



AGENDA

WYTHEVILLE PLANNING COMMISSION MEETING

THURSDAY, NOVEMBER 14, 2024 AT 6:00 PM
COUNCIL CHAMBERS - 150 EAST MONROE STREET
WYTHEVILLE, VA 24382

1. **CALL TO ORDER - CHAIRMAN BRAD M. LITTON**
2. **ESTABLISHMENT OF QUORUM - CHAIRMAN BRAD M. LITTON**
3. **APPROVAL OF AGENDA (requires motion and roll call vote)**
4. **CONSENT AGENDA**
 - A. Minutes of the regular meeting of October 10, 2024 **(requires motion and vote)**
5. **CITIZENS' PERIOD**
6. **OTHER BUSINESS**
 - A. Presentation by Planning Director John Woods of a list of discussion topics regarding areas of concern about the proposed Unified Development Ordinance (UDO)
 - B. Review and discussion by the Planning Commission regarding the new Zoning Districts that are included in the proposed Unified Development Ordinance (UDO)
 - C. Consideration by the Wytheville Planning Commission to dispense with the Thursday, December 12, 2024, meeting **(requires motion and vote)**
7. **ADJOURNMENT**
 - A. Additional Attachments - October 2024 Council Actions

4-A



MINUTES

WYTHEVILLE PLANNING COMMISSION MEETING

THURSDAY, OCTOBER 10, 2024 AT 6:00 PM
COUNCIL CHAMBERS - 150 EAST MONROE STREET
WYTHEVILLE, VA 24382

1. **UNAPPROVED MINUTES**

RE: ATTENDANCE

MEMBERS PRESENT:

Chairman Brad Litton, Vice-Chairwoman Lisa Anderson, Vice-Mayor Cathy Pattison, Mr. David Schmidt, Mr. George Wittwer, Mr. Keith Jones (Electronically)

MEMBERS ABSENT:

Mr. John Jones, Jr.

OTHERS PRESENT:

Mayor Beth Taylor, Assistant Town Manager Elaine Holeyton, Chief Deputy Clerk Brandi Jones, Planning Director John Woods, Director of Computer Operations Ron Jude, Police Sergeant Tommy Lester, Lisa Shelton, Rodney Dunford, Denise Clay, Teri Woods

RE: CALL TO ORDER AND APPROVAL TO PARTICIPATE ELECTRONICALLY

Chairman Litton called the meeting to order and advised that Mr. Keith Jones desired to participate electronically in the meeting while visiting his brother at his home in Germany. He inquired if there was a motion to approve Mr. Keith Jones to participate electronically in the Planning Commission meeting.

Motion made by Mr. Wittwer, Seconded by Vice-Mayor Pattison. Chairman Litton inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting results, by roll call vote: Voting Yea: Mr. Wittwer, Vice-Mayor Pattison, Chairman Litton, Vice-Chairwoman Anderson, Mr. Schmidt.

2. **RE: ESTABLISHMENT OF QUORUM**

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

3. **RE: APPROVAL OF AGENDA**

Chairman Litton advised that the next agenda item is the Approval of Agenda. He inquired if there was a motion to approve the agenda as presented.

Motion made by Vice-Mayor Pattison, Seconded by Vice-Chairwoman Anderson. He inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting results, by roll call vote: Voting Yea: Mr. Schmidt, Vice-Chairwoman Anderson, Chairman Litton, Vice-Mayor Pattison, Mr. K. Jones, Mr. Wittwer.

4. RE: CONSENT AGENDA

A. RE: MINUTES OF THE REGULAR MEETINGS OF AUGUST 8, 2024, AND SEPTEMBER 12, 2024

Chairman Litton presented the consent agenda consisting of the minutes of the regular meetings of August 8, 2024, and September 12, 2024. He inquired if there was a motion to approve the minutes of the regular meeting of August 8, 2024.

Motion made by Mr. Wittwer, Seconded by Mr. Schmidt. Chairman Litton inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: Voting Yea: Chairman Litton, Vice-Chairwoman Anderson, Vice-Mayor Pattison, Mr. K. Jones, Mr. Schmidt, Mr. Wittwer.

Chairman Litton inquired if there was a motion to approve the minutes of the regular meeting of September 12, 2024.

Motion made by Mr. Wittwer, Seconded by Mr. Schmidt. Chairman Litton inquired if there was any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: Voting Yea: Chairman Litton, Vice-Chairwoman Anderson, Vice-Mayor Pattison, Mr. K. Jones, Mr. Schmidt, Mr. Wittwer.

5. RE: PUBLIC HEARING

A. RE: PROPOSED UNIFIED DEVELOPMENT ORDINANCE (UDO) – STAFF REPORT

Chairman Litton advised that the next agenda item is a public hearing to consider repealing Ordinance No. 640, the Zoning Ordinance of the Town of Wytheville, Virginia, and, Ordinance No. 652, the Subdivision Ordinance of the Town of Wytheville, Virginia, and replacing the Zoning and Subdivision Ordinances with the Unified Development Ordinance (UDO). Planning Director Woods presented a copy of an email sent to him with a public comment requesting the Planning Commission to consider the addition of short-term rentals as a permitted use in the proposed Residential Historic Zoning District, formally the R-1M Residential Zoning District. A copy of the request letter is attached and made part of the minutes. A brief discussion was held regarding some of the changes that have been made to the Zoning Districts in the proposed UDO. Mr. Schmidt advised that he still has concerns regarding the high-density B-2 Business Zoning District content in the UDO. Director Woods stated that the portion regarding the high-density B-2 Business Zoning District has been removed from the UDO. He then gave a brief Staff Report regarding the repealing and replacing of the current Zoning and Subdivision Ordinances with the proposed

UDO and answered questions from the Planning Commissioners before Chairman Litton opened the public hearing.

RE: PUBLIC HEARING - PROPOSED UNIFIED DEVELOPMENT ORDINANCE (UDO)

Chairman Litton advised that the meeting constituted a public hearing (due notice having been given) to receive comments regarding repealing Ordinance No. 640, the Zoning Ordinance of the Town of Wytheville, Virginia, and, Ordinance No. 652, the Subdivision Ordinance of the Town of Wytheville, Virginia, and replacing the Zoning and Subdivision Ordinances with the Unified Development Ordinance (UDO). Chairman Litton stated that there are citizens present who wish to address the Planning Commission during the public hearing. He inquired if Ms. Denise Clay would come to the podium and state her name and address for the recording of the minutes.

Ms. Denise Clay was recognized and stated that she lives on Tremough Drive in Wytheville. She stated that she appreciates all the effort that staff and the Planning Commission have put into the development of the UDO. Ms. Clay expressed her concerns regarding the addition of heavy industry on one side of Town, excluded uses and the possibility of applying for a Special Exception Permit. Assistant Town Manager Holeton stated that individuals will not be allowed to have or apply for a Special Exception Permit in town for anything that is an excluded use. Discussion continued regarding heavy industry, excluded uses, the development of the UDO, etc.

Mr. Keith Jones inquired of Director Woods how often the State requires an ordinance amendment, once a UDO is passed by the Town Council. Director Woods stated that there is no set requirement, unless someone tries to challenge it. Mr. Keith Jones inquired if the UDO could still be amended once it is approved by the Town Council. Director Woods stated that is correct. Chairman Litton commented that he has talked to a lot of citizens about the Zoning Ordinance, and they agree that it needs to be rewritten. Discussion was held regarding the rewrite of the Zoning Ordinance and the reasons why Staff believe that the UDO will benefit the Town. Mr. Schmidt stated that he would like more time to review the Zoning portion of the UDO until the Town receives a rezoning application. Director Woods advised that the zoning maps will not change in the UDO. Assistant Town Manager Holeton explained how the new Zoning Districts would work in the UDO and how the rezoning process will work in the future when someone comes forward to initiate a rezoning. Chairman Litton inquired if it would have been easier to reformat the current Zoning Ordinance. Director Woods explained the reasoning behind the rewrite of the Zoning Ordinance. There being no further discussion, Chairman Litton declared the public hearing closed.

