



# AGENDA

## WYTHEVILLE PLANNING COMMISSION MEETING

THURSDAY, MARCH 09, 2023 AT 6:00 PM  
COUNCIL CHAMBERS - 150 EAST MONROE STREET  
WYTHEVILLE, VA 24382

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1. **CALL TO ORDER** - CHAIRMAN JOHN W. JONES, JR.
2. **ESTABLISHMENT OF QUORUM** - CHAIRMAN JOHN W. JONES, JR.
3. **CONSENT AGENDA**
  - A. Minutes of the regular meeting of February 9, 2023 **(requires motion and vote)**
4. **PUBLIC HEARINGS**
  - A. Consider the rezoning request (further known as a Zoning Map amendment) of Mr. Matthew J. Clarke to rezone approximately 36.6 acres of property located on Asbury Drive (Tax Map Parcel #25-70A), which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential
5. **RECOMMENDATIONS TO TOWN COUNCIL**
  - A. Consider the rezoning request (further known as a Zoning Map amendment) of Mr. Matthew J. Clarke to rezone approximately 36.6 acres of property located on Asbury Drive (Tax Map Parcel #25-70A), which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential **(requires motion and roll call vote)**
6. **CITIZENS' PERIOD**
7. **OTHER BUSINESS**
  - A. Review of the updates to the draft Unified Development Ordinance (UDO) and the Residential Development Standards
8. **ADJOURNMENT**
  - A. Additional Attachments - Council Actions

**3-A**



# MINUTES

## WYTHEVILLE PLANNING COMMISSION

THURSDAY, FEBRUARY 09, 2023 AT 6:00 PM  
COUNCIL CHAMBERS - 150 EAST MONROE STREET  
WYTHEVILLE, VA 24382

1. **UNAPPROVED MINUTES**

**RE: ATTENDANCE**

**MEMBERS PRESENT:**

Chairman John Jones, Vice-Chairman Brad Litton, Vice-Mayor Cathy Pattison, Mr. Bradley Tate, Mr. David Schmidt, Ms. Lisa Anderson

**MEMBERS ABSENT:**

Mr. George Wittwer

**OTHERS PRESENT:**

Mayor Beth Taylor, Assistant Town Manager Elaine HOLETON, Chief Deputy Clerk Brandi Jones, Deputy Clerk Lauren Bedwell, Planning Director John Woods, Denise Clay, Angela Rose, Stephanie Parks, Tim Rose

**RE: CALL TO ORDER**

Chairman Jones called the meeting to order.

2. **RE: ESTABLISHMENT OF QUORUM**

Chairman Jones established that a quorum of Planning Commission members was present.

3. **RE: CONSENT AGENDA**

A. Chairman Jones presented the consent agenda consisting of the minutes of the regular meeting of January 12, 2023. He inquired of the Commission if there were any additions or corrections to the consent agenda or if there was a motion to approve the consent agenda, as presented.

Motion made by Vice-Mayor Pattison, Seconded by Mr. Tate.

Voting Yea: Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Tate, Mr. Schmidt, Ms. Anderson.

4. **RE: PUBLIC HEARING - MS. ANGELA ROSE SPECIAL EXCEPTION PERMIT**

A. Chairman Jones advised that the meeting constituted a public hearing (due notice having been given) to consider the request of Ms. Angela Rose for a Special

Exception Permit to use the property at 500 Tazewell Street, which is located on the north corner of Tazewell and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon, in an R-2 Residential Zoning District. Planning Director Woods presented a Staff Report to the Planning Commission. Vice-Mayor Pattison inquired of Ms. Rose regarding the number of clients she serves. Ms. Rose noted that she, typically, serves three to five clients per day. Vice-Mayor Pattison inquired about the busiest hours of the day for the salon. Ms. Rose stated that her busiest hours are between 8:00 a.m. and 3:00 p.m. Vice-Mayor Pattison advised that the salon customers need to be made aware that there is no parking on Tazewell Street, and that they can only park on East Pine Street. A brief discussion ensued regarding parking near the property. Mr. Schmidt inquired if there have been any objections from the residents of the neighboring properties. Planning Director Woods advised that the only call he received was from the owners of a house across the street. He noted that they live in New Jersey and are planning to move into this residence and were requesting additional information. Planning Director Woods stated that he sent them the Staff Report and that he has not heard anything back from them since that call. Chairman Jones inquired if there was any further discussion regarding Ms. Rose's Special Exception Permit request. There being none, he declared the public hearing closed and proceeded with the agenda.

5. **RE: RECOMMENDATION TO TOWN COUNCIL - MS. ANGELA ROSE SPECIAL EXCEPTION PERMIT REQUEST**

A. Chairman Jones advised that the next agenda item is to make a recommendation to the Town Council regarding the request of Ms. Angela Rose for a Special Exception Permit to use property at 500 Tazewell Street, which is located on the north corner of Tazewell Street and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon, in an R-2 Residential Zoning District. He stated that he would need a motion to make a recommendation to the Town Council regarding this request. A motion was made by Ms. Anderson and seconded by Mr. Schmidt to make a recommendation to the Town Council to approve the request of Ms. Angela Rose for a Special Exception Permit to use the property at 500 Tazewell Street, which is located on the north corner of Tazewell and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon with onsite customer parking, in an R-2 Residential Zoning District, as per the submitted application with no additional stipulations. The motion was approved with the following voting results, by roll call vote: Voting Yea: Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Tate, Mr. Schmidt, Ms. Anderson.

6. **RE: CITIZENS' PERIOD**

Chairman Jones advised that the next agenda item is Citizens' Period. He noted that there are no citizens attending the meeting who wished to address the Planning Commission during Citizens' Period, therefore, he would proceed with the agenda.

7. **RE: OTHER BUSINESS**

A. **RE: REZONING REQUEST - MR. MATTHEW J. CLARKE**

Chairman Jones advised that the next agenda item is to set a public hearing to consider the request of Mr. Matthew J. Clarke to rezone property located on Asbury Drive, Tax Parcel 25-70A, which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential. Planning Director Woods briefly explained Mr. Clarke's request to the Planning Commission. Chairman Jones noted that a public hearing could be scheduled for the next Planning Commission meeting, which is on Thursday, March 9, 2023, at 6:00 p.m. He inquired if there was a motion to set a public hearing to consider the request of Mr. Matthew J. Clarke to rezone property located on Asbury Drive, Tax Parcel 25-70A, which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential for the next Planning Commission meeting on Thursday, March 9, 2023, at 6:00 p.m., in the Council Chambers of the Municipal Building.

Motion made by Vice-Mayor Pattison, Seconded by Mr. Schmidt.  
Voting Yea: Vice-Chairman Litton, Chairman Jones, Vice-Mayor Pattison, Mr. Tate, Mr. Schmidt, Ms. Anderson.

**B. RE: CONTINUED REVIEW OF THE UNIFIED DEVELOPMENT ORDINANCE AND ITS CONDITIONAL USES**

Chairman Jones advised that the next agenda item is the continued review of the draft Unified Development Ordinance (UDO) and its Conditional Uses. Planning Director Woods reviewed the changes that were made to the Conditional Uses since the discussion was held at the previous Planning Commission meeting. He noted that changes were made to Accessory Dwelling Units (ADUs), Accessory Structures and Uses, Artisan Industrial and Artisan Food Production, Bed and Breakfast Inns, Dog Parks, Family Day Homes, Home Occupations, Homestays, Mobile Food Facilities, Outdoor Hydronic Heaters and Forced-Air Furnaces and Wireless Telecommunications Facilities. Mr. Schmidt inquired if Planning Director Woods received many phone calls regarding Homestays in residential areas. Planning Director Woods stated that he does receive calls frequently. It was the consensus of the Planning Commission for there to be no owner occupancy included in the Homestay section of the proposed UDO, however, there was no decision made regarding whether a Special Exception Permit would be required for a Homestay located in an R-1, R-2 or R-3 Residential Zoning District. A brief discussion was held regarding the requirements of Homestays.

Mr. Tate stated that he would like to excuse himself from the Planning Commission meeting, due to his daughter having a basketball game (6:57 p.m.).

Planning Director Woods continued to review the remainder of the changes to the Conditional Uses of the Unified Development Ordinance.

**8. RE: ADJOURNMENT**

- A. There being no further business to discuss, a motion was made, seconded and carried to adjourn the meeting (7:00 p.m.).

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John W. Jones, Jr., Chairman

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Brandi N. Jones, Chief Deputy Clerk

**4-A**



# Staff Report

## Rezoning Request for Parcel 25-70A

### Overview.

The Zoning change request applies to parcel 25-70A. The applicant is seeking to rezone the highlighted parcel from the existing MA-1 Medical Arts Zoning District to R-1 Residential Zoning District. There are a total of 9 dwelling units on the site presently, including seven (7) single-family homes and one (1) duplex. These homes are currently served by private individual septic systems and public water service via a single master-meter. Public sewer is available on Holston Road, but any development on-site would require the construction of a pump station. However, additional homesites could be developed using private septic systems with proper design and Health Department approval.



Images 1 and 2: Examples of the existing homes located on the site, including the existing duplex. All of the dwellings appear to be vacant.



### The Site



The site is located north of Holston Road along the private street known as Asbury Lane. Currently access to the parcel is primarily provided along Asbury Lane. The parcel has some frontage along Holston Road and Van Mar Drive, which could provide access to some portions of the site.

There is an existing pond located on the site. It has not been determined if the pond is solely an amenity to the site or if it also provides for storm water management for the adjacent development, both onsite within the parcel and for the adjacent Carrington Place facility, which was developed concurrently with the site.



Image 3: Existing Pond.





Image 4: Carrington Place.

**Sewer**

The site currently has only minimal sewer service. There is a small portion of the southern corner of the site that could access existing gravity sewer systems along Holston Road. While this sewer access may be able to serve one or two homes that could be located along Holston Road, it is unlikely that access to the balance of the site could be served due to the significant slope away from the Holston Road Frontage. It is unlikely that public sewer can be provided to the site without a major capital improvement project that would serve the entire valley, which includes portions of Van Mar Drive, Wytheview Drive, Cove Road and Great Oaks Road. The Town Engineering Department has no active plans to complete improvements that could serve the area.



Image 5: Holston Road frontage with some potential sewer service in this area.

For this reason, any development of the site would require either individual septic systems or installation of a private pumping system sufficient for the uses served. Given that a private sewage system is not cost effective, it is anticipated that private septic systems would be necessary. The existing dwellings are all served by septic systems. Of all the residential zoning districts, the current lot size and frontage requirements of the R-1 Residential Zoning District are the most conducive to providing the extra lot area required for use of private septic systems.

**Water**

The site is served by a 12” ABS water main located on Holston Road. Existing service is provided through a master-meter that also serves Carrington Place. For the existing residences to continue to be served, the applicant will be required to extend and adequately sized water main from either a point along Holston Road, or if adequate service line size and capacity is available, from a point up stream from the existing master meter. The Town-owned water system appears to have sufficient water capacity for the proposed development.

**Other Utilities**

The site is served by Atmos for natural gas. Electrical and telephone service is provided underground to the complex. Cable television service is not verified, but appears to be available along Holston Road and may be provided on site. There is a major natural gas trunk line that crosses the rear of the property along the northern boundary.



