An Ordinance to add Sections 86-440 – 86-443 to the Code of the Town of Altavista, 1968, as Chapter 86 – Zoning, Article III. – Districts, Division 10. R-3 (High Density Residential) District.

Be it ordained by the Town Council of the Town of Altavista:

That Sections 86-440 – 86-443 of the Code of the Town of Altavista, 1968, be repealed, amended and re-ordained as follows:

DIVISION 10. R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT

Sec. 86-440. Statement of intent.

The R-3 (high density residential) provides for a variety of housing types at medium to high density uses and accessory uses as may be necessary or are normally associated with residential surroundings to create a suitable residential environment for a variety of lifestyles and socioeconomic
needs. This district is intended to be applied to areas characterized by their proximity to and having convenient access to adequate transportation networks, parks, schools, retail and utility facilities. The regulations for this R-3 district are designed to promote and encourage compatibility with the intensity of land use. Limited commercial uses of a compatible character which are unlikely to develop general concentration of traffic and crowds of customers may be permitted in appropriate locations by means of a special use permit.

Sec. 86-441. Permitted uses.

The following uses are permitted by right or by special use permit in the R-3 high density residential district, subject to all other applicable requirements contained in this chapter. A Special Use Permit is required where indicated. Certain uses may be subject to additional, modified or more stringent standards as indicated - see Article IV of this Chapter.

(1) Agricultural use types. (None)

(2) Residential use types.

Accessory apartment—Subject to section 86-453

Accessory dwelling units - Subject to section 86-463 (new)

Duplex

Home Occupation, Subject to section 86-454

Manufactured home, emergency—Subject to section 86-455

Multi-family and townhouse development—Subject to section 86-443

Single-family dwellings, attached

Single-family dwellings, detached—Subject to section 86-596

Temporary family health care structures—Subject to section 86-460

(3) Civic use types.

Assisted Care Residence

Community Recreation – Subject to section 86-474

Family Day Care Home – Subject to section 86-477

Public parks and recreational areas, Subject to section 86-478

Safety service, Subject to 86-480

Utility service, minor

(4) Office use types.

General Office, special use permit required

(5) Commercial use types.

Day care center—Subject to section 86-510, special use permit required

Short-term rental—Subject to section 86-522

(6) Industrial use types. (None)
(7) Miscellaneous use types.
Solar Energy Systems, Subject to Sec 86-547
Sec. 86-442. Site development regulations (general).
The following sections are the site development regulations for the R-3, high-density residential district in general unless more stringent restrictions apply and found elsewhere in this chapter.
(a) All development within the district shall be served by public water and sewer.
(b) Minimum lot area.

1. The minimum lot area for single-family dwellings shall be 5,000 square feet.
2. The minimum lot area for duplexes shall be 6,500 square feet.
3. The minimum lot area for multi-family and townhouse development shall meet the requirements specified in sections 86-443.
(c) Minimum lot frontage.
1. The minimum lot width at the setback line for single family dwelling development shall be 50 feet.
2. See 86-443 Site development regulations - Multi-family and townhouse development for minimum lot width requirements.
(d) Maximum lot coverage.
1. Single-family detached: The maximum percentage of any lot that may be covered by the footprint of all buildings shall be 60 percent.
2. The maximum percentage of any lot that may be covered by the footprint for multi-family and townhouse development shall meet the requirements specified in sections 86-443.
3. The maximum building and lot coverage requirements shall be computed as the ratio of the horizontal area, which viewed from directly above, of all principle and accessory buildings on a lot to the total lot area.
(e) Maximum height restrictions.
1. Principal building:
a. Single-family attached or detached: The maximum height of any building shall be two and one-half stories.
b. The maximum height for multi-family and townhouse development shall not exceed the requirements specified in sections 86-443.
2. Accessory buildings or structures: the maximum height of any accessory building shall be two and one-half stories but not taller than the principal structure.
(f) Minimum setback requirements—Principal structure.
The following minimum yard setback requirements measured from the lot or property line shall apply, unless a more restrictive setback is required for the dedication of an easement.
1. The minimum front, side and year yard setbacks shall be as follows:
a. Front: 15 feet
b. Sides: 10% of lot width but not less than 6 feet on each side

c. Rear: 20 feet
2. Side yard setbacks abutting public street rights-of-way shall be equal to the required front yard setback for the district.
3. Balconies, uncovered porches and stairs, eaves, vestibules, bay windows, chimneys, and the like, are permitted to encroach into the front or rear setback area no