6. RE: RECOMMENDATION TO TOWN COUNCIL

A. RE: RECOMMENDATION TO TOWN COUNCIL – PROPOSED UNIFIED DEVELOPMENT ORDINANCE (UDO)

Chairman Litton advised that to support the health, safety and welfare of the citizens of the Town of Wytheville, the Wytheville Planning Commission will consider making a recommendation to the Wytheville Town Council to repeal Ordinance No. 640, the Zoning Ordinance of the Town of Wytheville, Virginia, and, Ordinance No. 652, the Subdivision Ordinance of the Town of Wytheville, Virginia, and to replace the Zoning and Subdivision Ordinances with the Unified Development Ordinance (UDO). Chairman Litton inquired if there was a motion to make a recommendation to the Town Council.

A motion was made by Mr. K. Jones and seconded by Vice-Mayor Pattison to support the health, safety and welfare of the citizens of the Town of Wytheville, the Wytheville Planning Commission would recommend to the Wytheville Town Council to repeal Ordinance No. 640, the Zoning Ordinance of the Town of Wytheville, Virginia, and, Ordinance No. 652, the Subdivision Ordinance of the Town of Wytheville, Virginia, and to replace the Zoning and Subdivision Ordinances with the Unified Development Ordinance (UDO). Chairman Litton inquired if there was any discussion on the motion. There being none, the motion was denied with the following voting results, by roll call vote: Voting Yea: Mr. Wittwer, Vice-Mayor Pattison, Mr. K. Jones. Voting Against: Chairman Litton, Vice-Chairwoman Anderson, Mr. Schmidt.

Vice-Chairwoman Anderson advised that she voted no because she did not understand why no citizens attended the public hearing, and she felt like the Planning Commission needed more time to review the proposed UDO. Mr. Schmidt stated that he voted no because he would like more information on the proposed UDO before making a recommendation and that he did not feel comfortable moving forward at this time. Chairman Litton advised that he felt like the Planning Commission needs more time to review the proposed UDO and suggested that the members meet individually with Assistant Town Manager Holeyton and Planning Director Woods to review the items that concern each of them before making a recommendation to the Council regarding the proposed UDO. Discussion was held regarding the Commission members meeting individually with staff to discuss his/her concerns prior to the November 14 meeting. It was the consensus of the Planning Commission for Chief Deputy Clerk Jones to email each Commissioner inviting them to schedule an individual appointment with Town staff, prior to the November 14, 2024, Planning Commission meeting, to discuss and review his/her concerns regarding the proposed UDO.

7. RE: CITIZENS' PERIOD

Chairman Litton advised that the next agenda item is Citizens' Period. He inquired if any citizens wished to speak during Citizens' Period. There were no citizens who wished to address the Planning Commission during Citizens' Period, therefore, Chairman Litton proceeded with the agenda.

8. RE: OTHER BUSINESS

A. RE: DISPENSING WITH DECEMBER 2024 MEETING

Chairman Litton advised that the next agenda item is consideration by the Wytheville Planning Commission to dispense with the Thursday, December 12, 2024, meeting. It was the consensus of the Planning Commission to postpone consideration of dispensing with the Thursday, December 12, 2024, meeting, and to place the item on the November 14, 2024, Planning Commission meeting agenda.

9. RE: ADJOURNMENT

There being no further business to be discussed, Chairman Litton adjourned the meeting.
(7:14 p.m.)

Bradford M. Litton, Chairman

Brandi N. Jones, Chief Deputy Clerk

6-A

WYTHEVILLE
PLANNING
COMMISSION



AGENDA ITEM
INFORMATION

Meeting Date:	November 14, 2024
Subject:	List of Discussion Topics of Concern - Presentation by Planning Director John Woods

SUMMARY:

Planning Director Woods will be presenting a list of discussion topics that were presented to Town staff by members of the Planning Commission regarding issues of concern and the Unified Development Ordinance (UDO).

Recommended Action

No action is required at this time.

Unified Development Ordinance

Discussion Topics

The following discussion topics have been raised regarding the proposed Unified Development Ordinance. Each of these discussion topics will be addressed over the next few Planning Commission meetings. The first topic of discussion will be the creation of proposed regulation language for 9 new zoning districts. The other topics will be discussed in future meetings over the coming months.

1. New Zoning Districts.

It has been suggested that adding 9 new districts is excessive and overwhelming for the average citizen. Some feel that a few of the new districts are positive steps but others could be combined for simplicity (downtown areas primarily). It has been suggested that the RA zone is not needed, especially where it is tentatively proposed.

- a. Downtown Business Districts DTB-1, DTB-2, and DTB-3.
- b. Residential Artisan Zoning.
- c. Residential Business Zoning (Proposed RA, RB-1, and RB-2 districts).
- d. High Density Housing District (Proposed R-4 district).
- e. Business Mixed-Use and Housing Density (Proposed BMX district).
- f. Business Travel Services (Proposed BTS district).

2. Changes to Existing Continuing and Renamed Residential Zoning Districts:

It has been suggested that the changes are too dramatic. It was suggested that the changes would bring business uses into residential zoning districts.

- a. A-1
- b. R-1
- c. R-2
- d. R-3 Residential: Housing Density for R-3 Residential.
- e. RH Historic Residential District
- f. RMH, Residential Manufactured Homes
- g. SLSH Overlay

3. **Changes to Existing and Renamed Business, Industrial, and Medical Arts Districts:**

Concerns have been expressed that some changes may be too dramatic. The impact of changes to the residential land use regulations were noted. Changes to each of the existing and renamed commercial districts will be discussed.

- a. R-2 FH Funeral Homes
- b. MA Medical Arts
- c. B-1 Business
- d. B-2 Business
- e. B-2 DT Business
- f. M-1 Industrial
- g. M-2 Industrial

4. **Land Uses.**

- a. **Accessory Dwellings:** ADU's have been a hot topic. It has been suggested that there will be unintended consequences and negative impacts on neighboring properties and the potential resale of the property where the ADU is located.
- b. **Elimination of Homestays in R 2 and R 3:** Support was expressed that homestays should remain excluded from historic and R-1 areas. However, a citizen comment requested that homestays be allowed in the renamed RH Residential Historic Zoning District. Some would prefer to return to the original proposal to allow them in R-2 and R-3 without a host. In multiple meetings the consensus was to allow them in R-2 and R-3. A request was made to revisit the survey results on the topic.
- c. **Excluded Industries:**
 - i. **Slaughterhouses:** Meat processing could potentially be viewed as the further processing of meat within a grocery store. This could be an issue. While there is consensus that the town wouldn't be the best place to locate a Cargill plant but a "Boutique Style Butcher" might be okay. With the concentration on locally grown and processed beef, a total exclusion might be a bit excessive especially for someone wanting to process a few cattle per week.
 - ii. **Industrial Chemical Manufacturing and Processing:** A business such as Mitsubishi Chemical or Hutchinson could be impacted. Both of those businesses conduct "further processing of chemicals".

- d. **Other Land Uses that May Need to be Considered:** Please advise if there are other development standards that need to be reviewed.

5. Development Standards.

- a. **Dumpster Pads:** It has been suggested that dumpster pad's and enclosures are very much needed but the sizing should be similar to the parking space requirement review process, let the engineer propose their needs during the initial planning phase.
- b. **Frontage Requirements:** It has been suggested that the frontage requirements being eliminated will result in something similar to a flag lot which has proven to be problematic in the county a few decades ago. Several flag lots have been created recently under the current ordinance, although these have been required to have larger strips to accommodate the new parcel.
- c. **Other Development Standards that May Need to be Considered:** Please advise if there are other development standards that need to be reviewed.

6. Adequacy of Citizen Involvement.

- a. Concerns have been raised that not the lack of participation in the public hearing may indicate inadequate community outreach.

6-B

WYTHEVILLE
PLANNING
COMMISSION



AGENDA ITEM
INFORMATION

Meeting Date:	November 14, 2024
Subject:	Review and discussion of new Zoning Districts included in the proposed Unified Development Ordinance (UDO)

SUMMARY:

The Planning Commission will review and discuss the new Zoning Districts that have been included in the proposed Unified Development Ordinance (UDO).

Recommended Action

No action is required at this time.