Images 6 and 7: Location of natural gas trunk line.

**Zoning Issues**

Current zoning of the parcel is MA-1, Medical Arts. This was consistent with the “Continuum of Care” housing that was originally developed on the site. However, since the continuum of care arrangements were discontinued with the sale of the facility to the current owners, residential uses that are not tied to healthcare purposes are not permitted in the area. Continuation of the MA-1 zoning would effectively make the existing dwellings unusable for residential purposes without a Special Exception Permit or a Zoning Map Amendment such as the one proposed.





Image 8: Existing R-1 Residential neighborhood along Wytheview Drive.



Image 9: Existing R-1 Residential neighborhood along Van Mar Drive.

Adjacent parcels include a range of zoning districts. Neighboring parcels to the north and west along Wytheview Drive and Van Mar Drive respectively, are zoned R-1 Residential. Parcels across Holston Road from the site are zoned either R-2 or R-3. Carrington Place and several parcels to the east along Holston Road are zoned MA-1 Medical Arts and are currently developed with uses that conform to the zoning guidelines. There is an area to north and east of the site that is zoned A-1 Agricultural.



Image 10: Existing R-2 neighborhood along Holston Road.



The Future Land Use Map from the Comprehensive Plan shows the entire site and the adjoining Carrington Place complex as MA-1 Medical Arts. However, development of the residual portions of the site that are included in the rezoning request would be difficult as typical medical arts uses due to the absence of sewer service. The A-1 Agricultural zoned area to the northeast of the site is designated as residential in the Future Land Use Map from the Comprehensive Plan. If that area is to develop as a residential area with a higher density, it would require significant public investment in sewer infrastructure. There are no plans currently to install sewer for that area, so R-1 Residential zoning would be the most likely type of residential use to be allowed in that area.



Image 11: Existing Medical Arts Uses located to the east of Carrington Place.



Image 12: Significant slope on site shows how difficult it would be to develop traditional Medical Arts Facilities on the portion of the site where the Zoning Map Amendment is being sought.

**Continuity of Zoning and Spot Zoning**

The subject parcel is adjacent to other R-1 Residential development on the north and west sides. Future development for the undeveloped parcels to the northeast are also likely to use the R-1 Residential Zoning District due to site constraints and the lack of public sewer. The parcel where Carrington Place is located and several parcels to the east continue to be used for medical arts purposes. There is no apparent evidence to indicate that the rezoning could be considered spot zoning.



## Asbury Lane Rezoning Request Site Overview



The applicant is seeking to rezone the highlighted parcel from the existing MA-1 Medical Arts Zoning District to R-1 Residential Zoning District. There are a total of 9 dwelling units on the site presently, including seven (7) single-family homes and one (1) duplex. These homes are currently served by private individual septic systems and public water service via a single master-meter. Public sewer is available on Holston Road, but any development on-site would require the construction of a pump station. However, additional homesites could be developed using private septic systems with proper design and Health Department approval.

02/01/2023

## ZC-23-1

### Rezoning Application

**Status:** Active

**Date Created:** Jan 30, 2023

#### **Applicant**

Matthew Clarke

#### **Primary Location**

Point Location  
36.9665, -81.0891

#### **Applicant Information**

Change-of-Zoning can be requested by a property owner or by another interested party with the permission of the property owner. The Town of Wytheville can also initiate the Change-of-Zoning process.

#### **Name of Applicant**

Matthew J Clarke

#### **Does the applicant own the property where the Change-of-Zoning is sought?**

No, but an agreement is in place to seek this Change-of-Zoning

#### **Name of the Property Owner**

If the applicant is not the owner of the property, a description of the relationship between the applicant and the property owner is required.

BW Real Estate Holding Company

#### **Please describe the relationship between the applicant and the property owner.**

My company, Fusion Holdings, has a contract to purchase tax map 25-70A from seller.

#### **Location & Property Information**

##### **Tax Map Parcel Number(s) of Site**

25-70A



**Parcel Street Address or Location**

Asbury Dr, Wytheville, Virginia

**Current Zoning District**

MA-1 Medical Arts District

Section 4, Item A.

**Proposed Zoning District**

R-1 Residential

**Existing Improvements**

Yes, there are currently (8) homes on the property.

**Explain the purpose for the Change-of-Zoning.**

The property has been used for residential housing for over twenty years outside of the regulations of it's current zone. My intent is to purchase the property and bring the use and zoning in line with current town regulations.

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**Certification, Authorization, and Signature**


**Signature**

Matthew J Clarke

01/30/2023

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**Attachments**

 Plat\_Tax\_Map\_25-70A.pdf  
Uploaded by Matthew Clarke on Jan 30, 2023 at 5:08 pm

 Sellers Approval to Rezone.pdf  
Uploaded by Matthew Clarke on Jan 30, 2023 at 5:09 pm

**Matthew Clarke**

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**From:** Matthew Clarke  
**Sent:** Monday, January 30, 2023 8:21 AM  
**To:** Matthew Clarke  
**Subject:** RE: Copy of Escrow check - Wytheville

**From:** Peyton Biddle  
**Date:** January 27, 2023 at 5:55:03 PM EST  
**To:** JEFFREY CAUDILL  
**Subject:** RE: Copy of Escrow check - Wytheville

Jeff,  
We're fine with the buyer investigating a rezoning. We do not want to push out the feasibility period though so any rezoning would have to be completed after the property was sold.

Peyton R. Biddle, III  
Attorney  
Smith/Packett Med-Com, LLC

[www.smithpacket.com](http://www.smithpacket.com)

**Matthew Clarke** Owner/CEO  
**Clarke Precision Machine**

325 Stafford Umberger Drive P.O. Box 1407 Wytheville, Virginia 24382 Office. 276.228.5441 Fax. 276.228.4212

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH
C1	60° 00' 01"	50.00'	52.36'	28.97'	50.00'

L. LINE	BEARING	DISTANCE
L1	N26°26'10"W	131.78'
L2	S63°33'50"W	24.99'
L3	N63°56'47"E	14.99'
L4	N63°33'50"E	55.08'

CENTERLINE NEW 20' SANITARY SEWER EASEMENT

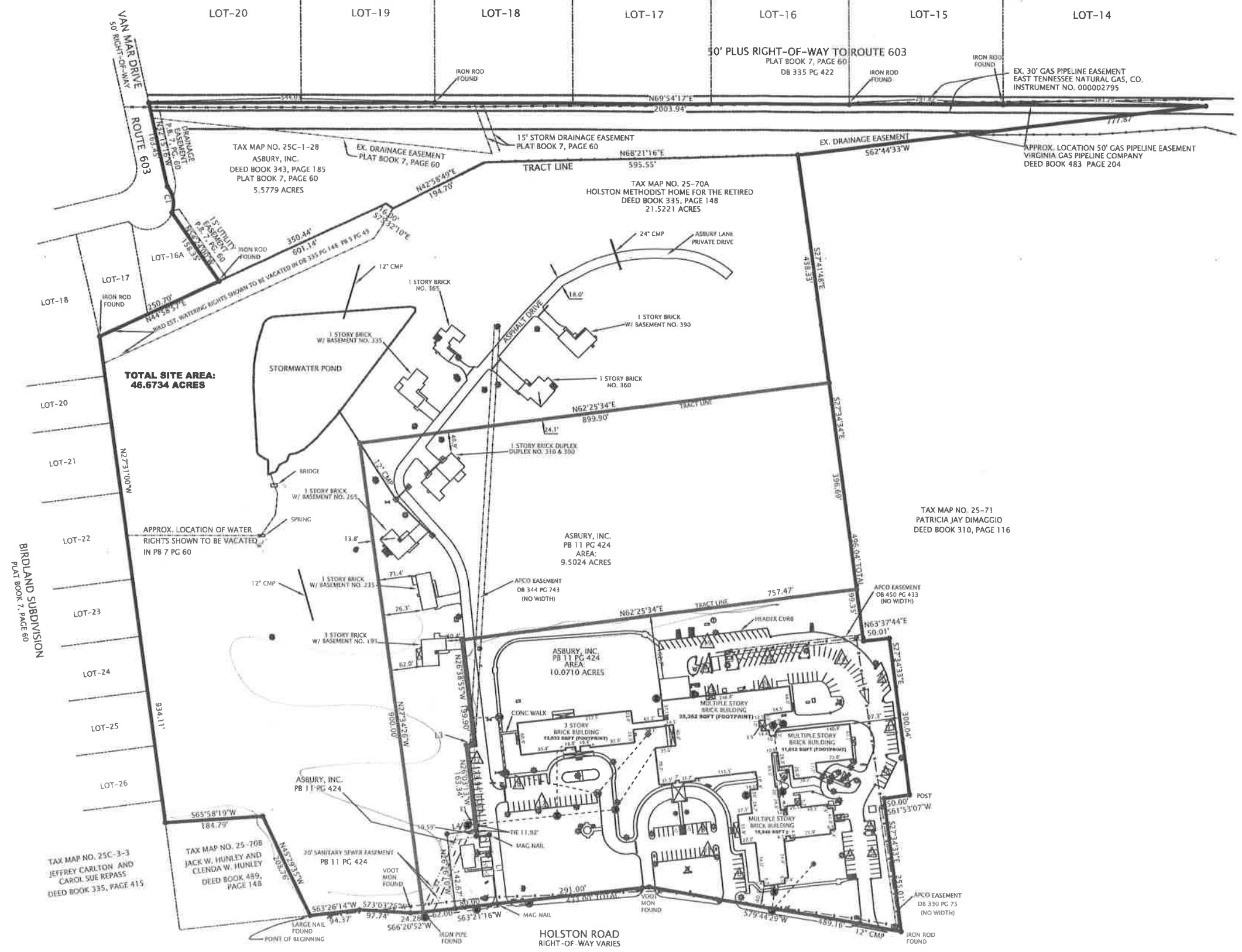
L. LINE	BEARING	DISTANCE
E1	S63°39'45"W	14.06'
E2	S05°03'01"W	181.54'

### LEGEND

These standard symbols will be found in the drawing.

- BOLLARD
- STORM SEWER STRUCTURE
- FLAG POLE
- TV PEDISTAL
- ELECTRIC PEDISTAL
- TELEPHONE PEDISTAL
- HANDICAP PARKING SPACE
- ELECTRIC POLE
- PROPERTY CORNER
- MANHOLE
- SANITARY SEWER CLEAN OUT
- LIGHT POLE
- SIGN
- FIRE HOSE CONNECTION
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- DENOTES NUMBER OF PARKING SPACES
- GAS LINE
- BOUNDARY LINE
- DEED LINE
- EASEMENT
- FENCE LINE
- ADJOINING PROPERTY LINE
- OVERHEAD ELECTRIC
- SANITARY SEWER LINE
- STORM SEWER LINE

MARGURITE S. BIRD EST. MAP 6-A  
PLAT BOOK 7, PAGE 35



NO.	REVISIONS	BY	DATE	DES.

