)	18	45,000 sf

Port Townsend, WA

Zoning District	Maximum Cottage Density	Minimum Number of Cottages per Cottage Housing Development	Maximum number of Cottages per Cottage Housing Development	Minimum Lot Size (accommodates 4 cottages)
R-I Low Density Residential	1 cottage dwelling per 5,000 sf	4	8	20,000 sf
R-II Medium Density Single- Family	1 cottage dwelling per 2,500 sf	4	12	10,000 sf
R-III Medium Density Multifamily	1 cottage dwelling per 2,500 sf	4	14	10,000 sf

Prepared by the City of Lexington Department of Planning and Development for the August 8, 2024 Planning Commission Meeting

Lexington, VA (to be completed)

Zoning District	Maximum Cottage Density	Minimum Number of Cottages per Cottage Housing Development	Maximum number of Cottages per Cottage Housing Development	Minimum Lot Size (accommodates 9 <u>5</u> cottages)
R-1	1 SFD w/ADU per 8,000 sf		1 or 2 dwellings	8,000 sf (accommodates 1-2 dwellings)
R-1 2 family dwelling	1 two-family dwelling w/ADU per 12,000 sf		2 or 3 dwellings	12,000 sf (accommodates 1-3 dwellings)
R-1 cottages	Single family x 2.5 or 1 cottage per 3,200 sf	4	12	16,000 sf (8,000 x 2)
R-2 cottages	Single family x 2 or 1 cottage per 6,000 sf	4	12	30,000 sf (15,000 x 2)
R-LC (?) cottages	Single family x 2.5 or 1 cottage per 3,200 sf	4	12	16,000 sf (8,000 x 2)
R-M cottages	Townhouses 2,400 sf per unit or 1 cottage per 2,000 sf	4	18	

D. EXISTING NONCONFORMING STRUCTURES AND ACCESSORY TWO-FAMILY DWELLING UNITS.

Winchester, VA

- On a lot to be used for a cottage housing development, an existing detached single-family dwelling, which may be nonconforming with respect to the standards of this article, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cottage density.
 - a. Nonconforming dwelling units may be modified to be more consistent with this article. For example, roof pitches may be increased consistent with Section 13.1-5, but the building ground floor or total floor area may not be increased greater than permitted by Section 13.1-11.
- 2. New accessory two-family dwelling units are not permitted in cottage housing developments. All residential units in a cottage housing development count towards the maximum permitted density. An existing accessory two-family dwelling may be counted as a cottage unit if the property is developed subject to the provisions of this article.

Abingdon, VA

- d) Existing nonconforming structures.
 - (1) On a lot to be used for a cottage housing development, an existing detached single family dwelling, which may be nonconforming with respect to the standards of this article, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cottage density.
 - (2) All residential units in a cottage housing development count towards the maximum permitted density.

Port Townsend, WA

- 17.34.040 Existing nonconforming structures and accessory dwelling units.
- A. On a lot to be used for a cottage housing development, an existing detached single family dwelling, which may be nonconforming with respect to the standards of this article, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cottage density.
 - Nonconforming dwelling units may be modified to be more consistent with this chapter.
 For example, roof pitches may be increased consistent with PTMC 17.34.050, but the
 building ground floor or total floor area may not be increased greater than permitted by
 PTMC 17.34.110.

(staff notes that PTMC 17.34.050 is the section of the Port Townsend cottage housing code regulating building height and roof pitch, while PTMC 17.34.110 is the section of the cottage housing code regulating cottage floor area.)

Lexington, VA (based on Winchester, VA)

On a lot to be used for a cottage housing development, an existing detached single-family dwelling, which may be nonconforming with respect to the standards of this article, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cottage density.