UNIFIED DEVELOPMENT ORDINANCE

REVIEW OF ISSUES

- NEW ZONING DISTRICTS
- CHANGES TO EXISTING RESIDENTIAL ZONING DISTRICTS
- CHANGES TO EXISTING BUSINESS AND INDUSTRIAL DISTRICTS
- LAND USES
- DEVELOPMENT STANDARDS
- ADEQUACY OF CITIZEN INVOLVEMENT

NEW ZONING DISTRICTS

- 9 NEW ZONING DISTRICTS HAVE BEEN PROPOSED AS FOLLOWS:
 - DTB-1, DOWNTOWN CORE BUSINESS DISTRICT
 - DTB-2, DOWNTOWN EVANSHAM BUSINESS DISTRICT
 - DTB-3, DOWNTOWN TRANSITIONAL BUSINESS DISTRICT
 - RA, RESIDENTIAL ARTISAN DISTRICT
 - RB-1, RESIDENTIAL BUSINESS DISTRICT
 - RB-2, RESIDENTIAL BUSINESS DISTRICT
 - BMX, BUSINESS MIXED-USE DISTRICT
 - BTS, BUSINESS TRAVEL SERVICES DISTRICT
 - R-4, HIGH DENSITY RESIDENTIAL

DTB-1, DOWNTOWN CORE

- THIS DISTRICT IS DESIGNED TO PRESERVE THE CHARACTER OF THE TRADITIONAL DOWNTOWN CORE
- STOREFRONTS ARE CONSTRUCTED TO THE RIGHT-OF-WAY LINE.
- BUILDINGS ARE TWO TO THREE STORIES TALL.
- MANY BUILDINGS HAVE MIXED-USE, WITH RESIDENTIAL USE ABOVE A STOREFRONT.
- MIXED-USE IS NOT PERMITTED BY CURRENT ORDINANCE. EXISTING EXAMPLES ARE LAWFUL NONCONFORMING USES.
- MANY BUILDINGS HAVE FULL LOT COVERAGE.



RESIDENTIAL USE STANDARDS

- THE CURRENT STANDARDS FOR RESIDENTIAL USES IN THE CORE OF THE B-2 DT BUSINESS ZONING DISTRICT FOLLOW THE STANDARDS FOR R-2 RESIDENTIAL ZONING DISTRICT.
- ONLY SINGLE-FAMILY, DUPLEXES, TRIPLEXES AND FOURPLEXES ARE PERMITTED.
- THE MINIMUM FRONT SETBACK FOR RESIDENTIAL USE IS 20-FEET BUT MAY BE INCREASED TO 40-FEET UNDER CERTAIN CONDITIONS.
- SETBACKS MUST MATCH THE R-2 STANDARDS WITH 15-TO-24-FOOT SIDE YARDS AND 25-TO-49-FOOT REAR YARDS.



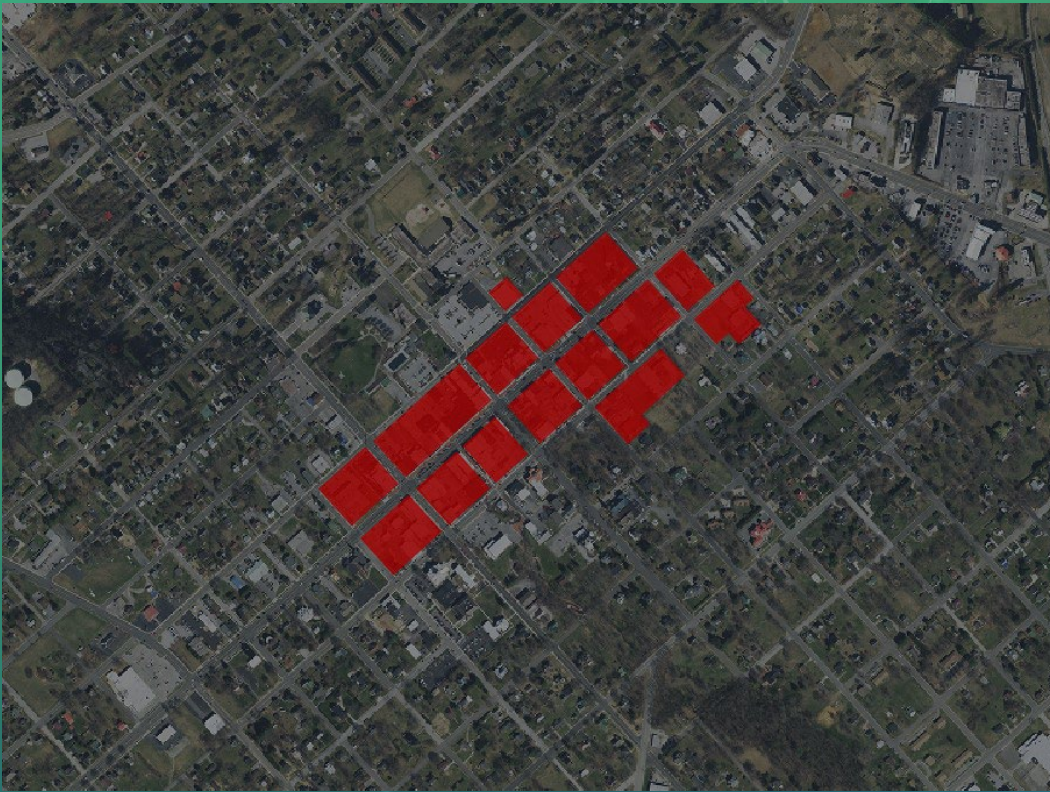
D. Zoning District Standards

Item	Zoning District Standards
Minimum Lot Size for various uses.	Not regulated. Public water and sewer are required for all uses in the DTB-1 Residential Business District.
Maximum Dwelling Unit Density.	45 bedrooms per acre.
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 Yard: 0 feet. Interior Lot Side Yard: 0 feet with common firewall construction. Rear: 0 feet with firewall construction.
Minimum Accessory Structure Setbacks. All accessory structures must be located in the rear yard.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side. 3 feet from any party lot line
Minimum Structure Separation	10 feet minimum between accessory structures and any habitable structure. 0 feet with code compliant firewall construction.
Minimum Floor Area for Dwellings.	Not regulated.
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.

DEVELOPMENT STANDARDS

DTB-1 DOWNTOWN BUSINESS CORE ZONING DISTRICT

- THIS NEW DISTRICT WILL GUIDE DEVELOPMENT THAT IS COMPATIBLE WITH THE HISTORIC DOWNTOWN DEVELOPMENT PATTERNS INCLUDING ZERO SETBACKS AND COMMON WALL CONSTRUCTION.
- IF EXISTING BUILDINGS IN THIS AREA WERE TO BE DESTROYED BY FIRE OR OTHER DISASTER, THEY COULD NOT BE RECONSTRUCTED IN THEIR CURRENT FORM UNDER EXISTING REGULATIONS.



POSSIBLE GEOGRAPHIC AREA

DTB-1 DOWNTOWN BUSINESS CORE ZONING DISTRICT

- THE AREAS THAT COULD POTENTIALLY COMPRISE THE DTB-1 DISTRICT INCLUDE THE EXISTING CORE OF DENSELY DEVELOPED BLOCKS WITH A DOWNTOWN CHARACTER.
- IF THERE IS A DESIRE TO EXPAND THE CORE OF DOWNTOWN, OTHER AREAS COULD BE REZONED IN THE FUTURE.

DTB-2, DOWNTOWN EVANSHAM DISTRICT

- EXISTING BUILDING CHARACTER OF THE BUILDINGS INCLUDE THE FOLLOWING:
- STORES AND HOMES ARE INTERMIXED.
- SETBACKS BETWEEN BUILDINGS ARE CLOSE, BUT NOT ATTACHED.
- BUILDINGS ARE TWO STORIES TALL.
- SOME STRUCTURES ARE RESIDENTIAL, AND SOME ARE BUSINESSES.
- MIXED USE IS NOT PERMITTED BY CURRENT ORDINANCE. EXISTING EXAMPLES ARE LAWFUL NONCONFORMING USES.
- MOST BUILDINGS DO NOT HAVE FULL LOT COVERAGE.
- THERE ARE FEW IF ANY COMMON WALL STRUCTURES.
- SOME PORCHES ENCROACH ON THE PUBLIC RIGHT-OF-WAY.

Section 6, Item B.