DATE 8/1/05  
SCALE 1" = 100'

ALTA / ACSM LAND TITLE SURVEY  
ON THE PROPERTY OF  
ASBURY INC.  
LYING IN THE  
TOWN OF WYTHEVILLE  
WYTHE COUNTY, VIRGINIA

MATHEWS & HENEGAR INC.  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
P.O. BOX 1038 DUBLIN, VIRGINIA 24084  
540-674-4275

JOB NO. 481805  
DRAWING NAME: ASBURY PLACE ALTA DWG/PAUL CARLSONZ

SHEET 1 OF 2



February 2, 2023

Wytheville Planning Commission

Re: Rezoning of Tax Map 25-70A – Asbury Dr.

I am very pleased present to the commission the opportunity to rezone the property recorded as Tax Map I.D. 25-70A from its current zoning of MA-1 to how it is currently used, R-1. My company, Fusion Holdings, has this parcel of land under contract for purchase and are in the study period for feasibility of the purchase. The rezoning of this property to what it is currently be used as is a critical component of our decision to continue with the purchase.

I the property currently has (9) residences that have been fully occupied by way of lease until January of 2023. The tenants were asked to vacate as the MA-1 zoning does not allow for residential leasing not related to the medical arts that the homes were built to serve. Of the (9) residential units, (8) single family homes and (1) duplex. We will request that the duplex be grandfathered as acceptable within the new R-1 zone of the property.

Fusion Holdings intent is to rezone the property to R-1, work with the Town of Wytheville and VDOT to make the existing road that serves the neighborhood public (this is our first choice, it is not a deal breaker), and subdivide the property into lots that would allow the existing homes to be sold and a few additional building lots to be added. I have submitted a preliminary plan of the idea we have for the proposed future lot lines.

This is a very nice neighborhood with middle income, well built, brick homes that compliment the surrounding neighborhoods. These homes have been in place and in-use for more than twenty years. Some need minor repair, and we intend to execute those repairs once the rezoning is approved.

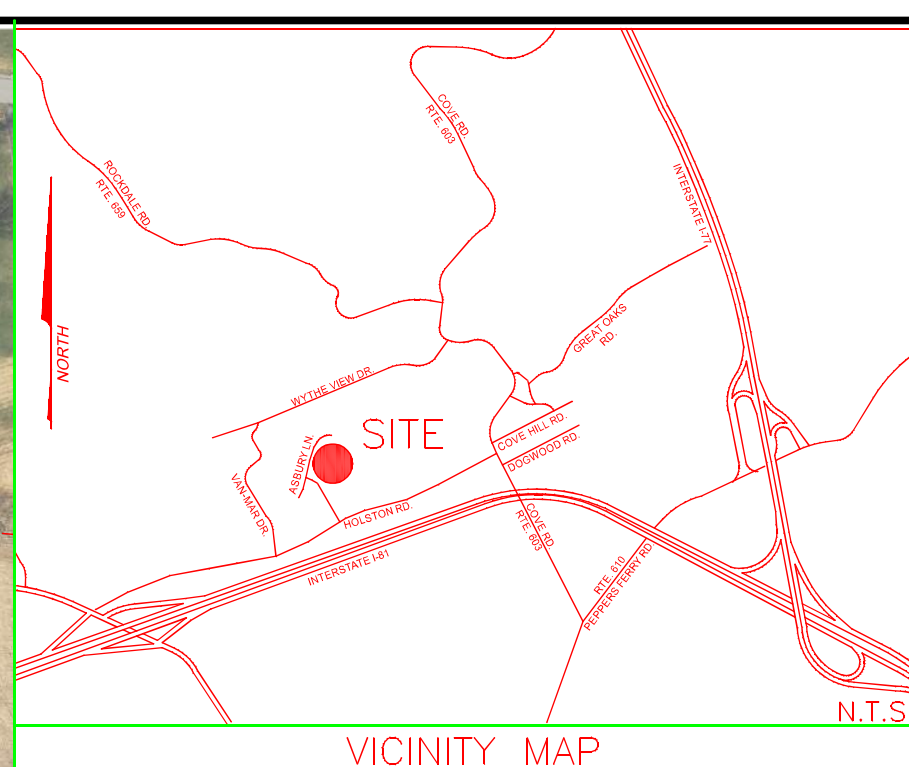
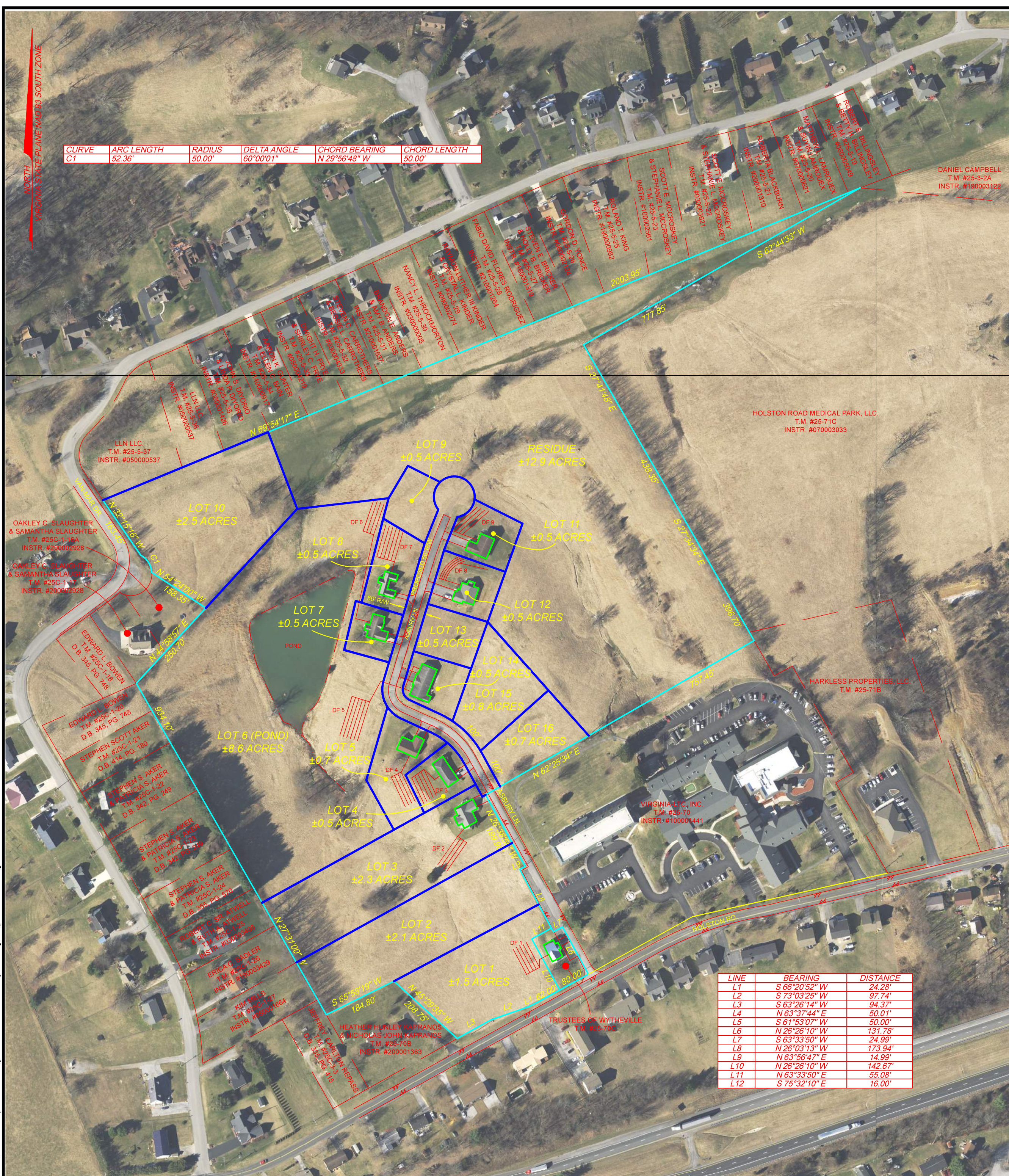
Fusion Holdings does not intend to further develop the property. In reality, we are just requesting that the property be zoned and subdivided in accordance with its use. Once the zoning, deeds, and all requirements are met to allow for sale of the properties, we intend to place them on the market so that they can be occupied again. With a few additional large acreage lots, there will be the opportunity for someone else to build a home that meets the R-1 requirements.

Sincerely,

Matthew J Clarke - Managing Director- Fusion Holdings, Inc







- DRAIN FIELD PERMIT NUMBERS**
- DF 1 #90-198-274
  - DF 2 #99-198-391
  - DF 3 #97-198-247
  - DF 4 #92-198-1536
  - DF 5 #98-198-148
  - DF 6 #92-198-1465
  - DF 7 #87-198-147
  - DF 8 #06-198-094 (#07-198-098)
  - DF 9 #98-198-025

# HURT & PROFFIT

INSPIRED / RESPONSIVE / TRUSTED



276.228.0008  
370 S 4TH STREET  
WYTHEVILLE, VA. 24388

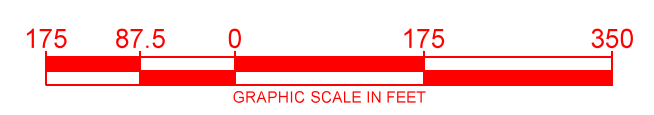
HANDP.CO  
WYTHEVILLE, VA. 24388  
ENVIRONMENTAL  
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL  
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCE

## EXHIBIT

ON THE PROPERTY OF  
**BW REAL ESTATE HOLDINGS, LLC.**  
TOWN OF WYTHEVILLE, WYTHE COUNTY, VIRGINIA

PROJECT NO.	20230156
FILE NO.	
LAT.	36.966738°
LONG.	-81.089896°
DATE:	02/03/2023
DRAWN BY:	ALB
CHECKED BY:	MBT

- NOTES:**
- THIS EXHIBIT WAS PREPARED USING DEEDS, PLATS OF RECORD, AND GIS INFORMATION, AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY. PARCEL ACREAGE IS APPROXIMATE AND BASED ON RECORD DATA.
  - REFERENCES: BW REAL ESTATE HOLDINGS, LLC. INSTR. #050003312.
  - PROPERTY ADDRESS: 990 HOLSTON RD. WYTHEVILLE, VIRGINIA 24382



SHEET NO. REV.



**7-A**



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## Article 5. Zoning Districts

### 5.1. Purpose

1. Each of the Zoning Districts that follow are intended to guide development in a way that provides for the physical, social and economic needs of the greater Wytheville community.
2. Districts are provided for a full range of uses that are necessary for any community to thrive.

DRAFT

## 5.2. A-1 Agricultural

### A. Purpose

1. The A-1 Agricultural District provides protection of heritage agricultural land and provides for limited residential development at a scale intended to conserve the rural character of the district.
  - a. The district encourages conservation of agricultural and forest lands, including farm fields and pastures to provide for agricultural production and protection of visual open space. Conservation techniques should include soil conservation measures.
  - b. The district encourages conservation of natural resources including wetlands, floodplains, natural drainage ways, aquifer recharge areas, existing tree cover, steep slopes, ridge lines, hilltops, wildlife habitats, deer wintering areas, stream valleys, locations comprising scenic views or scenic view corridors, and other outstanding natural topography.
  - c. The district provides for residential development patterned after small villages and farm complexes traditionally found in the region.
  - d. District guidelines discourage consumption of agricultural land with large lot subdivisions and allow flexibility and creativity in the design of residential subdivisions that create village-like clusters of residences.
  - e. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

**Commented [JW1]:** Proposed changes to the A-1 Agricultural District would focus on resolving the mixed messages sent by the current ordinance. The goals are as follows:

To provide opportunities to preserve farm land by allowing cluster developments that would be accompanied by preservation of parcels that are large enough to be viable for agricultural production.