Prepared by the City of Lexington Department of Planning and Development for the August 8, 2024 Planning Commission Meeting

- a. Nonconforming dwelling units may be modified to be more consistent with this article. For example, roof pitches may be increased consistent with Section 13.1-5, but the building ground floor or total floor area may not be increased greater than permitted by Section 13.1-11.
- 2. All residential units in a cottage housing development count towards the maximum permitted density. An existing accessory dwelling unit may be counted as a cottage unit if the property is developed subject to the provisions of this article. New accessory dwelling units are not permitted in cottage housing developments. (note restate this last sentence to a more appropriate section of this draft code)

E. BUILDING HEIGHT.

Winchester, VA

- Objective. Structures in cottage housing developments shall be designed to be singlestory or single-story plus a loft. Because the base density is higher and building separation less than on typical residential lots, it is important to maintain a feeling of adequate light and open space by providing more restrictive maximum roof heights and roof proportion standards.
 - a. The maximum roof pitch for a cottage housing structure shall be 12/12, and the minimum roof pitch shall be 8/12.
 - b. Maximum floor to floor height for lofts shall not exceed 10'-0".

Falls Church, VA

(5) No building in the proposed development will exceed 1 ½ stories or be more than 25 feet in height. No basement or crawl space with an average floor to ceiling height of more than 4 ½ feet in height will be permitted.

(The Falls Church definition of half story is: *Story, half, means a partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior sides are not more than two feet above the floor of such story; provided that any such story used as a separate dwelling unit, other than by a janitor or other employee and his family, shall be counted as a full story.* (See illustration 3 at the end of this section.)

Town of Abingdon, VA

(e) Maximum building height is 25 feet.

Town of Vienna, VA

Building height is 28 feet maximum.

Shoreline, WA

Height. Cottages are limited to a maximum height of 24 feet.

Port Townsend, WA

17.34.050 Building height.

- A. Objective. Structures in cottage housing developments shall be designed to be single story or single story plus a loft. Because the base density is higher and building separation less than on typical residential lots, it is important to maintain a feeling of adequate light and open space by providing more restrictive maximum roof heights and roof proportion standards.
 - 1. The maximum building height permitted for structures in cottage housing developments shall be 18 feet.
 - 2. The highest point of a pitched roof may extend up to 23 feet.

Lexington, VA

No building in the proposed development will exceed 2 stories nor be more than 25 feet in height.

F. VARIATIONS IN BUILDING DESIGN.

- Objective. Cottage housing development structures shall provide variety and visual
 interest by using a combination of building elements, features and treatments in cottages
 as well as garages. Structures must include building articulation, change in materials or
 textures, windows, or other architectural features. A minimum of at least one side
 articulation or roof break shall occur for street-facing facades or common open spaces or
 walkways to the common open spaces. No blank walls are allowed.
 - a. Exterior trim elements consistent with traditional cottage design and small home craftsmanship reminiscent of craftsman-style houses of 1910's to 1930's shall be incorporated into the building design and overall character.
 - b. Roofs in cottage housing developments shall have eaves to recognize traditional cottage design traits to efficiently shed rain, and provide rain protection for exterior walls. Eaves of at least 12 inches shall be provided on all cottage structures on all four sides of each building.
 - c. Changes in materials in a vertical wall shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.
 - d. Transition in materials on a wall surface, such as shingle or lap siding, shall be required to have a material separation, such as a trim band board.
 - e. Exterior wall material may consist of wood, cement fiber board, stucco, standard sized brick and stone. Simulated stone, wood, stone or brick may be used to detail homes.
 - f. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows and must be used on all elevations. Window and door

- trim with a minimum width of three and one-half inches shall be provided on all cottage housing development structures.
- g. Departures from these standards shall be reviewed through the alternative design review process. Alternative designs shall demonstrate a coherent cottage housing design based upon traditional design principles including weather protection.

Falls Church, VA

- (9) The proposed development will provide a variety of building designs through building elements, features and treatments. The following building design requirements must be met, at a minimum:
 - a. Each dwelling unit shall have a porch with a length that is at least 50 percent of the length of the façade along which it runs and a minimum depth out from that wall of five feet. Porches may be roofed and screened, but shall not be enclosed by walls or glass windows.
 - b. Street facing facades and those facing common or community areas shall avoid blank walls and incorporate one or more of the following:
 - 1. Changes in exterior material and paint color;
 - 2. Windows which may include bay windows; and/or
 - 3. Building modulation with a depth measuring at least one foot.
- (10) Units and other buildings shall be oriented toward each other or a common area as far as reasonably practicable so as to create a sense of community.