RESIDENTIAL USE STANDARDS

- THE CURRENT STANDARDS FOR RESIDENTIAL USES IN THE EVANSHAM AREA OF THE B-2 DT BUSINESS ZONING DISTRICT FOLLOW THE STANDARDS FOR R-3 RESIDENTIAL ZONING DISTRICT.
- DUPLEXES, TRIPLEXES, FOURPLEXES AND LARGER MULTI-UNIT STRUCTURES ARE PERMITTED. THERE IS NO UPPER LIMIT ON THE NUMBER OF UNITS.
- THE MINIMUM FRONT SETBACK FOR RESIDENTIAL USE IS 15-FEET BUT MAY BE INCREASED TO 35-FEET UNDER CERTAIN CONDITIONS.
- SETBACKS MUST MATCH THE R-3 STANDARDS WITH 12-TO-30-FOOT SIDE YARDS AND 25-TO-43-FOOT REAR YARDS.



D. Zoning District Standards

Item	Zoning District Standards	
Minimum Lot Size for various uses.	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.
	Business uses	Not regulated
	Public water and sewer are required for all uses in the DTB-2 Downtown Business Evansham District.	
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: 5 feet or the average of setbacks of structures in the same block, whichever is less.	
	Corner Lot Side Yard: 10 feet.	
	Interior Lot Side Yard: 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: 10 feet.	
	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.	
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 setback 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 for Dwellings.	Not regulated.	
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.	

DEVELOPMENT STANDARDS

DTB-2 DOWNTOWN BUSINESS EVANSHAM DISTRICT

- THIS NEW DISTRICT WILL GUIDE DEVELOPMENT THAT IS COMPATIBLE WITH THE HISTORIC DEVELOPMENT PATTERNS OF OLD EVANSHAM INCLUDING CLOSE SETBACKS AND HISTORIC COTTAGE STYLE CONSTRUCTION.
- UNDER CURRENT STANDARDS, IF THESE STRUCTURES ARE EVER DESTROYED BY FIRE OR OTHER DISASTER, THEY COULD NOT BE RECONSTRUCTED IN A SIMILAR DEVELOPMENT PATTERN.
- MIXED USE RESIDENTIAL IS NOT CURRENTLY ALLOWED. NEW USES MUST BE EITHER COMMERCIAL OR RESIDENTIAL FOLLOWING THE R-3 STANDARDS.



POSSIBLE GEOGRAPHIC AREA

DTB-2 DOWNTOWN BUSINESS EVANSHAM ZONING DISTRICT

- POTENTIAL AREAS FOR THIS DISTRICT FOCUS ON THE EVANSHAM NEIGHBORHOOD. A SMALL AREA WITH SIMILAR CHARACTERISTICS IS FOUND ON SOUTH 4TH STREET.
- IF THERE IS A DESIRE TO PROMOTE SIMILAR DEVELOPMENT ELSEWHERE, THOSE AREAS COULD BE REZONED IN THE FUTURE.

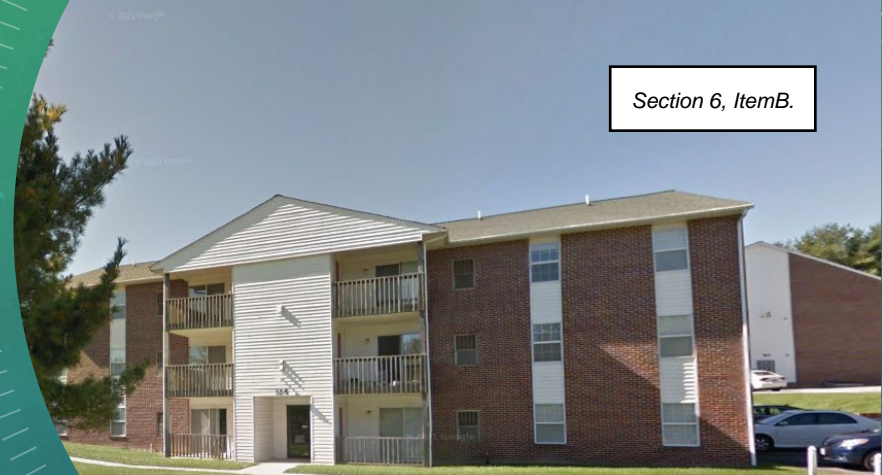
DTB-3, DOWNTOWN TRANSITIONAL AREAS

- EXISTING BUILDING CHARACTER OF THE BUILDINGS INCLUDE THE FOLLOWING:
- OFFICES, LODGING FACILITIES, AND HOMES ARE INTERMIXED.
- BUILDINGS ARE ONE OR TWO STORIES TALL.
- SOME STRUCTURES ARE RESIDENTIAL, AND SOME ARE BUSINESSES.
- MIXED USE IS NOT PERMITTED BY CURRENT ORDINANCE. EXISTING EXAMPLES ARE LAWFUL NONCONFORMING USES.
- MOST BUILDINGS DO NOT HAVE FULL LOT COVERAGE.
- THERE ARE FEW IF ANY COMMON WALL STRUCTURES.
- SOME COMMERCIAL USES HAVE PARKING IN FRONT OF THE STRUCTURE.



RESIDENTIAL USE STANDARDS

- THE CURRENT STANDARDS FOR RESIDENTIAL USES IN THE EVANSHAM AREA OF THE B-2 DT BUSINESS ZONING DISTRICT FOLLOW THE STANDARDS FOR R-3 RESIDENTIAL ZONING DISTRICT.
- DUPLEXES, TRIPLEXES, FOURPLEXES AND LARGER MULTI-UNIT STRUCTURES ARE PERMITTED. THERE IS NO UPPER LIMIT ON THE NUMBER OF UNITS.
- THE MINIMUM FRONT SETBACK FOR RESIDENTIAL USE IS 15-FEET BUT MAY BE INCREASED TO 35-FEET UNDER CERTAIN CONDITIONS.
- SETBACKS MUST MATCH THE R-3 STANDARDS WITH 12-TO-30-FOOT SIDE YARDS AND 25-TO-43-FOOT REAR YARDS.



D. Zoning District Standards

Item	Zoning District Standards	
Minimum Lot Size for various uses.	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.
	Business uses	Not regulated
	Public water and sewer are required for all uses in the DTB-3 Downtown Business Transitional District.	
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: 10 feet or the average of setbacks of structures in the same block, whichever is greater.	
	Corner Lot Side Yard: 10 feet.	
	Interior Lot Side Yard: 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: 15 feet.	
Minimum Accessory Structure Setbacks.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.	
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 setback 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 for Dwellings.	Not regulated.	
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.	

DEVELOPMENT STANDARDS

DTB-3 DOWNTOWN BUSINESS TRANSITIONAL ZONING DISTRICT

- THIS NEW DISTRICT WILL GUIDE DEVELOPMENT TO PROVIDE A COMPATIBLE TRANSITION TO THE HISTORIC DOWNTOWN INCLUDING PRESERVATION OF AN ESTABLISHED RESIDENTIAL CHARACTER WHILE ALLOWING COMPATIBLE BUSINESS USES.
- TYPICAL SETBACKS IN THIS AREA ARE LARGER THAN IN THE EVANSHAM DISTRICT OR THE DOWNTOWN CORE. THIS FUNDAMENTAL DIFFERENCE IN SITE LAYOUT MAKES IT IMPOSSIBLE TO SET ONE STANDARD THAT WORKS TO PRESERVE THE CHARACTER OF EACH AREA.



POSSIBLE GEOGRAPHIC AREA

DTB-3 DOWNTOWN BUSINESS TRANSITIONAL ZONING DISTRICT

- POTENTIAL AREAS THAT MIGHT BE INCLUDED ARE FOUND ALONG THE PRINCIPAL ENTRANCES TO WYTHEVILLE'S DOWNTOWN CORE.
- IF THERE IS A DESIRE TO PROMOTE SIMILAR DEVELOPMENT ELSEWHERE, THOSE AREAS COULD BE REZONED IN THE FUTURE.

RA, RESIDENTIAL ARTISAN DISTRICT

THE EXISTING M-1 ZONING CREATES CHRONIC
CONFLICT THAT DETRACTS FROM BOTH
INDUSTRIAL AND RESIDENTIAL USES.