To protect agriculture as a use within the Town, particularly in areas that are significant to Town character or that do not lend themselves to residential development due to difficulty in providing sewer service or the presence of sensitive environmental areas and flood zones.

To achieve those goals, the new ordinance will allow cluster development on the condition of open space preservation. Reduced minimum lot sizes and frontage requirements will be paired with incentives for open space preservation.

**B. Development Standards**

Item	Development Standards
<p>Minimum Lot Size for a Residence</p> <p>The Health Official must approve any individual water or sewer system. The Zoning Administrator may require additional lot area for individual water or sewer systems if considered necessary by the Health Official.</p>	<p><b>Existing:</b> 10,000 sq. ft. with public water and sewer. 15,000 sq. ft. with an individual water and/or sewer system.</p> <p><b>Recommended:</b> Allow cluster development or small lots with farm/open space preservation.</p>
<p>Maximum Building Height</p>	<p>35 Feet</p> <p>Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.</p> <p>Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.</p> <p>Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.</p>
<p>Minimum Primary Building Setbacks</p>	<p>Front: 20 feet or the average of setbacks of structures in the same block, whichever is greater. Minimum setback need not exceed 35 feet.</p> <p>Corner Lot Side: 20 feet.</p> <p>Interior Side: 15 feet.</p> <p>Rear: 25 feet.</p>
<p>Minimum Accessory Structure Setbacks</p> <p>All accessory structures must be located in the rear yard.</p>	<p>Height less than 8.5 feet: 3 feet from any party lot line.</p> <p>Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.</p> <p>Height of 12 feet or more: Same as Primary Building.</p>
<p>Minimum Structure Separation</p>	<p>10 feet minimum between accessory structures and any habitable structure.</p> <p>15 feet minimum between any two habitable structures.</p>
<p>Minimum Floor Area</p>	<p><b>Existing:</b> 650 square feet with 500 square feet lot coverage minimum.</p> <p><b>Recommended:</b> Not regulated</p>
<p>Minimum Frontage</p>	<p><b>Existing:</b> 100 feet measured at building setback.</p> <p><b>Recommended:</b> 60 feet measured at building setback.</p>

5.3. R-1 Residential

A. Purpose

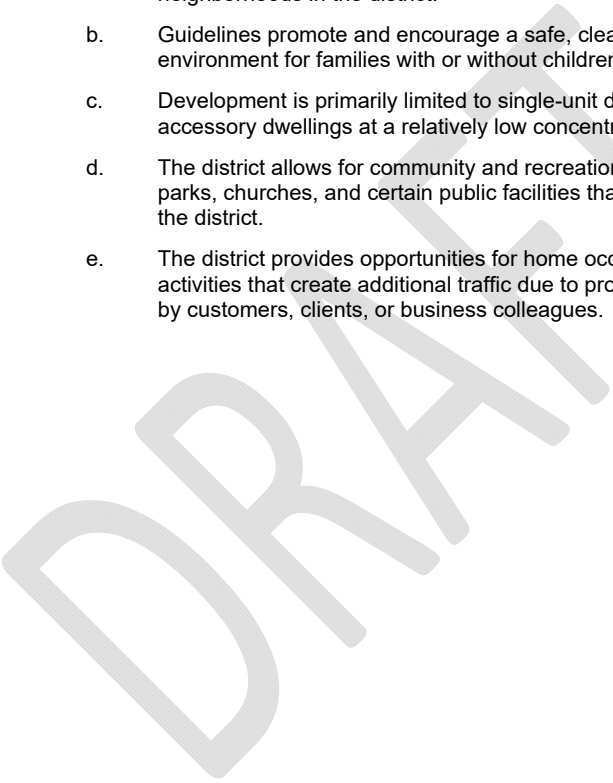
1. The R-1 Residential District is to protect quiet, low density residential areas and protect certain undeveloped areas where similar residential neighborhoods appear likely to occur.
  - a. District guidelines are designed to stabilize and protect the character of neighborhoods in the district.
  - b. Guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
  - c. Development is primarily limited to single-unit dwellings and certain accessory dwellings at a relatively low concentration.
  - d. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.
  - e. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

**Commented [JW2]:** The goal for the revision of the R-1 Residential District is to preserve existing R-1 neighborhoods while facilitating increased density and housing by allowing accessory dwelling units (ADUs). Strict building setbacks, lot size requirements and floor coverage requirements will be relaxed or eliminated, but only in a way that conforms to the standards of older R-1 neighborhoods which developed prior to establishment of our current ordinance.

There are examples of R-1 neighborhoods that fit the relaxed standards, yet are attractive and vibrant. The revisions only try to allow enough flexibility to create similar attractive single-family neighborhoods in the future.

It should be noted that R-1 Residential Zoning makes the most sense for undeveloped areas that are not easily served by public sewer. For any zoning district that does not have sewer, the lot sizes might as well be built to R-1 standards.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.



**B. Development Standards**

Item	Development Standards
<p>Minimum Lot Size for a Residence</p> <p>The Health Official must approve any individual water or sewer system. The Zoning Administrator may require additional lot area for individual water or sewer systems if considered necessary by the Health Official.</p>	<p>10,000 sq. ft. with public water and sewer.</p> <p>15,000 sq. ft. with an individual water and/or sewer system.</p>
<p>Maximum Building Height</p>	<p>35 Feet</p> <p>Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.</p> <p>Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.</p> <p>Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.</p>
<p>Minimum Primary Building Setbacks</p>	<p>Front: 25 feet or the average of setbacks of structures in the same block, whichever is greater. Minimum setback need not exceed 35 feet.</p> <p>Corner Lot Side: 20 feet</p> <p>Interior Side: 15 feet.</p> <p>Rear: 25 feet.</p>
<p>Minimum Accessory Structure Setbacks</p> <p>All accessory structures must be located in the rear yard.</p>	<p>Height less than 8.5 feet: 3 feet from any party lot line.</p> <p>Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.</p> <p>Height of 12 feet or more: Same as Primary Building.</p>
<p>Minimum Structure Separation</p>	<p>10 feet minimum between accessory structures and any habitable structure.</p> <p>15 feet minimum between any two habitable structures.</p>
<p>Minimum Floor Area</p>	<p>Existing: 1,400 square feet with 900 square feet lot coverage minimum.</p> <p>Recommended: Not regulated</p>
<p>Minimum Frontage</p>	<p>Existing: 90 feet measured at building setback.</p> <p>Recommended: 60 feet measured at building setback.</p>

### 5.4. R-1H Historic Residential

#### A. Purpose

1. Historic Preservation in the R-1M Historic Residential District: The district is established to encourage the comprehensive preservation, protection, and enhancement of structures, landscapes, and streets which are of historical or architectural significance.
  - a. The district encourages preservation, rehabilitation, adaptive reuse, and upgrading of significant structures and properties within the district and encourage their continued use rather than allowing their demolition.
  - b. Guidelines allow reasonable flexibility with respect to uses within the district and with respect to new construction in the event of a catastrophic destruction of a structure of historical or architectural significance.
  - c. Site development standards allow flexibility with respect to renovation, new construction, additions, or alterations, which are compatible with the existing size and character of the structure and with surrounding properties and structures in the neighborhood.
2. Residential Land Use in the R-1M Historic Residential District: The district protects older established neighborhoods of low to moderate density and historic significance.
  - a. District guidelines are designed to stabilize and protect the character of neighborhoods in the district.
  - b. Guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
  - c. Development is primarily limited to single-unit dwellings and certain accessory dwellings at a relatively low concentration. However, adaptive reuse of existing structures with historical value is encouraged and may utilize multifamily configurations to achieve preservation of significant historic structures.
  - d. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.
  - e. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

**Commented [JW3]:** The R-1H Historic Residential District is a renaming and refocusing of the existing R-1M Zoning District.

The district is primarily contained within the Wytheville Historic District. Development standards have been adjusted to reflect the building patterns that were present when these areas were developed to assure that new development can be constructed in a way that is compatible with the historic fabric.

It may be recommended to add other portions of the Wytheville Historic District to this zoning district to expand the protection it offers to the preservation of our community's historic character.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.

**B. Development Standards**

Item	Development Standards
Minimum Lot Size for various uses. Public water and sewer are required in the R-1H Historic Residential Zoning District.	8,000 sq. ft.
Maximum Building Height	35 Feet  Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Minimum Primary Building Setbacks	Front: 20 feet or the average of setbacks of existing structures in the same block.  Interior Side or Corner Lot Side: 15 feet.  Rear: 25 feet.
Minimum Accessory Structure Setbacks  All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.  Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.  Height of 12 feet or more: Same as Primary Building.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.  15 feet minimum between any two habitable structures.
Minimum Floor Area	Existing: 1,400 square feet with 900 square feet lot coverage minimum.  Recommended: Not regulated
Minimum Frontage	Existing: 70 feet measured at building setback.  Recommended: 60 feet measured at building setback.



5.5. **R-2 Residential**

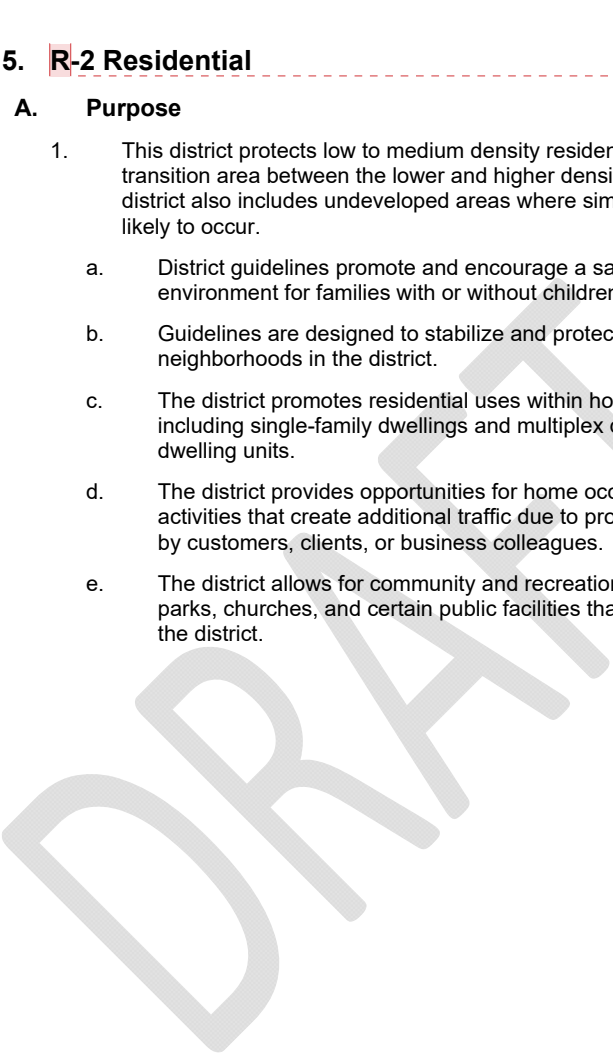
**A. Purpose**

1. This district protects low to medium density residential uses, and provides a transition area between the lower and higher density residential districts. The district also includes undeveloped areas where similar development appears likely to occur.
  - a. District guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
  - b. Guidelines are designed to stabilize and protect the character of neighborhoods in the district.
  - c. The district promotes residential uses within house-scale buildings, including single-family dwellings and multiplex dwellings with up to 4 dwelling units.
  - d. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.
  - e. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.