Port Townsend, WA

17.34.060 Exterior trim and roof eaves.

- A. Objective. Cottage housing development structures shall be provided with substantial exterior trim elements consistent with traditional northwest cottage design and small home craftsmanship. Roofs in cottage housing developments shall have eaves to recognize traditional northwest cottage design traits to efficiently shed rain, and provide rain protection for exterior walls. Departures from these standards (exterior trim and eave requirements) shall be reviewed through the alternative design review process. Alternative exterior trim and eave designs shall demonstrate a coherent cottage housing design based upon traditional design principles including weather protection.
 - 1. Window and door trim with a minimum width of three and one-half inches shall be provided on all cottage housing developments structures.
 - 2. Eaves of at least 12 inches shall be provided on all cottage structures on at least two sides of each building. Where buildings are not square (one set of exterior parallel walls are longer than the other), the eaves shall be provided on the parallel walls that are the longest. (Ord. 2864 § 3, 2004).

Shoreline, WA

20.50.730 Building design - Standards.

C. Cottage Variety.

- 1. Architectural techniques to create a variety of cottage designs are required. A development shall select a minimum of three techniques to diversify cottages, including but not limited to: windows, articulation, variation, trim, and varied rooflines. Other architectural features may be considered by the city if the design meets the purpose of this subchapter in SMC 20.50.700.
- 2. Cottages with identical architectural designs shall not be placed directly adjacent to one another and shall be separated by at least one other nonidentical cottage. Variation in materials or colors between adjacent cottages is required to create distinct cottages within a development. (Ord. 984 § 1 (Exh. A), 2023).

Abingdon, VA

Section 7-2-13 - Cottage housing development.

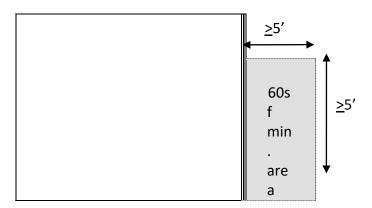
- **(f)** Variations in building design. Cottage housing development structures shall provide variety and visual interest by using a combination of building elements, features and treatments in cottages as well as garages.
 - (1) Structures must include building articulation, change in materials or textures, windows, or other architectural features. A minimum of at least one side articulation or roof break shall occur for street-facing facades or common open spaces or walkways to the common open spaces. No blank walls are allowed.
 - (2) Designs shall demonstrate a coherent cottage housing design based upon traditional design principles including weather protection.
 - (3) Exterior wall material may consist of wood, cement fiber board, stucco, brick and stone. Simulated stone, wood, stone or brick may be used to detail homes. Trim may be wood, cement fiberboard, stucco, brick, or stone materials.
 - (4) Departures from these standards shall be reviewed through an alternative design review process, defined as a process that conforms to the intent of the provisions of the code, but not necessarily the letter of the code, and provides an equivalent level of quality, strength, effectiveness, fire resistance, durability, and safety.

G. COVERED MAIN ENTRY PORCHES.

Winchester, VA

- 1. Objective. All residences in cottage housing developments shall be provided with a covered main entry porch to create a private outdoor space protected from the weather and provide a transition from the interior private residential space to the semi-private outdoor space. Covered porches shall be usable both in design and dimension.
 - a. Cottage homes shall have a covered main entry porch with a floor area measuring at least 60 square feet in size.
 - b. The floor of the covered main entry porch shall have minimum dimensions of not less than five feet in any direction (length or width).

Diagram 13.1-7.



Port Townsend, WA

17.34.070 Covered main entry porches.

A. Objective. All residences in cottage housing developments shall be provided with a covered main entry porch to create a private outdoor space protected from the weather and provide a transition from the interior private residential space to the semi-private outdoor space. Covered porches shall be usable both in design and dimension.

- 1. Cottage homes shall have a covered main entry porch with a floor area measuring at least 60 square feet in size.
- 2. The floor of the covered main entry porch shall have minimum dimensions of not less than five feet in any direction (length or width). (Ord. 2864 § 3, 2004).

Abingdon, VA

Section 7-2-13 - Cottage housing development.