- EXISTING BUILDING CHARACTER OF THE BUILDINGS
INCLUDE THE FOLLOWING:
- INDUSTRIAL USES ARE ALLOWED NEXT TO
RESIDENTIAL USES, USUALLY SINGLE-FAMILY HOMES.
- EXISTING INDUSTRIAL USES HAVE CREATED INTENSE
CONFLICT WITH NEIGHBORING RESIDENCES.
- SCREENING OR BUFFER YARDS ARE USUALLY NOT
REQUIRED BECAUSE USES ARE IN THE SAME DISTRICT.
- REZONING TO RESIDENTIAL USE ONLY WOULD BE A
DOWN ZONE AND POTENTIALLY CREATE A TAKING.



D. Zoning District Standards

Item	Zoning District Standards	
Minimum Lot Size for various building forms and land uses.	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.
	Light Industrial Uses	16,000 sq. ft.
	Public water and sewer are required for all uses in the RA Residential Artisan District.	
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: 20 feet or the average of setbacks of structures in the same block, whichever is less, but not less than 10 feet.	
	Corner Lot Side Yard: 15 feet.	
	Interior Lot Side Yard: 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.	
Minimum Accessory Structure Setbacks. All accessory structures must be located in the rear yard.	Rear: 15 feet.	
	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.	
	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.	
Minimum Structure Separation.	Height of 12 feet or more: Same setback as primary building.	
	10 feet minimum between accessory structures and any habitable structure.	
Minimum Floor Area for Dwellings.	15 feet minimum between any two habitable structures.	
	Not regulated.	
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.	



POSSIBLE GEOGRAPHIC AREA

RA RESIDENTIAL ARTISAN ZONING DISTRICT

- THIS NEW DISTRICT IS CREATED FROM PORTIONS OF THE EXISTING M-1 AND B-2 DISTRICTS, WHICH HAVE AN AWKWARD COMBINATION OF BUSINESS AND RESIDENTIAL USES CURRENTLY, TO ESTABLISH A NEIGHBORHOOD THAT ENABLES CREATIVE ACTIVITIES AND INDUSTRY. COMPATIBLE CREATIVE INDUSTRY IS KEY.
- AREAS SHOWN ON THE MAP REPRESENT LOCATIONS WHERE INDUSTRIAL STYLE BUILDINGS AND DWELLINGS ARE INTERMIXED.

RB-1, RESIDENTIAL BUSINESS DISTRICT

TRANSITIONAL AREAS BETWEEN
RESIDENTIAL NEIGHBORHOODS AND
DOWNTOWN.

- EXISTING BUILDING CHARACTER OF THE BUILDINGS INCLUDE THE FOLLOWING:
- MOST STRUCTURES IN THESE AREAS WERE CONSTRUCTED AS SINGLE-FAMILY DWELLINGS.
- PROFESSIONAL OFFICES, NEIGHBORHOOD RETAIL, HAIR SALONS, AND SIMILAR USES ARE COMMON TODAY IN THESE AREAS EITHER THROUGH EXISTING BUSINESS ZONING OR BY SPECIAL EXCEPTION PERMIT.
- THESE AREAS ARE ON HIGH TRAFFIC STREETS.
- WHILE NOT PRIME COMMERCIAL AREAS, THERE IS SIGNIFICANT COMMERCIAL LAND USE IN OR ADJACENT TO THESE NEIGHBORHOODS.



Section 6, Item B.

D. Zoning District Standards

Item	Zoning District Standards	
Minimum Lot Size for various uses.	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.
	Public water and sewer are required for all uses in the RB-1 Residential Business District.	
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: 20 feet or the average of setbacks of structures in the same block, whichever is less, but not less than 10 feet.	
	Corner Lot Side Yard: 15 feet.	
	Interior Lot Side Yard: 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.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.	
	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 setback 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 for Dwellings.	Not regulated.	
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.	

DEVELOPMENT STANDARDS

BR-1 BUSINESS RESIDENTIAL ZONING DISTRICT

- THIS NEW DISTRICT WILL PRESERVE RESIDENTIAL CHARACTER WHILE PROVIDING FOR LIMITED BUSINESS USES AS A TRANSITION BETWEEN DOWNTOWN AND SURROUNDING NEIGHBORHOODS.
- PROFESSIONAL OFFICES, HAIR & SKIN CARE, AND NEIGHBORHOOD RETAIL COULD BE ALLOWED WITH STRICT SETBACK AND SCREENING REQUIREMENTS.



POSSIBLE GEOGRAPHIC AREA

BR-1 BUSINESS RESIDENTIAL ZONING DISTRICT

- THIS NEW DISTRICT WOULD BE CREATED FROM PORTIONS OF THE B-2 DT, B-2, R-2, R-2 FH, R-3. AND B-1 ZONING DISTRICTS.
- THE AREAS INDICATED ON THE SKETCH ABOVE IDENTIFY AREAS THAT MIGHT BE APPROPRIATE, BUT IT IS UNLIKELY THAT ALL THESE AREAS WOULD BE REZONED.

RB-2, RESIDENTIAL BUSINESS DISTRICT

TRANSITIONAL AREAS BETWEEN RESIDENTIAL
NEIGHBORHOODS AND BUSY ENTRANCE CORRIDOR
HIGHWAYS.

- THIS AREA WOULD APPLY TO PORTIONS OF THE B-2 BUSINESS DISTRICT THAT HAVE SEEN LITTLE INTEREST IN COMMERCIAL DEVELOPMENT.
- STRUCTURES IN THESE AREAS ARE A MIX OF SINGLE-FAMILY DWELLINGS AND UNDERUTILIZED COMMERCIAL BUILDINGS.
- PROFESSIONAL OFFICES, NEIGHBORHOOD RETAIL, HAIR SALONS, AND SIMILAR USES ARE COMMON TODAY IN THESE AREAS. CONSTRUCTION, AUTO REPAIR, SIMILAR BUSINESSES ARE ALSO BECOMING COMMON.
- THESE AREAS ARE ON HIGHLY VISIBLE ENTRANCE CORRIDORS, PRIMARILY WEST LEE HIGHWAY WITH SOME ON EAST MAIN STREET.
- WHILE NOT PRIME COMMERCIAL AREAS, THERE IS SIGNIFICANT COMMERCIAL LAND USE IN OR ADJACENT TO THESE NEIGHBORHOODS.



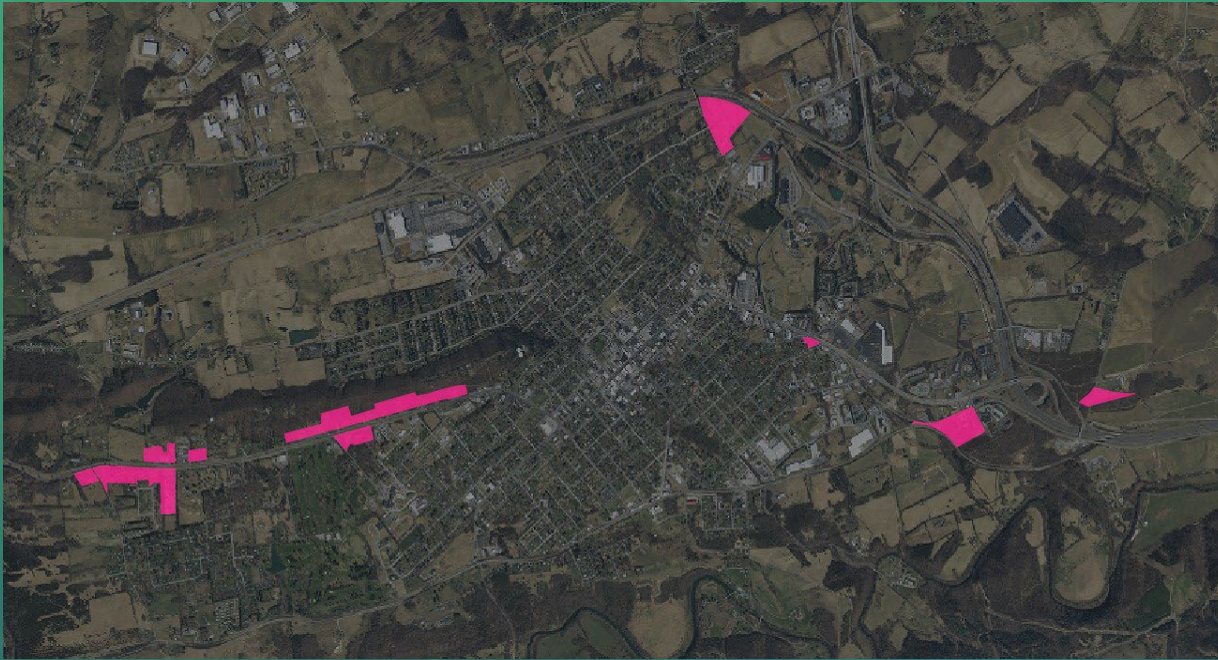
D. Zoning District Standards

Item	Zoning District Standards	
Minimum Lot Size for various uses.	Live-Work or Townhouse.	4,000 sq. ft.
	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.
	Multi-plex with 9 or more units.	16,000 sq. ft.
	Public water and sewer are required for all uses in the RB-2 Residential Business District.	
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 less, but not less than 15 feet.	
	Corner Lot Side Yard: 25 feet.	
	Interior Lot Side Yard: 0 feet with common firewall construction. 15 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.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.	
	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 setback 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 for Dwellings.	Not regulated.	
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.	