**Commented [JW4]:** Like the R-1 district, the proposed modifications to the R-2 Residential Zoning District are intended to protect the existing character of these established neighborhoods, while providing opportunities for increased density with the allowance of ADUs, and relaxed setback, lot size, and floor coverage requirements.

Given that the smaller lot size of this district will not work without public sewer, it may make sense to rezone R-2 areas that are yet to be developed as R-1.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.



**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses.  The Health Official must approve any individual water or sewer system. The Zoning Administrator may require additional lot area for individual water or sewer systems if considered necessary by the Health Official.	Single-family with public water and sewer.	8,000 sq. ft.
	Duplex with public water and sewer.	10,000 sq. ft.
	Triplex with public water and sewer.	12,000 sq. ft.
	Fourplex with public water and sewer.	14,000 sq. ft.
	Single-family with an individual water and/or sewer system.	15,000 sq. ft. with Health Dept approval.
	Any multi-unit dwellings with an individual water and/or sewer system.	16,000 sq. ft. with Health Dept approval.
	Public and semipublic uses such as schools or churches.	To be determined by Health Dept.
Maximum Building Height	35 Feet  Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Accessory Structure Setbacks  All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Primary Building Setbacks	Front: 20 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side: 15 feet	
	Interior Side: 15 feet. For multi-family units up to 4 units, interior side yard setback must be increased by 3 feet for every unit above 1.	
	Rear: 25 feet.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.  15 feet minimum between any two habitable structures.	
Minimum Floor Area	Existing: 1,150 square feet with 850 square feet lot coverage minimum. Recommended: Not regulated	
Minimum Frontage	Existing: 70 feet measured at building setback. Recommended: 60 feet measured at building setback.	

5.6. R-3 Residential

A. Purpose

1. The R-3 Residential District protects medium density residential uses and provides a transition area to lower density residential districts. The district also includes undeveloped areas where similar development appears likely to occur.
  - a. District guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
  - b. Guidelines are designed to stabilize and protect the character of neighborhoods in the district.
  - c. The district promotes residential uses within house-scale buildings, including single-family dwellings and multiplex dwellings with up to 12 dwelling units.
  - d. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.
  - e. The district allows for community and recreational uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.

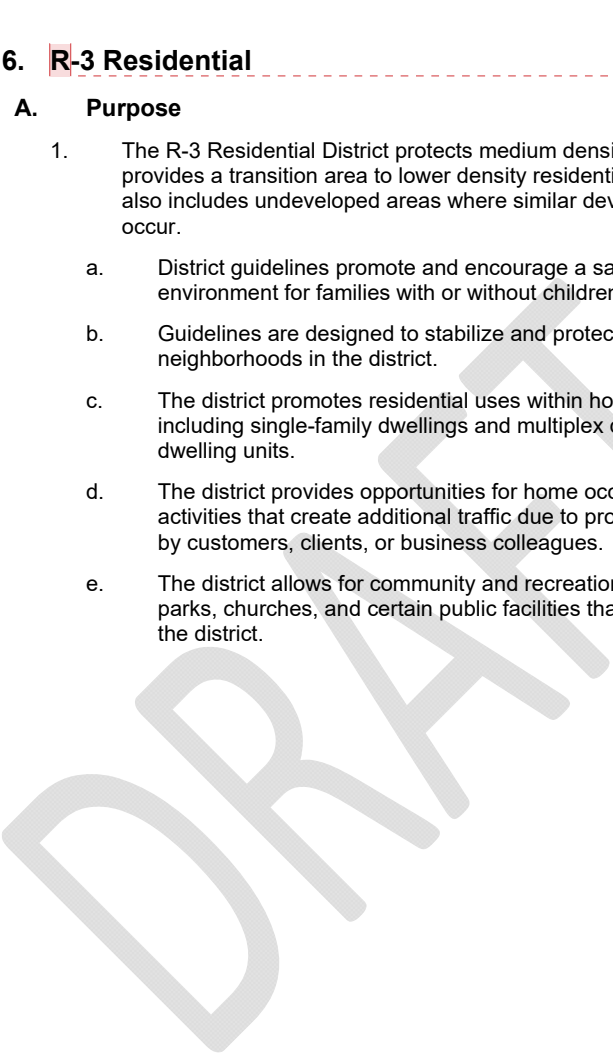
**Commented [JW5]:** The R-3 Zoning District will be modified to set limits on the density of residential development that will be permitted. Areas where higher density is preferred would be transitioned into the proposed R-4 Residential District.

Building setbacks and minimum lot sizes will be reduced to free up existing infill parcels that do not meet current lot size standards for development. There are numerous existing homes on similar lots, so the intent is to allow these neighborhoods to infill and develop as they were intended originally, while reducing the risk of high density development that can destroy neighborhood character.

We want to protect the existing neighborhoods, allow them to grow and develop as was intended when Wytheville was originally developed, and shift other areas where higher density development is appropriate to the proposed R-4 zone.

Given that the smaller lot size of this district will not work without public sewer, it may make sense to rezone R-2 areas that are yet to be developed as R-1.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.



**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. The Health Official must approve any individual water or sewer system. The Zoning Administrator may require additional lot area for individual water or sewer systems if considered necessary by the Health Official.	Single-family with public water and sewer.	6,000 sq. ft.
	Duplex with public water and sewer.	9,000 sq. ft.
	Triplex with public water and sewer.	11,000 sq. ft.
	Four to eight-unit multi-plex with public water and sewer.	13,000 sq. ft.
	Single-family with an individual water and/or sewer system.	15,000 sq. ft. with Health Dept approval.
	Any multi-unit dwellings up to eight units with an individual water and/or sewer system.	16,000 sq. ft. with Health Dept approval.
Maximum Dwelling Unit Density	45 bedrooms per acre.	
Maximum Building Height	35 Feet Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: A minimum of 15 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side: 15 feet	
	Interior Side: 5 feet. For multi-family uses, interior side yard setback must be increased by 3 feet for every unit above 1. (Additional setback up to 12 feet may be required to provide emergency access on sites with significant cross slope as determined by the Zoning Administrator.)	
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 15 feet minimum between any two habitable structures.	
Minimum Floor Area	Existing: 700 square feet with 600 square feet lot coverage minimum. Recommended: Not regulated.	
Minimum Frontage	60 feet measured at building setback.	

**5.7. R-3 MH Mobile Home Residential**

**A. Purpose**

1. The R-3 Mobile Home Residential District promotes affordable housing by the establishments of neighborhoods of well-maintained manufactured homes.
  - a. The district provides locations for safe and affordable manufactured home parks.
  - b. The guidelines promote and encourage a safe, clean, and enjoyable environment for families with or without children.
  - c. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.

**Commented [JW6]:** Currently this zoning district is governed by our R-3 guidelines except that mobile homes/trailers are allowed.

It is our intent to develop the standards for this district in a way that will encourage better maintenance and design for our mobile home parks, protect opportunities for affordable housing, and provide a more positive framework for providing manufactured housing neighborhoods in our community.

The Development Standards shown will probably be modified to provide a framework more specifically tailored to manufactured housing communities.

DRAFT

**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the R-3 MH Residential Zoning District.	Single-family.	6,000 sq. ft.
	Duplex.	9,000 sq. ft.
	Triplex.	11,000 sq. ft.
	Four to eight-unit multi-plex.	13,000 sq. ft.
Maximum Dwelling Unit Density	45 bedrooms per acre.	
Maximum Building Height	<p>35 Feet</p> <p>Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.</p> <p>Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.</p> <p>Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.</p>	
Minimum Primary Building Setbacks	Front: 15 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side: 15 feet	
	Interior Side: 5 feet. For multi-family uses, interior side yard setback must be increased by 3 feet for every unit above 1. (Additional setback up to 12 feet may be required to provide emergency access on sites with significant cross slope as determined by the Zoning Administrator.)	
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	<p>10 feet minimum between accessory structures and any habitable structure.</p> <p>15 feet minimum between any two habitable structures.</p>	
Minimum Floor Area	<p>Existing: 700 square feet with 600 square feet lot coverage minimum.</p> <p>Recommended: Not regulated.</p>	
Minimum Frontage	60 feet measured at building setback.	

**5.8. R-4 Residential**

**A. Purpose**

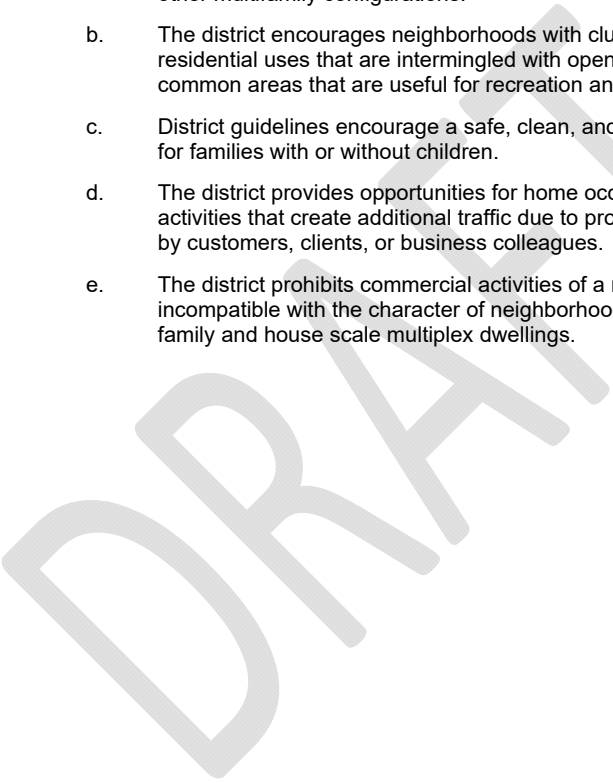
1. The R-4 Residential District promotes variety and innovation in the provision of high-density residential uses in a safe and inviting environment.
  - a. The district promotes a variety of intermingled residential lifestyle options including townhouses, small lot patio homes, cottage neighborhoods, and other multifamily configurations.
  - b. The district encourages neighborhoods with clustered high-density residential uses that are intermingled with open space provided in common areas that are useful for recreation and social interaction.
  - c. District guidelines encourage a safe, clean, and enjoyable environment for families with or without children.
  - d. The district provides opportunities for home occupations while limiting activities that create additional traffic due to product shipments and visits by customers, clients, or business colleagues.
  - e. The district prohibits commercial activities of a nature that are incompatible with the character of neighborhoods with a mix of single-family and house scale multiplex dwellings.