- (g) Covered main entry porches. All residences in cottage housing developments shall be provided with a covered main entry porch to create a private outdoor space protected from the weather and provide a transition from the interior private residential space to the semi-private outdoor space.
 - (1) Covered porches shall be usable both in design and dimension.
 - (2) The floor of the covered main entry porch shall have minimum dimensions of not less than five feet in any direction (length or width) and measuring at least 60 square feet in area.

Shoreline, WA

20.50.720 Site design - Standards.

- G. Private Open Space.
 - 3. Porches.
 - a. Each cottage shall have a covered front porch which equals no less than 10 percent of the total gross floor area of the cottage.
 - b. All required porches shall be attached to the cottage, provide access to the cottage, and have a minimum lineal dimension of six feet.
 - c. Porches shall be oriented toward the common open space, or right-of-way.

H. STREET-FACING FACADES.

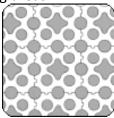
Winchester, VA

- Objective. The street-facing facades of cottages in a cottage housing development will
 contribute to the neighborhood by including attractive design details such as windows,
 changes in materials, and views of front doors or porches. The main entries of some
 cottages will be visible from the adjacent streets to provide a visual pedestrian connection
 with the surrounding neighborhood.
 - a. All cottages shall have street-facing facades that avoid blank walls or appear to "turn their backs" to the street. All cottages shall include one or more of the following on street-facing facades:
 - i. Changes in exterior siding material and paint color;
 - ii. Windows which may include bay windows; and/or
 - iii. Building modulation with a depth measuring at least one foot.
 - b. At least one cottage shall have its front main entry door and/or front porches visible from each street frontage.

Winchester, VA

?. LOT COVERAGE AREA.

- Objective. Cottage housing developments shall not exceed underlying lot coverage standards for the respective zoning district to maintain residential neighborhood character and the balance of built structures to open spaces.
 - a. Notwithstanding the provisions of Section 13.1-13, Common Open Space, the maximum lot coverage permitted for all structures in cottage housing developments shall not exceed the requirements for the underlying zoning district contained in Article 19, Section 19-5-6.1.
 - b. The use of paver stones, pervious pavement, grasscrete®, or other types of low impact stormwater development techniques are encouraged for walkways and parking areas.



Example of grasscrete pavers in plan view

Table 13.1-9.

Zoning District	Minimum Landscape Requirement
Residentially-zoned Parcels within HW District	30%
Residentially-zoned Parcels NOT within HW District	45%

I. COTTAGE FLOOR AREA.

Winchester, VA

- 1. Objective. Structures in cottage housing developments shall be designed to be single story or single story plus a loft. Residences in cottage housing developments are primarily intended for one- and two-person households and their occasional guests. Maintaining the maximum square footage of residences in cottage housing developments is necessary to prevent overbuilding of the site and to not exceed available off-street parking.
 - a. The maximum ground floor gross area for an individual principal structure in a cottage housing development shall not exceed 864 square feet.
 - b. Lofts can be no more than 50 percent of the net floor area of the main level.

J. YARDS – BUILDING SETBACKS FROM EXTERIOR LOT LINES.

Winchester, VA

1. Objective. Exterior lot line building setbacks in cottage housing developments are based upon the allowed density of cottage housing as well as the small size of the structures. Flexible setbacks are allowed per the discretion of the Building Official and Planning Director to obtain improved site design and to avoid impacting existing physical features on the site such as trees.

Table 13.1-11.

	Front	Corner-Side	Side	Rear
Building Setback	10'	10'	5′	10'*

^{*-}The minimum rear yard shall be 10 feet, unless abutting an alley, in which case, the minimum setback shall be 5 feet.

K. COTTAGE HOUSING DEVELOPMENT BUILDING SEPARATION.

Winchester, VA

- 1. Objective. Structures within cottage housing developments shall observe minimum setbacks from other cottage housing development structures to avoid overcrowding the site and to maintain a sense of privacy within the cottages themselves.
 - a. All buildings within a cottage housing development shall maintain a minimum separation of 12 feet from cottages within a cottage housing development measured from the nearest point of the exterior walls. Accessory buildings shall comply with building code requirements for separation from non-cottage structures.