DEVELOPMENT STANDARDS

BR-2 BUSINESS RESIDENTIAL ZONING DISTRICT

- THIS NEW DISTRICT WILL PRESERVE RESIDENTIAL CHARACTER WHILE PROVIDING FOR LIMITED BUSINESS USES AS A TRANSITION BETWEEN HIGH TRAFFIC ARTERIAL ROADS AND SURROUNDING NEIGHBORHOODS.
- PROFESSIONAL OFFICES, HAIR AND SKIN CARE, AND NEIGHBORHOOD RETAIL COULD BE ALLOWED WITH STRICT SETBACK AND SCREENING REQUIREMENTS.



POSSIBLE GEOGRAPHIC AREA

BR-2 BUSINESS RESIDENTIAL ZONING DISTRICT

- THE AREA DEPICTED IN THE MAP ABOVE IS CURRENTLY ZONED B-2 BUSINESS, OR B-1 BUSINESS. HOWEVER, MOST EXISTING STRUCTURES ARE SINGLE-FAMILY OR MULTI-FAMILY DWELLINGS.
- THIS NEW DISTRICT WILL PRESERVE RESIDENTIAL CHARACTER WHILE PROVIDING FOR COMPATIBLE BUSINESS USES AS A TRANSITION BETWEEN HIGH TRAFFIC ARTERIAL ROADS AND SURROUNDING NEIGHBORHOODS.

BMX, BUSINESS MIXED-USE DISTRICT

AGING OR OBSOLETE COMMERCIAL
CENTERS REQUIRE INNOVATIVE
OPTIONS TO PROMOTE
REVITALIZATION.

- COMMERCIAL SPACE IS OVERBUILT.
- AREAS WITH AGING STRIP MALLS REQUIRE OPTIONS WITH A POTENTIAL HIGH RETURN ON INVESTMENT.
- THIS APPROACH IS COMMONLY USED TO REVITALIZE BYPASSED MALL SPACE.



Section 6, Item B.

D. Zoning District Standards

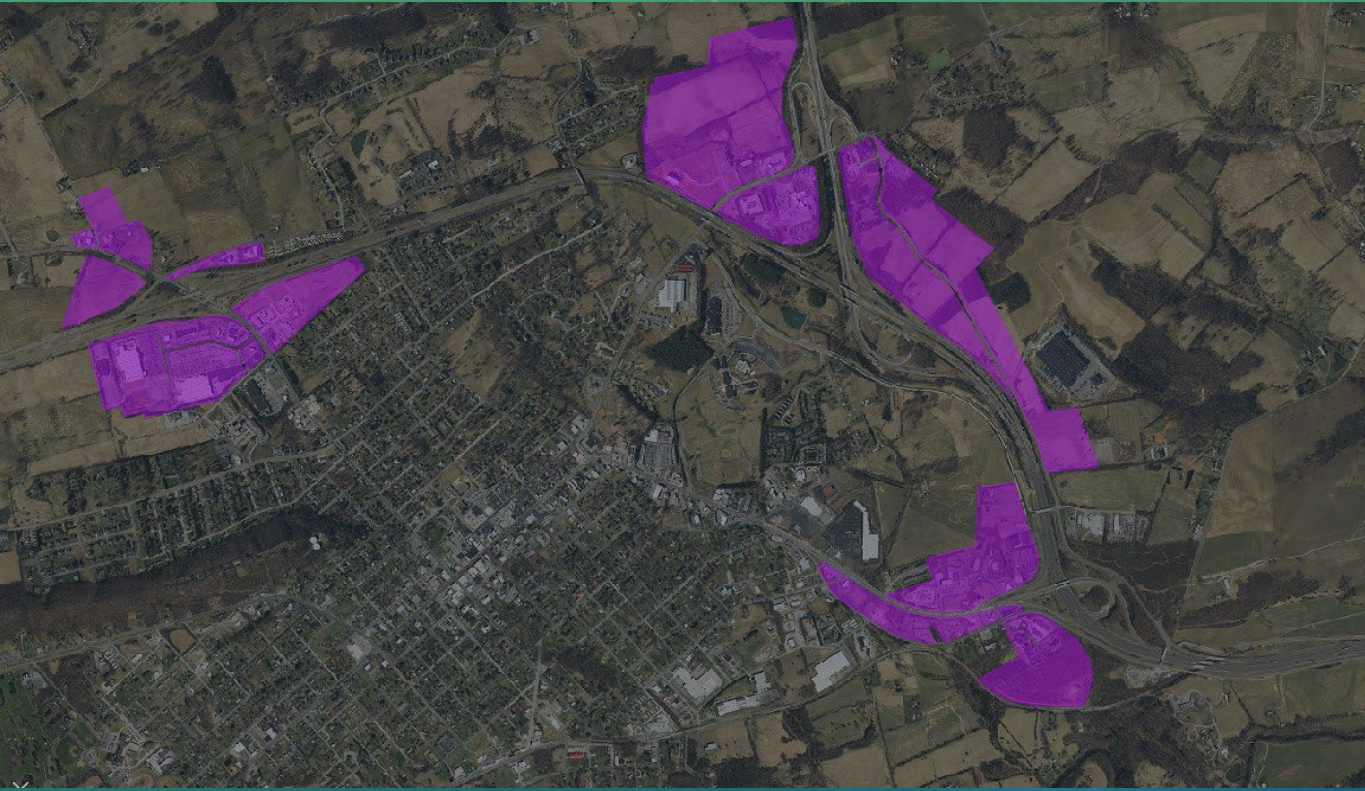
Item	Zoning District Standards
Minimum Lot Size.	Lot size not regulated.
	Public water and sewer are required for all uses in the BMX Business Mixed-Use District.
Maximum Dwelling Unit Density.	Not regulated.
Maximum Building Height.	60 Feet. Cupolas, church spires, belfries, monuments, water towers, chimneys, flues, flagpoles, non-commercial television, and radio antennae are exempt.
Minimum Primary Building Setbacks.	Front: 10 feet.
	Corner Lot Side Yard: 10 feet.
	Interior Lot Side Yard: 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.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.
	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 setback 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 for Dwellings.	Not regulated.
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.

Section 6, ItemB.

DEVELOPMENT STANDARDS

BMX BUSINESS MIXED-USE ZONING DISTRICT

- NEW RESIDENTIAL DEVELOPMENT STANDARDS WILL PROVIDE FOR DENSITIES APPROPRIATE FOR A BUSINESS DISTRICT.



POSSIBLE GEOGRAPHIC AREA

BMX, BUSINESS MIXED-USE ZONING DISTRICT

- THIS NEW DISTRICT WILL PRESERVE CRITICAL COMMERCIAL LANDS NEAR THE INTERSTATE EXITS FOR COMMERCIAL DEVELOPMENT.

BTS, BUSINESS TRAVEL SERVICES

COMMERCIAL AREAS AT INTERSTATE EXITS ARE CRITICAL TO THE TAX BASE FOR WYTHEVILLE.