**Commented [JW7]:** The R-4 Residential District is proposed to accomplish three goals.

First, it will enable higher density development now only possible through a PUD approval process in areas that have been identified as having potential for high density development.

Second, it will create a framework to allow existing neighborhoods, which were created using a PUD process, but which now are unable to be developed according to the original plans, to develop within an approved regulatory framework.

Third, it will provide opportunities for innovative housing proposals by maximizing flexibility with setbacks and lot development standards.





**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the R-4 Residential Zoning District.	Townhouse	1,000 sq. ft.
	Single-family Cottage.	4,000 sq. ft.
	Duplex.	6,000 sq. ft.
	Triplex.	8,000 sq. ft.
	Four to eight-unit multi-plex.	10,000 sq. ft.
	Multi-plex with 9 or more units.	16,000 sq. ft.
Maximum Dwelling Unit Density	70 bedrooms per acre.	
Maximum Building Height	35 Feet Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 10 feet.	
	Corner Lot Side: 10 feet	
	Interior Side: 0 feet with common firewall construction. 7.5 feet setback or 15 feet minimum between end units of townhouse or condominium style multi-family structures.	
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.	
	15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

### 5.9. BR-1 Business Residential

#### A. Purpose

1. The BR-1 Business Residential District protects the historic character of Wytheville while allowing a broad range of uses subject to conditions that ease the transition between downtown commercial uses and traditional residential neighborhoods.
  - a. The district blends a mix of compatible commercial and residential uses creating attractive and economically vibrant options for use of parcels located near the active downtown district.
  - b. The district is designed for a medium density residential, with small scale office, commercial and retail uses in buildings with a residential character.
  - c. The district is home to schools, parks, churches, and government offices that strengthen the Wytheville community.
2. The BR-1 Business Residential District enhances the economic viability of neighborhoods adjacent to Downtown Wytheville, which are not well suited for strictly residential or commercial uses.
  - a. The district invites a variety of intermingled residential lifestyle options including townhouses, small lot patio homes, cottage neighborhoods, live-work dwellings, work-live dwellings, and other multifamily configurations.
  - b. The district provides a lifestyle with easy access to the restaurants, social activities, and cultural life offered in an established downtown district.
  - c. The district encourages a broad range of home occupations that benefit from the professional image and urban character of Downtown Wytheville while being compatible with neighboring residential uses.

**Commented [JW8]:** The BR-1 Business Residential District is a proposed new Zoning District to be created from a variety of existing zoning districts which have in common being high traffic areas that are adjacent to busy commercial districts, but which have a predominantly residential character.

The district includes some areas of B-2, B-2 DT, R-2 and R-3 zoning districts that are currently primarily residential, with some commercial uses present either as by-right uses or approved by Special Exception Permit. The proposed district would include areas along North 4th Street, Main Street, Monroe Street and Spring Street.

The district would facilitate uses of existing residences as professional office space or for selected business uses that would not create excessive noise or other disturbance for adjoining residences. The use would focus on business models that don't typically generate heavy vehicular traffic.

A primary goal of the district would be to create a transition between areas of intense commercial development and surrounding residential areas. It would preserve residential character while allowing uses that are compatible both with adjoining residential uses and the heavy traffic found on our primary streets and around the downtown core of Wytheville.

The development standards shown will still require some evaluation to see if they are the best way to guide development in the area. The standards for this area will use form-based code techniques to assure that the resulting development fits our community.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.

**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the BR-1 Business Residential Zoning District.	Live-Work or Townhouse	1,000 sq. ft.
	Single-family.	4,000 sq. ft.
	Duplex.	6,000 sq. ft.
	Triplex.	8,000 sq. ft.
	Four to eight-unit multi-plex.	10,000 sq. ft.
Maximum Dwelling Unit Density	70 bedrooms per acre.	
Maximum Building Height	35 Feet  Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 15 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side: 15 feet	
	Interior Side:	0 feet with common firewall construction. 7.5 feet setback or 15 feet minimum between end units of townhouse or condominium style multi-family structures.
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.  15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

### 5.10. BR-2 Business Residential

#### A. Purpose

1. The BR-2 Business Residential District preserves community character by encouraging mixed-use commercial and residential areas adjacent to primary arterial routes.
  - a. The district protects quality of life for residents along busy urban streets where heavy traffic and a changing commercial environment would otherwise disincentivize property investment.
  - b. The district eases the transition between commercial uses along primary routes and nearby residential neighborhoods.
  - c. The district enhances Wytheville as an inviting destination by stabilizing and protecting the residential character of neighborhoods in the district.
  - d. The district encourages a dynamic mix of low and medium density housing, with small scale office, commercial and retail uses that are linked by a common residential character.
2. The BR-2 Business Residential District encourages economic vitality by establishing a transitional business-residential zone and improving the interface between the intense activity of primary streets and the quiet residential neighborhoods located nearby.
  - a. The district provides vibrant land use along the entrance corridors and introduces visitors to Wytheville by reinforcing its small-town character.
  - b. The district encourages a mix of compatible commercial and residential uses that create attractive and economically vibrant primary streets.
  - c. The district encourages a broad range of home occupations that benefit from the access and visibility offered by location on a primary street, and which are compatible with residential uses.

**Commented [JW9]:** The BR-2 Business Residential District is a newly proposed district proposed to be created from existing B-2 Business District areas that are located along busy arterial highways, but which are unlikely to develop as vibrant retail shopping areas.

Most of the areas are characterized by existing residential structures with some commercial activity intermixed. The existing commercial activity tends to involve operations that are somewhat industrial in nature, but do not rely on heavy traffic. Examples include repair services, concrete fabrication and similar activities.

The largest area of this use is found on West Lee Highway, which was once a primary route, but has been bypassed by I-81, leaving commercial activity on the route to struggle.

The intent is to create an environment that is attractive to business activities that are more compatible with the many residential uses now present, but which preserve the advantages of business zoning on what is a busy street.

The development standards shown will still require some evaluation to see if they are the best way to guide development in the area. The standards for this area will use form-based code techniques to assure that the resulting development fits our community.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.

**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the BR-2 Business Residential Zoning District.	Live-Work or Townhouse	4,000 sq. ft.
	Single-family.	6,000 sq. ft.
	Duplex with.	9,000 sq. ft.
	Triplex with.	11,000 sq. ft.
	Four to eight-unit multi-plex.	13,000 sq. ft.
	Multi-plex with 9 or more units.	16,000 sq. ft.
Maximum Dwelling Unit Density	45 bedrooms per acre.	
Maximum Building Height	35 Feet  Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height.  Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 25 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side: 25 feet	
	Interior Side:	0 feet with common firewall construction.  10 feet setback or 15 feet minimum between end units of townhouse or condominium style multi-family structures.
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.	
	15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

**5.11. MA-1 Medical Arts**

**A. Purpose**

1. The MA-1 Medical Arts District establishes a zone for the practice of medicine and the required support services and businesses related to the medical arts.
  - a. The district is for medical services and such auxiliary facilities as are needed to serve the health care needs of primary users and the public.
  - b. The district is intended to create a low-density commercial district for the specific purpose of serving the medical profession and the public in general by reducing noise and traffic congestion around a general hospital or managed care facility.
  - c. Residential uses other than long-term managed care and any business which would substantially interfere with the orderly function of a general hospital is prohibited.

**Commented [JW10]:** No significant changes are proposed in this district. The formatting of the development standards is modified to reflect the new standards, but development standards in the existing ordinance are minimal.

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**B. Development Standards**

Item	Development Standards
Minimum Lot Size. Public water and sewer are required in the MA-1 Medical Arts Zoning District.	Lot size not regulated
Maximum Building Height	60 Feet Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Minimum Primary Building Setbacks	Front: 10 feet. Corner Lot Side: 10 feet Interior Side: 15 feet. Rear: 25 feet.
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line. Height between 8.5 and 12 feet: 5 minimum feet from any party lot line. Height of 12 feet or more: Same as Primary Building.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 15 feet minimum between any two habitable structures.
Minimum Floor Area	Not regulated.
Minimum Frontage	Not regulated.

## 5.12. B-1 Business Mixed-Use

### A. Purpose

1. The B-1 Business Mixed-Use District established a zone for light commercial activities that will serve the needs of the citizens and visitors of Wytheville and surrounding areas.
  - a. The district is home to light business and multifamily residential uses that do not cause excessive noise, smoke, or traffic congestion.
  - b. Multifamily residential building forms are encouraged, including townhouses, condominiums, multi-plex structures, and live-work dwellings.
  - c. New single-family dwellings are discouraged but may be constructed if the site plan can accommodate conversion to a permitted business use.
  - d. Guidelines for this limited business district protect existing and new residences in the district from the adverse impacts of adjoining business activity through the use of landscape screening and site development standards.

**Commented [JW11]:** The primary modification to the B-1 Business district is to make a true mixed-use district. Primary goal is to enable creation of multifamily neighborhoods at a higher density, without the constraints found in the current R-3 zoning regulations that govern residential development in B-1 currently.

DRAFT



**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the B-1 Business Mixed-Use Zoning District.	Live-Work or Townhouse	1,000 sq. ft.
	Single-family Cottage.	4,000 sq. ft.
	Duplex.	6,000 sq. ft.
	Triplex.	8,000 sq. ft.
	Four to eight-unit multi-plex.	10,000 sq. ft.
	Multi-plex with 9 or more units.	16,000 sq. ft.
Maximum Dwelling Unit Density	70 bedrooms per acre.	
Maximum Building Height	35 Feet Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 10 feet.	
	Corner Lot Side: 10 feet	
	Interior Side: 0 feet with common firewall construction. 7.5 feet setback or 15 feet minimum between end units of townhouse or condominium style multi-family structures.	
	Rear: 10 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

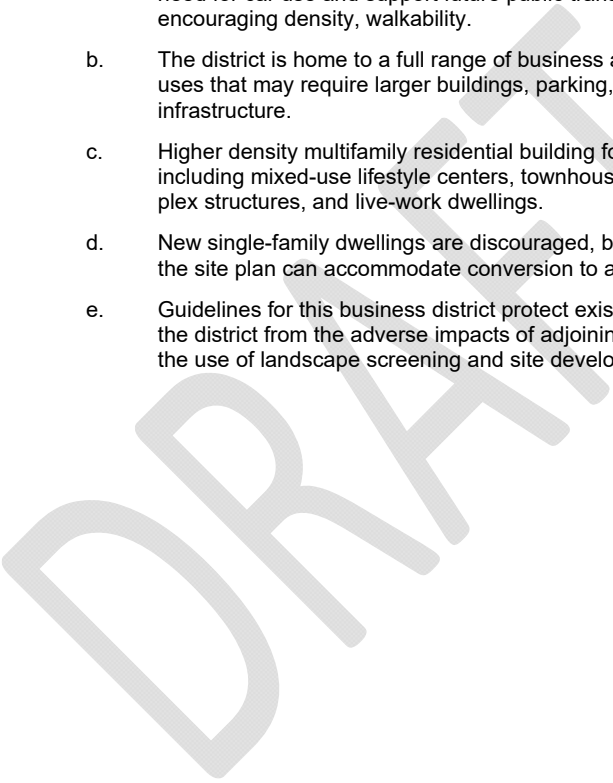
5.13. **B-2 Business Mixed-Use**

**A. Purpose**

1. The B-2 Business Mixed-Use District is a zone for intense commercial activities that will serve the needs of the citizens and visitors of Wytheville and surrounding areas but exclude most industrial uses.
  - a. The district is designed to promote development patterns that reduce the need for car use and support future public transit opportunities, by encouraging density, walkability.
  - b. The district is home to a full range of business and multifamily residential uses that may require larger buildings, parking, and transportation infrastructure.
  - c. Higher density multifamily residential building forms are encouraged, including mixed-use lifestyle centers, townhouses, condominiums, multi-plex structures, and live-work dwellings.
  - d. New single-family dwellings are discouraged, but may be constructed if the site plan can accommodate conversion to a permitted business use.
  - e. Guidelines for this business district protect existing and new residences in the district from the adverse impacts of adjoining business activity through the use of landscape screening and site development standards.