L. COMMON OPEN SPACE.

- Objective. Open space that is commonly owned by all members of a cottage housing development is an important feature of any site design. It is intended that the open space be adequately sized and centrally located with individual cottage entrances oriented towards the open space.
 - a. Common Open Space. A minimum of 400 square feet per cottage unit of common open space is required. Parking areas, yard setbacks, spaces between buildings of 12 feet or less in width, private open space, and driveways do not qualify as common open space.
 - b. Proximity to Common Open Space.
 - i. At least 50 percent of the cottage units shall abut a common open space. All of the cottage units shall be within 60 feet walking distance measured from the nearest entrance of the cottage along the shortest safe walking route to the nearest point of the common open space. The common open space shall have cottages abutting at least two sides.
 - ii. For the purposes of cottage housing, "common open space" shall be the central space that may be used by all occupants of the cottage housing development.

M. PRIVATE OPEN SPACE.

Winchester, VA

- 1. Objective. Each residential unit in a cottage housing development shall be provided an area of private open space. The private open space shall separate the main entrance to the cottage from the common open space to create a sense of privacy and shall be oriented to take advantage of solar orientation and other natural features to create a small but pleasant private yard area. The private open space may be separated from the common open space with a small hedge, picket fence, or other similar visual separation to create a sense of separate ownership.
 - a. Each cottage unit shall be provided with a minimum of 200 square feet of usable private open space separated from the common open space by a hedge or fence not to exceed 36 inches in height.
 - b. No dimension of the private open space shall be less than 8 feet.

N. TREE CONSERVATION.

Winchester, VA

- Objective. Cottage housing developments shall be designed to incorporate existing trees
 to the extent possible. New trees shall be located to create amenities in the common open
 space, private open space, provide shade where appropriate, to create separation
 between buildings when desired, and to screen and soften the perimeter of parking areas
 and street facing sides of cottage housing developments.
 - a. Preservation of existing trees, and/or new trees, shall be provided consistent with the standards for landscaping and tree preservation as identified within Sections 19-5-6 and 19-5-7 of this Ordinance. Native trees and other vegetation shall be preserved to the extent possible and the overall site design shall take advantage of the location of existing trees as well as natural openings or clearings on forested sites.

O. STORMWATER LOW IMPACT DEVELOPMENT TECHNIQUES.

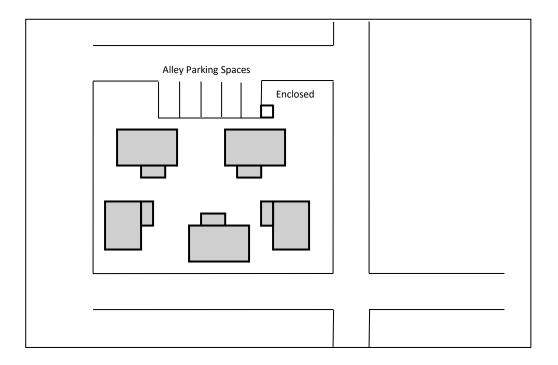
- 1. Objective. Cottage housing developments shall be designed to take advantage of open space and landscaped features to utilize stormwater low impact development techniques including natural filtration and on-site infiltration of stormwater.
 - a. Low impact development techniques for stormwater management shall be used wherever possible. Such techniques may include the use of pervious pavers in

- parking areas and for walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and the use of rain barrels.
- Cottages should be located so as to maximize natural stormwater functions.
 Cottages shall be clustered and parking areas shall be located to preserve as much contiguous, permanently undeveloped open space and native vegetation as possible.