- MEALS AND LODGING TAXES ACCOUNT FOR 40% OF TOWN REVENUES.
- OLDER HOTELS ARE UNDER PRESSURE TO CONVERT TO LONG TERM STUDIO APARTMENT RENTAL UNITS.
- OLDER RESTAURANTS ARE TRANSITIONING TO CANNABIS SUPPLY SHOPS OR STANDING VACANT AS RESTAURANT CHAINS CLOSE LOCATIONS NATIONWIDE.
- THIS DISTRICT IS DESIGNED TO PRESERVE VALUABLE HOTEL AND RESTAURANT SITES FOR WYTHEVILLE'S LONG-TERM FINANCIAL HEALTH.



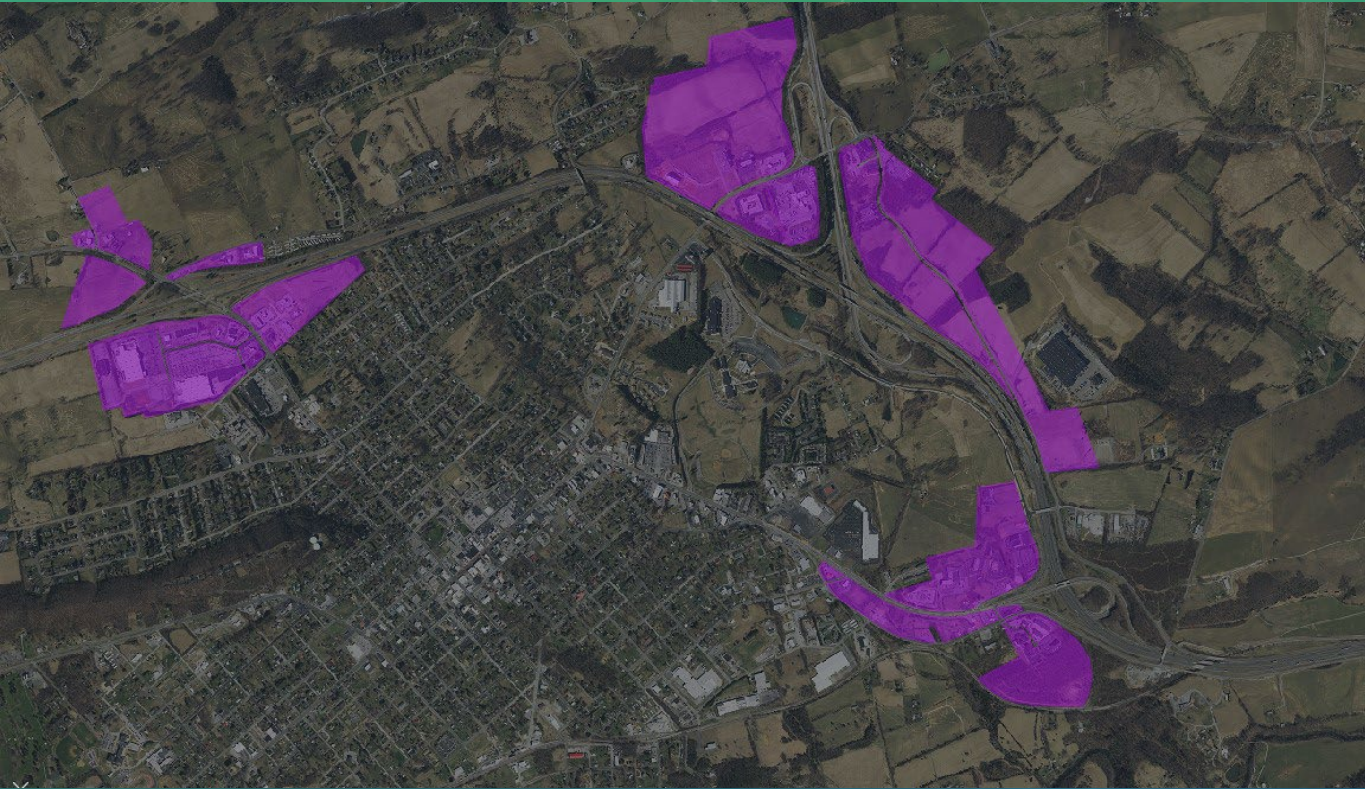
D. Zoning District Standards

Item	Zoning District Standards
Minimum Lot Size.	Lot size not regulated.
	Public water and sewer are required for all uses in the BTS Business Travel Services District.
Maximum Dwelling Unit Density.	Residential dwellings are not permitted in this zoning district except for caretaker residences and, with a special use exception permit, group lodging facilities.
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 Yard: 10 feet.
	Interior Lot Side Yard: 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.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.
	3 feet from any party lot line
Minimum Structure Separation.	10 feet minimum between accessory structures and any habitable structure.
	15 feet minimum between any two habitable structures.
Minimum Floor Area for Dwellings.	Dwellings are not permitted except for caretaker residences and with a special use exception permit, group lodging facilities. Floor area for these dwelling types is not regulated.
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.

DEVELOPMENT STANDARDS

BTS, BUSINESS TRAVEL SERVICES ZONING DISTRICT

- THIS NEW DISTRICT WILL PRESERVE CRITICAL COMMERCIAL LANDS NEAR THE INTERSTATE EXITS FOR COMMERCIAL DEVELOPMENT.
- THE INTENT IS TO RESTRICT RESIDENTIAL USES IN THESE AREAS TO PRESERVE THE MOST VALUABLE COMMERCIAL PROPERTIES.



POSSIBLE GEOGRAPHIC AREAS

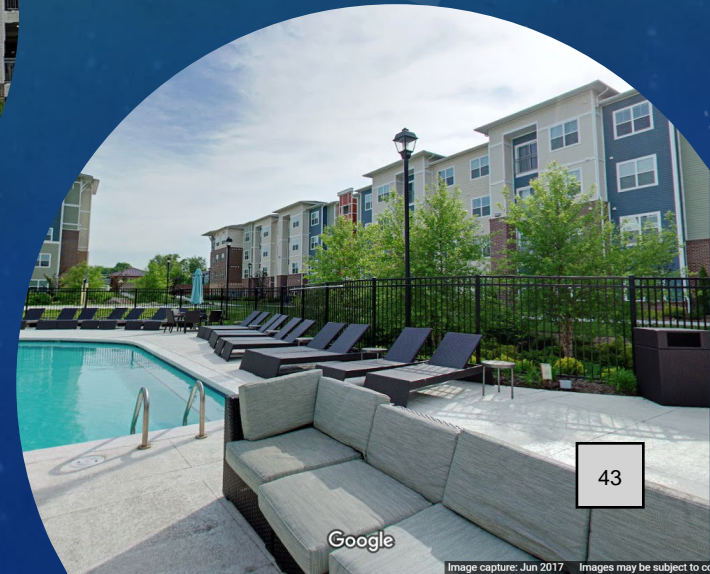
BTS, BUSINESS TRAVEL SERVICES ZONING DISTRICT

- THIS NEW DISTRICT WILL PRESERVE CRITICAL COMMERCIAL LANDS NEAR THE INTERSTATE EXITS FOR COMMERCIAL DEVELOPMENT. THE AREAS DEPICTED ABOVE ARE CURRENTLY ZONED B-2 BUSINESS.
- THE AREAS DEPICTED ABOVE REFLECT AREAS CURRENTLY DOMINATED BY TRAVEL SERVICE BUSINESSES AND EXISTING COMMERCIAL AREAS ADJACENT TO FREEWAY INTERCHANGES.

R-4 RESIDENTIAL HIGH DENSITY

THE PROPOSED R-4 DISTRICT WAS
CREATED TO EXPAND HOUSING OPTIONS

- THE CURRENT ZONING ORDINANCE DOES NOT SPECIFICALLY LIMIT HOUSING DENSITY. HOWEVER, BUILDING SETBACK REGULATIONS TEND TO LIMIT ULTIMATE DENSITY.
- SOME EXAMPLES OF HIGH UNIT DENSITY EXIST IN TOWN BUT THOSE ARE EXCEPTIONS THAT UTILIZE LOOPHOLES IN THE ORDINANCE TO GAME THE SYSTEM FOR TO ACHIEVE HIGHER DENSITY DEVELOPMENTS.
- AN ORIGINAL PURPOSE FOR THIS DISTRICT WAS TO CREATE A LEGAL FRAMEWORK FOR THE OLD STAGE CROSSING DEVELOPMENT TO BECOME A CONFORMING USE. THIS HAS BEEN ADDRESSED WITH NEW STANDARDS FOR THE R-3 RESIDENTIAL DISTRICT.