**Commented [JW12]:** The primary modification to the B-2 Business district is to make a true mixed-use district. Primary goal is to enable creation of multifamily neighborhoods at a higher density, without the constraints found in the current R-3 zoning regulations that govern residential development in B-1 currently.

The modifications would allow creation of lifestyle centers that offer both traditional retail and high density residential development. This would offer the potential for redevelopment of aging strip shopping centers and to reduce the need to own a car by creating mixed use development.



**B. Development Standards**

Item	Development Standards
Minimum Lot Size. Public water and sewer are required in the B-2 Business Zoning District.	Lot size not regulated
Maximum Dwelling Unit Density	Not regulated.
Maximum Building Height	60 Feet Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Minimum Primary Building Setbacks	Front: 10 feet.
	Corner Lot Side: 10 feet
	Interior Side: 0 feet with common firewall construction. 8 feet setback or 15 feet minimum between end units of townhouse or condominium style multi-family structures.
	Rear: 10 feet.
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.
	Height of 12 feet or more: Same as Primary Building.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.
	15 feet minimum between any two habitable structures.
Minimum Floor Area	Not regulated.
Minimum Frontage	Not regulated.

5.1. **B-3 Business Travel Services**

**A. Purpose**

1. The B-3 Business Mixed-Use District is a zone for intense commercial activities that will serve the needs of the citizens and visitors of Wytheville focusing on travel oriented businesses related to the I-77 and I-81 Interstate corridors.
  - a. The district is home to business that primarily serve travelers and may require larger buildings, parking, and transportation infrastructure.
  - b. Travel oriented businesses such as but not limited to lodging facilities, restaurants, fuel services and convenience retail are encouraged in this area.
  - c. The district is tailored to promote economic development by restricting traditional residential uses in areas that provide the high traffic volumes required for commercial sales, and which are not conducive to the development of safe and welcoming neighborhoods.

**Commented [JW13]:** The B-3 Business Travel Services District would protect high traffic areas near the Interstate corridor for businesses that will serve travelers passing through the area.

Several older motels and hotels are under pressure to convert to long term residential rental use. This could jeopardize the meals and lodging tax base of the community. Providing protections for these uses should incentivize preservation through maintenance and/or redevelopment of our lodging venues.

DRAFT

**B. Development Standards**

Item	Development Standards
Minimum Lot Size. Public water and sewer are required in the B-3 Business Travel Services Zoning District.	Lot size not regulated
Maximum Dwelling Unit Density	Residential dwellings not permitted.
Maximum Building Height	60 Feet Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Minimum Primary Building Setbacks	Front: 10 feet.
	Corner Lot Side: 10 feet
	Interior Side: 0 feet with common firewall construction. 8 feet setback or 15 feet minimum between habitable structures.
	Rear: 10 feet.
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Same as Primary Building.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.
	15 feet minimum between any two habitable structures.
Minimum Floor Area	Not regulated.
Minimum Frontage	Not regulated.

## 5.2. DTB-1 Downtown Business Core

### A. Purpose

1. The DTB-1 Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville's historic downtown.
  - a. Site development standards within the district are intended to protect and encourage the continuation of the traditional form of the built environment found in Historic Downtown Wytheville. The traditional form includes two to three story structures built to the right-of-way line with commercial uses on the ground floor and a mix of commercial and residential uses on the upper floors.
  - b. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
  - c. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.
  - d. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
  - e. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

**Commented [JW14]:** The DTB-1 Downtown Business Core Zoning District is a subdivision of the existing B-2 DT Zoning District. The intent is to provide specific development standards that protect the existing character of Downtown. Zero building setbacks, first floor retail and upper floor residential or office use would be incentivized or required. Historic preservation would be encouraged.

The development standards shown will still require some evaluation to see if they are the best way to guide development in the area. The standards for this area will use form-based code techniques to assure that the resulting development fits our community.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.

**B. Development Standards**

Item	Development Standards
Minimum Lot Size for various uses. Public water and sewer are required in the DTB-1 Business Residential Zoning District.	Not regulated
Maximum Dwelling Unit Density	Not regulated
Maximum Building Height	45 Feet Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Primary Building Setbacks	Minimum Front: 0 feet.
	Maximum Front 15 feet.
	Corner Lot Side: 0 feet
	Interior Side: 0 feet with common firewall construction.
Rear: 0 feet.	
	Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 0 feet with code compliant firewall construction.
Minimum Floor Area	Not regulated.
Minimum Frontage	Not regulated.

### 5.3. DTB-2 Downtown Business Evansham

#### A. Purpose

1. The DTB-2 Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville's historic downtown.
  - a. Site development standards within the district are intended to protect and encourage the continuation of the traditional form of the built environment found in the Evansham area of Wytheville. The traditional form includes two story structures built close to or on the right-of-way line with the character of single-family residences, or traditional multi-family structures. The uses include a mix of commercial and residential uses on all floors.
  - b. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
  - c. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.
  - d. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
  - e. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

**Commented [JW15]:** The DTB-2 Downtown Business Evansham Zoning District would be a second subdivision of the existing B-2 DT Zoning District. It would protect the unique character of the old Evansham area of Downtown. The area is characterized by historic single family dwellings that have served as retail space. This area includes the oldest surviving structures in the Town and the development standards will be tailored to provide protection for the building patterns.

The development standards shown will still require some evaluation to see if they are the best way to guide development in the area. The standards for this area will use form-based code techniques to assure that the resulting development fits our community.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.



**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the BR-1 Business Residential Zoning District.	Live-Work or Townhouse	1,000 sq. ft.
	Single-family.	4,000 sq. ft.
	Duplex.	6,000 sq. ft.
	Triplex.	8,000 sq. ft.
	Four to eight-unit multi-plex.	10,000 sq. ft.
Maximum Dwelling Unit Density	70 bedrooms per acre.	
Maximum Building Height	35 Feet Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 5 feet or the average of setbacks of structures in the same block, whichever is less.	
	Corner Lot Side: 10 feet	
	Interior Side: 0 feet with common firewall construction. 5 feet setback for single or duplex units. 15 feet minimum between end units of townhouse or condominium style multi-family and multi-tenant commercial structures.	
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.	
	15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

## 5.4. DTB-3 Downtown Business Transition

### A. Purpose

1. The DTB-3 Business Downtown District supports the economic, cultural, and general welfare of the town through the preservation, promotion, and protection of Wytheville's historic downtown.
  - a. Site development standards within the district are intended to provide a visual transition between Historic Downtown Wytheville and the contemporary commercial uses found in adjoining business districts. The transition is achieved by preserving the residential character of the existing buildings and providing increased landscaping around contemporary style buildings to visually unify the district. Land uses include a mix of commercial and residential uses on all floors, with the primary commercial use being professional offices.
  - b. The district is intended to develop an appropriate setting for a vibrant and rich character in Downtown Wytheville.
  - c. The district establishes and maintains an attractive environment for the downtown business community by preserving historic resources, while allowing appropriate additions and adaptive reuse.
  - d. The district encourages a variety of mixed business, artisan industrial, and residential uses that provide a center for local entrepreneurship and cultural engagement.
  - e. District guidelines protect new and existing residential uses that provide opportunities for citizens that want to live and enjoy a walkable community with a variety of restaurants, boutique shops and social venues for a rich cultural lifestyle.

**Commented [JW16]:** The DTB-3 is the third subdivision of the existing B-2 DT Zoning District. The area is a mix of older homes and newer commercial space. Some of the newer commercial space is not historically compatible with the adjoining historic character. The primary goal of this zoning district is to allow new development adjacent to the Downtown Core, which is both compatible and provides a logical transition to the adjoining established development and neighborhoods. The types of new permitted commercial and residential uses will be governed in a way that preserves Downtown Wytheville's character and protects legacy residential uses.

The development standards shown will still require some evaluation to see if they are the best way to guide development in the area. The standards for this area will use form-based code techniques to assure that the resulting development fits our community.

**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the BR-1 Business Residential Zoning District.	Live-Work or Townhouse	1,000 sq. ft.
	Single-family.	4,000 sq. ft.
	Duplex.	6,000 sq. ft.
	Triplex.	8,000 sq. ft.
	Four to eight-unit multi-plex.	10,000 sq. ft.
Maximum Dwelling Unit Density	70 bedrooms per acre.	
Maximum Building Height	35 Feet Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 5 feet or the average of setbacks of structures in the same block, whichever is less.	
	Corner Lot Side: 10 feet	
	Interior Side: 0 feet with common firewall construction. 5 feet setback for single or duplex units. 15 feet minimum between end units of townhouse or condominium style multi-family and multi-tenant commercial structures.	
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.	
	15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

5.5. MR-1 Artisan Residential

A. Purpose

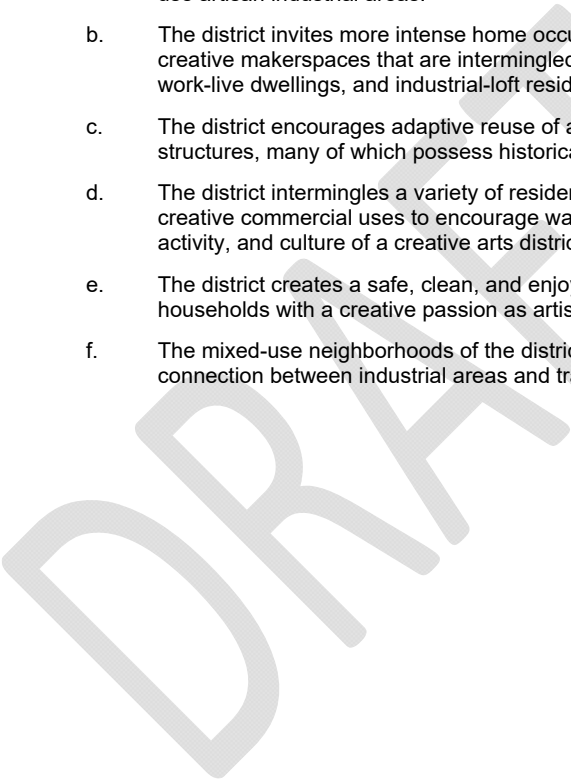
1. The MR-1 Artisan Residential District is a promotes compatibility between residential and industrial uses in established mixed-use industrial districts.
  - a. The district provides a mix of compatible residential, industrial, and commercial uses that create attractive and economically vibrant mixed-use artisan industrial areas.
  - b. The district invites more intense home occupations, creative workshops, creative makerspaces that are intermingled with live-work dwellings, work-live dwellings, and industrial-loft residences.
  - c. The district encourages adaptive reuse of aging and obsolete industrial structures, many of which possess historical significance.
  - d. The district intermingles a variety of residential building forms and creative commercial uses to encourage walkable access to the social activity, and culture of a creative arts district.
  - e. The district creates a safe, clean, and enjoyable environment for households with a creative passion as artisans.
  - f. The mixed-use neighborhoods of the district create a seamless connection between industrial areas and traditional residential uses.