P. OFF-STREET PARKING.

- 1. Objective. Off-street parking space requirements for cottage housing developments shall be consistent with Section 18-6-5 of this Ordinance. Off-street parking shall be located and designed to be less visible from frontage streets than the cottages themselves. Off-street parking shall be designed to maintain a pedestrian character for the overall cottage housing development. Clustering parking to the side or rear of a cottage project will most often best accomplish these goals. However, on a site-specific basis, design solutions other than clustering may be found to meet this objective through the alternative design process. Parking areas shall be attractively landscaped to screen parking from adjacent properties and public rights-of-way and shall meet applicable parking lot landscape standards, as provided for within this article and Article 19 of this Ordinance.
 - a. Off-Street Parking Location. Parking shall be located on the cottage housing development property. Off-street parking lots shall be located to the side or rear of the cottage housing development (see illustrations below). Parking lots shall not be located between the cottage housing development and the primary street frontage.
 - i. Off-Street Parking Screening. Off-street parking may be located in or under a non-cottage parking structure (such as a single or multi-auto carport or garage), but such structures shall not be attached to individual cottages. Uncovered parking is also permitted; provided, that off-street parking shall be screened from direct street view from one or more street facades by garage doors, or by a fence and landscaping.
 - ii. Preferred locations for parking, in descending order of preference, are as follows:

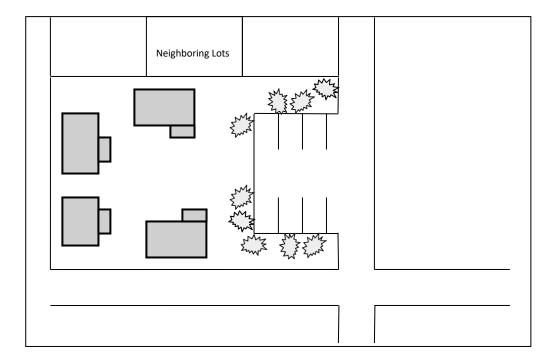
1) To the rear of cottage housing units accessed by an alley.



2) To the side of cottage housing units accessed by a private driveway.



3) Parking on the side (non-primary street) screened from the side street by either garage doors, landscaping, and/or fencing.



iii. Parking Lot Landscaping. Parking lot landscaping shall comply with the requirements of Section 19-5-6 of this Ordinance.

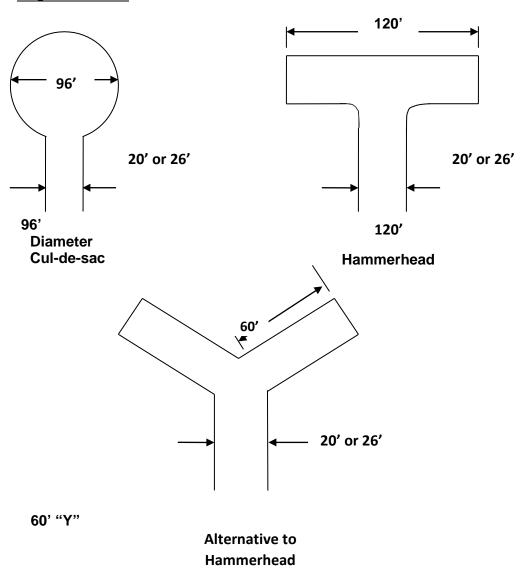
Q. FIRE-LANE ACCESS AND TURNAROUND PROVISIONS.

- 1. Objective. Cottage housing developments shall be designed so as to allow for the safe and unobstructed access to individual dwellings by emergency responders (i.e., fire, rescue, police), for the purposes of protecting life, property and overall public safety.
 - a. Fire apparatus access roads shall be in accordance with Chapter 10, Fire Prevention, of the Winchester City Code, and the Virginia Statewide Fire Prevention Code, as amended.
 - b. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with the Table and Diagrams below:

Table 13.1-18.

Length (feet)	Width (feet)	Turnarounds Required
0-150	20	None required
151-500	20	120-foot Hammerhead, 60 foot "Y" or 96-foot-diameter cul-desac in accordance with the diagrams below.
501-750	26 120-foot Hammerhead, 60 foot "Y" or 96-foot-diameter cul-de sac in accordance with the diagrams below.	
Over 750	Special approval required	

Diagrams 13.1-18.