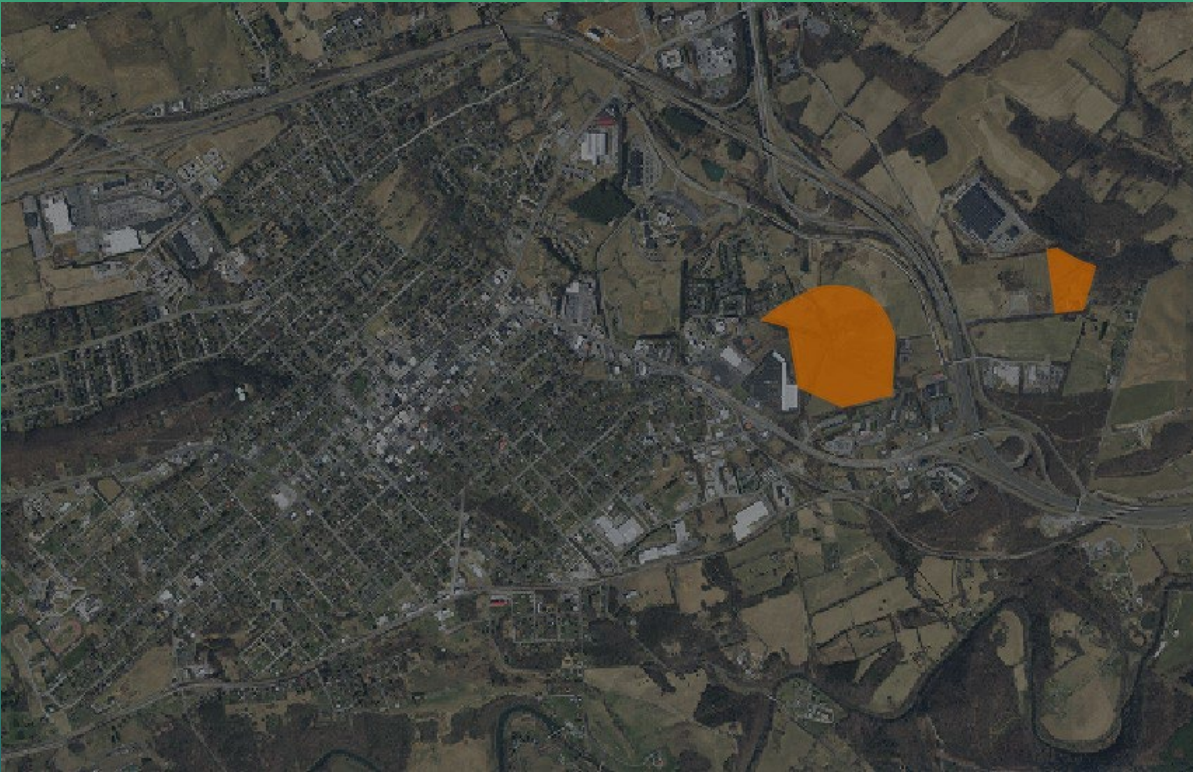
D. Zoning District Standards

Item	Zoning District Standards	
Minimum Lot Size for various uses.	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.
	Public water and sewer are required for all uses in the R-4 Residential District.	
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 Yard: 10 feet.	
	Interior Lot Side Yard: 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.	Minimum setbacks for accessory structures adjacent to corner street side yards shall be the same as for the primary structure along the street side.	
	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 setback 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 for Dwellings.	Not regulated.	
Minimum Frontage.	Frontage must be adequate to meet the entrance geometry standards. (See Article 7, Sections 7.12 and 7.16.	

DEVELOPMENT STANDARDS

R-4 RESIDENTIAL ZONING DISTRICT

- THIS DISTRICT WILL FACILITATE INNOVATIVE HIGH DENSITY RESIDENTIAL NEIGHBORHOODS
- HIGH DENSITY NEIGHBORHOODS HAVE BEEN SHOWN TO REQUIRE FEWER PUBLIC INFRASTRUCTURE INVESTMENTS AND HIGHER PROPERTY TAX REVENUES PER ACRE THAN LOW DENSITY DEVELOPMENTS.
- HIGH DENSITY NEIGHBORHOODS HAVE ALSO BEEN SHOWN TO REDUCE CAR DEPENDENCY WHEN LOCATED NEAR COMMERCIAL CENTERS.



POSSIBLE GEOGRAPHIC AREAS

R-4 RESIDENTIAL HIGH DENSITY ZONING DISTRICT

- THIS NEW DISTRICT WILL PROVIDE OPPORTUNITIES FOR HIGH DENSITY RESIDENTIAL USES WHICH BETTER UTILIZE EXISTING INFRASTRUCTURE, PROVIDE A STRONG TAX BASE WHILE BEING LOCATED AWAY FROM ESTABLISHED NEIGHBORHOODS.
- THE AREAS DEPICTED ABOVE ARE TAKEN FROM EXISTING HIGHER DENSITY RESIDENTIAL USES AND UNDEVELOPED LAND SERVED BY AMPLE SEWER AND WATER UTILITIES.



6-C

WYTHEVILLE
PLANNING
COMMISSION



AGENDA ITEM
INFORMATION

Meeting Date:	November 14, 2024
Subject:	Dispensing with December Meeting

SUMMARY:

As you will recall, at the last Planning Commission meeting, the Commission postponed acting on this matter until the November meeting. It has been customary in the past to dispense with the December meeting due to the Christmas holidays. If the Planning Commission desires to dispense with the meeting, the first regular meeting of the new year will be held on January 9, 2025.

Recommended Action

Action will be by way of a motion and vote of the Planning Commission.

7-A

Wytheville Town Council
Action Letter
Staff Assignments and Information

October 28, 2024

Number 601

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 September 23, 2024.</p> <p>3. Conducted a public hearing to consider various appropriations to the Fiscal Year 2024-25 Budget, and approved amending the Fiscal Year 2024-25 Budget to include the various appropriations.</p> <p>4. Approved the request of Mr. Doug Cooley for traffic control on Monday, November 11, 2024, for a Veterans Day Parade.</p> <p>5. Approved declining Virginia Department of Transportation (VDOT) funding for the Museum Connector Project.</p> <p>6. Approved using emergency procurement procedures for the repair of two clarifiers at the Wastewater Treatment Plant.</p> <p>7. Approved rescheduling the Monday, November 11, 2024, Town Council meeting to Tuesday, November 12, 2024, due to the Veterans Day holiday.</p> <p>8. Presented a proclamation and a rocking chair to Mr. Michael Stephens for his retirement from the Town of Wytheville.</p> <p>9. Heard a presentation from representatives of Salt and Light regarding a splashpad in the Town of Wytheville.</p> <p>10. Heard a presentation from Town Treasurer Angela Pennington about a delay in the distribution of Real Property and Personal Property Tax Tickets.</p> | <p>3. Town Treasurer – proceed with budget appropriations</p> <p>4. Assistant Town Manager - advise applicant of approval</p> <p>5. Town Manager – advise VDOT of Council decision</p> <p>6. Director of Engineering and Public Utilities – proceed with emergency procurement procedures</p> <p>7. Town Clerk – proceed with revised meeting date</p> |
|--|---|

11. Heard a presentation from Assistant Town Manager Elaine Holeton regarding the Mount Rogers Planning District Commission Hazard Mitigation Plan.
 12. Requested Town Staff to cancel a presentation to the Budget and Finance Committee by representatives of the Millwald Theatre and for Town staff to schedule a Town Council Work Session to hear this presentation.
 13. Held a closed meeting pursuant to § 2.2-3711 (A.) (7.) Consultation with legal counsel regarding actual or probable litigation regarding the 20th Street Bridge, and pursuant to § 2.2-3711 (A.) (8.) Consultation with legal counsel regarding the possibility of purchasing a utility easement, and certified the closed meeting.
12. **Assistant Town Manager** – cancel Budget and Finance Committee presentation
Town Clerk – schedule Work Session for Millwald Theatre presentation