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September 15, 2020

Textual Statement  
Zoning Opinion: 21ZO0171

Rezone from A to R-12 for the uses permitted in R-12 District with Conditional Use Planned Development (“CUPD”) to permit use and ordinance requirement exceptions, as described herein, and as provided in the accompanying proffers.

- I. Development of the lots shall conform to the following:
  - a. **Lot Area and Width.** Each lot shall have an area of not less than 4,500 square feet and a lot width of not less than thirty-five (35) feet.
  - b. **Lot Road Frontage.** A minimum twenty-five (25) feet.
  - c. **Lot Coverage.** All buildings, including accessory buildings, on any lot shall not cover more than fifty (50) percent of the lot’s area.
  - d. **Front Yard.** Minimum of twenty (20) feet in depth. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
  - e. **Side Yard.** Two (2) side yards, each a minimum of five (5) feet in width.
  - f. **Corner Side Yard.** Minimum of ten (10) feet.
  - g. **Rear Yard.** Minimum of twenty-five (25) feet.
  - h. **Encroachments.** Bay windows and eaves may project into any yard setback up to three and a half (3.5) feet.