Prepared by the City of Lexington Department of Planning and Development for the August 8, 2024 Planning Commission Meeting

R. EXTERIOR LIGHTING AND HEATING/COOLING EQUIPMENT NOISE.

Winchester, VA

- 1. Objective. Cottage housing developments should be designed to minimize light and noise impacts both within the development and to adjacent properties.
 - a. Where provided, exterior lighting shall be mounted as low as possible, pointed downward, and the light source shall be shielded from direct observation from above, adjacent properties, and public rights-of-way. Lighting "spillover" to adjacent properties shall be avoided.
 - b. Heating and cooling equipment for cottage housing developments shall be designed and appropriately screened to cause little or no visual and/or noise impacts within the development and to adjacent properties.

S. REQUIRED SEPARATION OF COTTAGE HOUSING DEVELOPMENTS.

Winchester, VA

- Objective. Cottage housing developments in single-family zoning districts shall be separated from each other by a minimum distance to promote housing-type diversity, to reduce potential cumulative impacts of cottage housing development, and to help protect neighborhood character.
 - a. Each cottage housing development shall be separated from any other cottage housing development by a distance of at least 1,000 feet or one block, whichever is greater.

T. OWNERSHIP AND RESIDENTIAL USE OF COTTAGES.

- All cottage housing developments shall be developed as residential condominiums, pursuant to the provisions found in Chapter 4.2, Title 55, of the Code of Virginia (1950), et seq., known commonly as the "Condominium Act." Appropriate documentation of formal legal ownership of the development shall be recorded with the Commonwealth of Virginia, the Winchester Circuit Court Clerk, and the Tax Assessor's Office with the City of Winchester.
 - a. Cottages are for residential use only and may not be operated as transient accommodations.

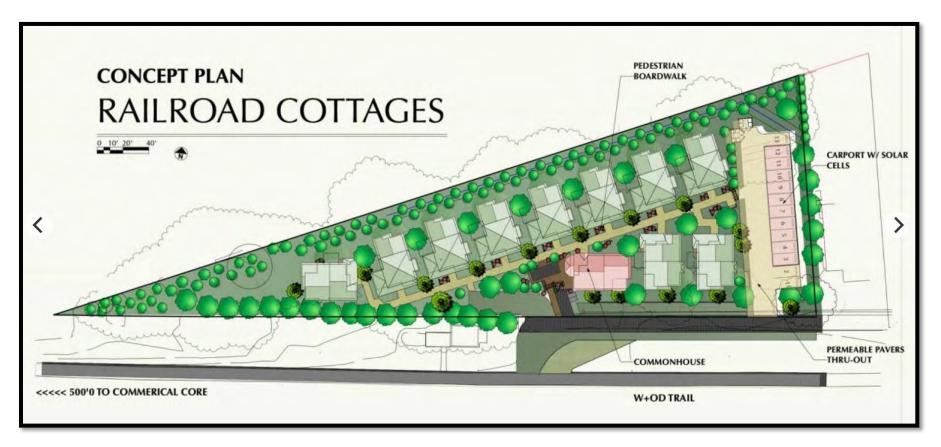
U. ALTERNATIVE SITE DESIGN.

Winchester, VA

It is possible that an alternative design may fulfill the intent of this article, while not complying with the provisions herein. Requests for alternative designs shall be processed as a Conditional Use Permit, pursuant to Section 18-2 of this Ordinance and Article 19, Site Plan Requirements.

(Editor's note: Article 13.1 established 8/9/11, Case TA-11-125, Ord. No. 2011-36)

Supplement for Cottage Density Discussion



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
Railroad Cottages / Falls Church, VA	1.25 ac ± (54,450 sf)	10	1,500 sf	5,445 sf	8 du/ac	21,780 sf
Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	?	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.58 ac ± (25,264)					

Prepared by the City of Lexington Department of Planning and Development for the August 8 2024 Planning Commission Meeting