more than five feet and shall not encroach into side yards. Attached garages and carports shall not encroach into front or side yard setbacks and are not permitted in front of the building wall, front.
4. No part of any vehicle parking area other than a driveway entrance or exit shall be within ten feet of any right-of-way line or public sidewalk, which is adjacent to the street right-of-way. Uncovered sidewalks, and walkways, etc., shall have no minimum yard setback.
5. Minimum yard setbacks for two-family dwellings, condominiums, townhouses, duplexes, and apartments shall not apply to common walls.
(g) Minimum setback requirements—Accessory structures.
The following minimum yard setback requirements from the lot or property line shall apply, unless a more restrictive setback is required for the dedication of an easement.
1. The minimum front, side and year yard setbacks shall be as follows:
a. Front: Not permitted in front of the building wall, front
b. Side yard setbacks shall not be closer to a lot or property line than the required minimum side yard distance for lots within the district.
c. Rear yard setbacks may be reduced to ten feet for private garage if abutting on a rear alley
(h) Maximum lot coverage—Accessory structures.
1. 25 percent of the rear yard area.
(i) Parking – General
1. All off-street parking areas, travel lanes, and access driveways shall be designed, located, and constructed in accordance with sections 86-561 – 86-566 excepting that all parking areas, travel lanes and access driveways in the district shall be surface paved with concrete or asphalt.
(j) Provisions for corner lots.
In the measurement of lot width, the front shall be deemed to be the shorter of the two sides of a corner lot facing streets.

Sec. 86-443. Site development regulations - Multi-family and townhouse development.
(a) Applicants for use permits for multifamily developments shall meet the following special requirements. These requirements shall apply to any structure of similar use, physical structure and character, regardless of type of ownership.
(b) Land for developments established under a condominium property regime shall not be subdivided into separate parcels when the development or building contains three or more units in which case all land must remain in common ownership. Subdivision of land for duplex type condominiums shall be permitted when the subdivision can comply with minimum lot area requirements found at Section 86-442.
(c) Site Plan. A site plan shall be prepared in accordance with Chapter 86 - Article IV - Division 6 of the Code of the Town of Altavista, as amended.
(d) Lot frontage, Site area, setback, height and density requirements.
1. Minimum lot width for at the setback line for multifamily and townhouse development shall be 100 feet.
2. Maximum height of any structure shall not exceed three stories, or four stories structures designed with a flat roof, measured from the average grade level to the highest point of the structure.
3. Minimum lot area for a multifamily development shall be 12,000 square feet with

a density of no more than 16 units per acre.
4. Additional setbacks in the form of a buffer yard may be required as determined by the zoning administrator where the development adjoins a less intense residential use.
5. The maximum percentage of any lot that may be covered by the footprint of all buildings shall be 60 percent.
(e) Utilities and Streets. All multifamily developments shall meet the following requirements.
1. All multi-family developments shall be served by public sewer and water. The internal layout of water and sewer systems of the development shall be of a design satisfactory to the Town of Altavista and shall be open to inspection.
a. When the main utility lines servicing the multi-family dwellings are run across common property or any other property not owned by the town, the developer shall provide a 15-foot easement for these lines.
2. The storm drainage facilities shall connect to the storm sewer system of the Town, where available. Where such systems are unavailable, the development shall provide appropriate on-site stormwater facilities.
3. Curb and gutters shall be provided on all internal streets and shall meet the type, style and standards established by the Town.
4. Paved common walks of a width of at least five feet shall be provided on both sides of all streets and wherever concentrations of pedestrian traffic can be expected.

Walk grades shall not exceed ten percent. Planting strips shall be incorporated between the walkway and street with a width of no less than five feet.
5. Internal streets shall be provided to furnish convenient access to multifamily units and shared facilities, and shall meet the following requirements:
a. Any lot not having frontage on a public street shall be designed in such a manner that access thereto is granted by a common dedicated right-of-way within 300 feet of public street.
b. All internal streets shall be permanently constructed to standards as directed by the Town.
c. Streets shall be adapted to the topography and shall follow the contours of the land as nearly as possible
d. Lighting shall be provided in such a way as to produce a minimum of 0.1 footcandles at street level throughout the system.
e. Entrances shall be provided in sufficient numbers to ensure safe and convenient ingress and egress. Where the proposed development adjoins two or more streets, entrances shall be provided on at least two streets where possible, provided that the street system shall be designed so to discourage no direct through-traffic. Multiple connectivity points and a continuation of the grid system of the town is encouraged.
6. Electrical and solid waste provisions shall meet the following requirements:
a. Electrical supply and distribution systems shall meet applicable requirements of the building code and be of a design satisfactory to the Town of Altavista. All electrical facilities shall be installed below ground.
b. Solid waste storage, collection, and disposal standards shall meet the requirements of Chapter 62 of the Town of Altavista Code of Ordinances. Provisions must be made for vehicular access and turn around for regularly