**Commented [JW17]:** The MR-1 Artisan Residential Zoning District is a proposed new zoning district that would be created from portions of the existing M-1 Industrial Zoning District that include significant single-family residential use. These are primarily older neighborhoods located along the railroad corridor, and have a mix of residential and industrial uses that have created conflict in the past. The proposed district would also include some portions of the existing B-2 Business Zoning District located near West Lee Highway, which have a character very similar to the mixed use portions of the M-1 Industrial District.

The new zoning district would reduce the negative impacts of what might be considered downzoning by preserving opportunities for manufacturing, but by focusing those uses on creative or artisan industries that are more compatible with an urban creative lifestyle. The goal is to facilitate the blending of residential living with creative industries that can turn conflict into a vibrant urban community.

The development standards shown will still require some evaluation to see if they are the best way to guide development in the area. The standards for this area will use form-based code techniques to assure that the resulting development fits our community.

Examples of existing developed properties in the district were evaluated as a comparison for the new proposed setback, lot size and frontage requirements.



**B. Development Standards**

Item	Development Standards	
Minimum Lot Size for various uses. Public water and sewer are required in the MR-1 Artisan Residential Zoning District.	Live-Work or Townhouse	1,000 sq. ft.
	Single-family.	4,000 sq. ft.
	Duplex.	6,000 sq. ft.
	Triplex.	8,000 sq. ft.
	Four to eight-unit multi-plex.	10,000 sq. ft.
	Multi-plex with 9 or more units.	16,000 sq. ft.
Maximum Dwelling Unit Density	70 bedrooms per acre.	
Maximum Building Height	35 Feet Exception for Residential Structures: Up to 45 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Exception for Public or Semi-public Buildings: Up to 60 feet with 1 foot of additional side yard setback for each foot above 35 feet of building height. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.	
Minimum Primary Building Setbacks	Front: 15 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side: 15 feet	
	Interior Side:	0 feet with common firewall construction. 7.5 feet setback or 15 feet minimum between end units of townhouse or condominium style multi-family structures.
	Rear: 25 feet.	
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Height less than 8.5 feet: 3 feet from any party lot line.	
	Height between 8.5 and 12 feet: 5 minimum feet from any party lot line.	
	Height of 12 feet or more: Same as Primary Building.	
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 15 feet minimum between any two habitable structures.	
Minimum Floor Area	Not regulated.	
Minimum Frontage	Not regulated.	

**5.6. M-1 Industrial**

**A. Purpose**

1. This M-1 Industrial District provides for the economic vitality of the Wytheville community by promoting light commercial and industrial operations, which are compatible with, residential, institutional and neighborhood commercial service uses.
  - a. The district provides for a range of industrial, business, and residential uses.
  - b. The district prohibits certain heavy industry and activities that create objectionable odors and noise or emit fumes and other by-products that contaminate the living environment including the air and streams.

**Commented [JW18]:** The revised M-1 Industrial district would fill the role that was intended for the M-1M Zoning District from the current ordinance. It would be a purely industrial district, with no residential uses allowed other than for a caretaker residence that may be required for a particular industrial use. The district would be comprised of the portions of the existing M-1 District, which do not currently include residential development.

DRAFT



**B. Development Standards**

Item	Development Standards
Minimum Lot Size. Public water and sewer are required in the B-3 Business Travel Services Zoning District.	Lot size not regulated
Maximum Dwelling Unit Density	Residential dwellings not permitted.
Maximum Building Height	60 Feet Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Minimum Primary Building Setbacks	Front: 10 feet.
	Corner Lot Side: 10 feet
	Interior Side: 0 feet with common firewall construction. 8 feet setback or 15 feet minimum between habitable structures.
	Rear: 10 feet.
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Same as Primary Building.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure.
	15 feet minimum between any two habitable structures.
Minimum Floor Area	Not regulated.
Minimum Frontage	Not regulated.

## 5.7. M-2 Industrial

### A. Purpose

1. This district provides for essential heavy commercial and industrial operations, which may create some nuisance to nearby areas. These uses are not generally compatible with, residential, institutional and neighborhood commercial service uses.
  - a. The district encourages continued use of the land for heavy commercial and industrial purposes that are necessary for community economic vitality.
  - b. The district prohibits residential, and other uses, which would substantially interfere with the development, continuation, or expansion of commercial and industrial uses in the district.
  - c. The district promotes gradual transition away from existing uses which would not be permitted as new uses under the provisions of this ordinance.
  - d. The establishment of industries that may create objectionable odors, noise, or emit fumes and other by-products that contaminate the living environment including the air and streams, are subject to review through the Special Exception Permit Process and may only be approved if it is demonstrated that potential negative environmental impacts have been fully mitigated.

**Commented [JW19]:** The M-2 Industrial District is not significantly changed from the existing ordinance. It is recommended that additional area from the existing M-1 Zoning District be rezoned to facilitate certain uses that are essential to the community, but which are not appropriate to areas with residential use.

DRAFT

**B. Development Standards**

Item	Development Standards
Minimum Lot Size. Public water and sewer are required in the B-3 Business Travel Services Zoning District.	Lot size not regulated
Maximum Dwelling Unit Density	Residential dwellings not permitted.
Maximum Building Height	60 Feet Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television and radio antennae are exempt.
Minimum Primary Building Setbacks	Front: 10 feet.
	Corner Lot Side: 10 feet
	Interior Side: 0 feet with common firewall construction. 8 feet setback or 15 feet minimum between habitable structures.
	Rear: 10 feet.
Minimum Accessory Structure Setbacks All accessory structures must be located in the rear yard.	Same as Primary Building.
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 15 feet minimum between any two habitable structures.
Minimum Floor Area	Not regulated.
Minimum Frontage	Not regulated.

**8-A**

## COUNCIL ACTION LETTER Staff Assignments and Information

February 13, 2023

Number 562

### ACTIONS TAKEN OR DISCUSSED

### STAFF ASSIGNMENTS

- |  |  |
|--|--|
| <p>1. Approved the meeting agenda as presented.</p> <p>2. Approved the consent agenda consisting of the minutes of the work session and the regular meeting of January 23, 2023, and the request of the American Cancer Society for waiver of fees for use of Withers Park on Saturday, May 6, 2023, to conduct the Relay for Life event.</p> <p>3. Adopted the 2023-24 Fiscal Year Budget schedule as follows: first reading of the budget on May 8, 2023; conduct the public hearing and second reading of the budget on May 22, 2023; and, third and final reading of the budget on June 12, 2023.</p> <p>4. Scheduled a Work Session at 4:00 p.m. on Monday, February 27, 2023.</p> <p>5. Approved a sewer trunk line extension on Bob Spring Road.</p> <p><b>6.</b> Set a public hearing for the March 13, 2023, Town Council meeting to consider the request of Ms. Angela Rose for a Special Exception Permit to use property at 500 Tazewell Street, which is located on the north corner of Tazewell and East Pine Streets, Tax Parcel 41A-1-8-13, as a hair and nail salon, in an R-2 Residential Zoning District.</p> <p><b>7.</b> Referred to the Wytheville Planning Commission the request of Mr. Matthew Clarke to rezone property located on Asbury Drive, Tax Parcel 25-70A, which is located on the north side of Holston Road, between Van Mar Drive and Cove Road, from MA-1 Medical Arts to R-1 Residential, and to set a public hearing for the March 13, 2023, Town Council meeting to consider this request.</p> | <p>2. <b>Town Clerk</b> – advise by letter</p> <p>3. <b>Town Treasurer</b> – proceed with budget schedule</p> <p>4. <b>Deputy Clerk</b> – prepare meeting agenda</p> <p>5. <b>Town Engineer</b> – advise of approval</p> <p>6. <b>Town Clerk</b> – place on Town Council agenda<br/><b>Chief Deputy Clerk</b> – send notice to news media</p> <p>7. <b>Town Clerk</b> – place on Town Council agenda<br/><b>Chief Deputy Clerk</b> – send notice to news media</p> |
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- 8. Conducted a Closed Meeting pursuant to §2.2-3711 (A.) (7.) consultation with legal counsel regarding possible litigation for a land use claim, and §2.2-3711 (A.) (8.) legal advice concerning enforcement of a contract, and certified the Closed Meeting.

## COUNCIL ACTION LETTER Staff Assignments and Information

February 27, 2023

Number 563

### ACTIONS TAKEN OR DISCUSSED

### STAFF ASSIGNMENTS

- |  |  |
|--|--|
| <p>1. Approved the meeting agenda as presented.</p> <p>2. Approved the consent agenda consisting of the minutes of the regular meeting of February 13, 2023; requests of the Wythe Arts Council regarding the Chautauqua Festival, which include: (a) to close Spring Street, South 11th Street, Withers Road, Calhoun Street, West Railroad Avenue and South 20th Street to conduct the Chautauqua Festival 5K Run on Saturday, June 24, 2023, at 8:00 a.m.; (b) to close Main Street, from 12th Street to First Street, from 8:00 a.m. to 12:00 p.m., on Saturday, June 17, 2023, to hold the Chautauqua Parade; (c) to close Main Street on Saturday, June 17, 2023, from 8:00 a.m. to 10:00 a.m., to conduct the Kids Fun Run; (d) traffic control assistance on Community Boulevard for the Chautauqua Balloon Glow on Friday, June 16, 2023, from 6:00 p.m. to 10:00 p.m.; (e) issuance of a raffle permit for calendar year 2023; (f) to provide water and sewer for the Festival, and for assistance from Town crews during the Chautauqua Festival; request of the Kiwanis Club of Wythe County to close Spring Street, South 11th Street, Withers Road, Calhoun Street, West Railroad Avenue and South 20th Street to conduct a 5K Fun Run '23 on Saturday, May 6, 2023, beginning at 9:00 a.m.</p> <p>3. Endorsed the Virginia Department of Transportation Holston Road Smart Scale Project.</p> <p>4. Scheduled a Meet and Greet Session for the March 13, 2023, Work Session for an applicant to be considered for the Wytheville Recreation Commission.</p> | <p>2. <b>Town Clerk</b> – advise applicant of raffle permit approval<br/><b>Assistant Town Manager</b> – advise applicant of approvals</p> <p>3. <b>Planning Director</b> – advise Virginia Department of Transportation</p> <p>4. <b>Deputy Clerk</b> – schedule for Work Session</p> |
|--|--|