RAILROAD COTTAGES

AERIAL

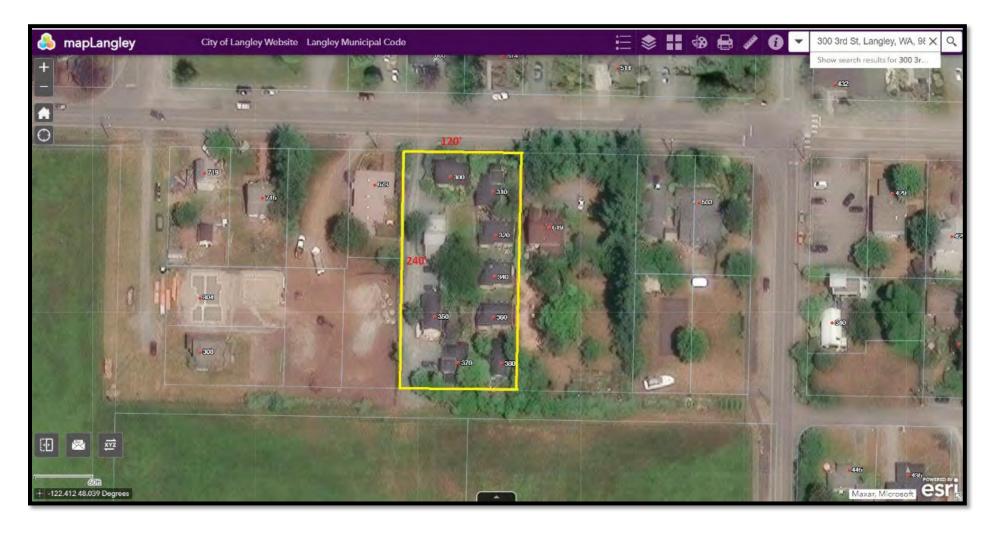


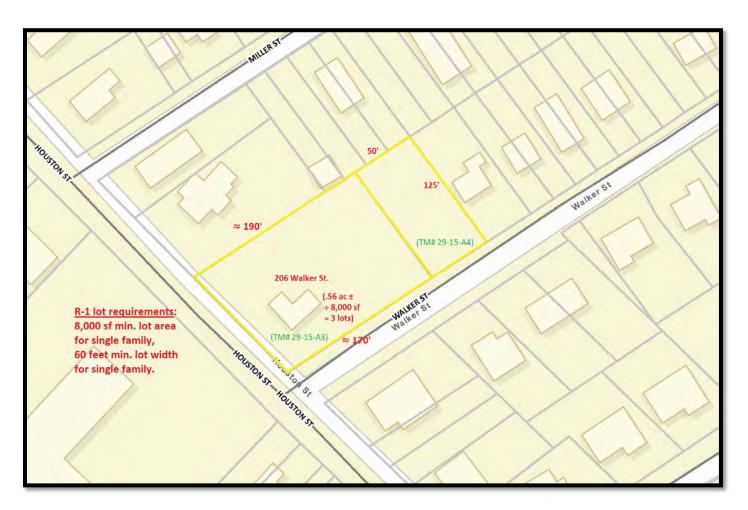
Railroad Cottages Response to Carly Aubrey, April 19, 2017

Attachment A-1



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
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Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	? (sketch)	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
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201 N. Randolph St. / Lexington, VA	.58 ac ± (25,264)					



9 UNITS - 15 PARKING SPACES

Concept B



Oncept B



Project/Locality	parcel size	# of cottages	avg. size of cottage	s.f. per cottage	overall density	s.f. per 4 cottages
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Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
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Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.58 ac ± (25,264)					



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Third Street Cottages / Langley, WA	.66 ac ± (28,800 sf)	8	850 sf	3,600 sf	12.12 du/ac	14,376 sf
Thornhill Road Site / Lexington, VA	1.37 ac ± (59,677 sf)	8	?	7,459 sf	5.8 du/ac	30,041 sf
Houston St. Concept A / Lexington, VA	.74 ac ± (32,234 sf)	10	?	3,223 sf	13.5 du/ac	12,907 sf
Houston St. Concept B / Lexington, VA	.74 ac ± (32,234 sf)	9	?	3,581 sf	12.2 du/ac	14,282 sf
Houston St. Concept C / Lexington, VA	.74 ac ± (32,234 sf)	11	?	2,930 sf	14.9 du/ac	11,694 sf
201 N. Randolph St. / Lexington, VA	.58 ac ± (25,264)					



Prepared by the City of Lexington Department of Planning and Development for the August 8 2024 Planning Commission Meeting





Two story cottage



One and a half story cottage