scheduled service vehicles such as trash collection.
(f) Amenities. All multifamily developments shall meet the following minimum requirements for open space, recreation, pedestrian access, parking and landscaping.
1. Open space, excluding those portions of the development occupied by multifamily dwellings, accessory uses, driveways, pedestrian access, parking areas, or rights-of-way, and including outdoor recreation areas, shall meet the following requirements:
a. Provisions shall be made for common open space such that no less than one percent of the gross area of the site shall be devoted to common open space for each dwelling unit per acre of density. Common open space shall not include areas included in minimum yard area requirements and shall be consolidated to create usable public spaces for residents.
b. Shall have a minimum width of 50 feet or more, except those areas with a minimum width of at least 20 feet or more shall be counted as open space

provided such areas contain facilities that may be common to outdoor recreational facilities and as approved by the Zoning Administrator.
c. Significant natural features identified on the site plan shall be retained to the maximum extent feasible in the provision and design of open space and recreation areas.
d. In multifamily developments, provision shall be made for adequate access control and management of recreational areas devoted for the exclusive use of the developments residents.
e. Common areas for condominiums shall be maintained by and be the responsibility of the developer/owner and/or the unit owner's association in the case of condominiums.
2. Paved common walks of at least five feet in width shall be provided throughout the development and wherever concentrations of pedestrian traffic can be expected and lights shall be provided sufficiently to provide illuminated steps to a level of at least 0.03 footcandles.
3. Landscaping, or vegetative screening, and street trees shall be provided, as determined by the zoning administrator. Fencing, where required, shall be maintained in a safe condition and shall be always kept in good repair.
(g) Minimum distance between buildings. The following minimum distances between buildings shall be required.
1. Townhouse development
a. Front to front arrangement – 40 feet
b. Front to rear arrangement – Not allowed
c. Rear to rear arrangement – 40 feet
d. Side to side arrangement – 20 feet
e. All other arrangements – 30 feet
2. Multi-family development
a. Front to front arrangement – 40 feet
b. Front to rear arrangement – 40 Feet
c. Rear to rear arrangement – 40 feet
d. Side to side arrangement – 40 feet
e. All other arrangements – 30 feet

(h) Other.
1. Permanent buildings, housing management offices, day care centers, laundry facilities, or indoor recreational facilities or other service facilities may be permitted in multifamily developments provided that they:

a. Shall meet the parking requirements for such facilities as specified in Article IV, Division 3 of this chapter.
b. Shall be subordinate to the residential use and character of the development
c. Shall be located, designed and intended to serve the service needs of the persons residing in the development.
d. Shall present no visible evidence of their non-residential character to any area outside the development.
e. Shall meet all applicable federal, state, and local requirements pertaining to such uses; and,
f. Shall not occupy more than 10 percent of the area developed.
(i) In addition to the above requirements, townhouse developments shall meet the following specific requirements:
1. Minimum lot area for each townhouse, offered for public sale, shall be onethousand six-hundred square feet (1,600 ft2) and a minimum lot width of 20 feet for internal units and two-thousand three-hundred twenty (2,320 ft2) and a minimum lot width of 29 feet for end units.
2. No more than 8 townhouses shall be included in any building and each shall be at least 20 feet in width.
3. The facades of townhouses in a group shall be varied by changed front yards and variations in design so that no more than two (2) abutting townhouses will have the same front yard setback and the same or essentially the same architectural treatment of facades and roof lines.
4. Open space areas provided for townhouses which are not contained in lots or streets conveyed to individual owners, such open space areas shall be maintained by and be the sole responsibility of the developer or owner of the townhouse development until such time as the developer or owner conveys the property to a homeowner's association.
5. Only one yard, either the front yard or the rear yard of all townhouses developed in a building, shall be improved with a concrete or asphalt driveway intended for the storage of motor vehicles or for access to a garage, or other parking areas.
6. When a townhouse development abuts single-family residential use types, a buffer yard may be required that provides for adequate separation and reduces common conflicts associated with incompatible abutting land uses.
This ordinance shall become effective immediately upon passage.