

Zoning District Comparison Chart

Development Standards	R-P	O-P
Minimum Lot Area (square feet)	Single-family: 6,000 Duplex: 9,000 Multi-family: 10,000	6,000
Minimum Lot Width (feet)	60	60
Minimum Building Setbacks: Front, Side, Rear (feet)	15 8 25	15 8 30
Maximum Building Height (feet)	None	None
Maximum Impervious Surface	70 %	75 %
Land Use	P - Permitted Use CUP - Conditional Use --- - not permitted	
Dwellings: single-family detached, accessory/guesthouse	P	P
Dwellings: single-family attached (townhouse), multi-family, loft, duplex	P	---
Fraternity or Sorority * (if adjacent to college campus)	CUP	CUP
Halfway House, Transitional Housing Facility	CUP	CUP
Bed & Breakfast Inn	P	P
Boarding/Rooming House	P	---
Home Business	CUP	CUP
Daycare facility; family size (6 or less children)	P	P
Daycare facility; group size (7-18 children)	CUP	CUP
Daycare facility; group size (19+ children)	---	CUP
Drug Rehabilitation Center	---	CUP
Personal Care Home, family (2-3 residents)	P	P
Personal Care Home, family (4-6 residents)	CUP	P
Personal Care Home, group or congregate (7 + residents)	CUP	CUP
Church	P	P
School (private or public K-12), Golf Course	CUP	CUP
College, Library, Museum, Performing Arts, Drug Rehab Center	CUP	P
Nursing Home, Residential Care Facility	CUP	CUP
* Professional offices Travel Agency	P	P
Bank,	---	P
Beauty Salon, Barbershop, Financial Office	CUP	P
Building Contractor's Office, Business Service Center	---	CUP
Funeral Home, Studio – art/dance/broadcasting	CUP	P
Medical Office	P	P
Medical Clinic or Laboratory, Hospital	CUP	P
Pharmacy, Publishing Industries, Telecommunications Facility	---	CUP
Utility Substations	CUP	CUP

Attachment: VA-2022-01 agenda item packet - City Council (3352 : Rezoning VA-2022-01)