

City of Portsmouth Virginia







ZONING ORDINANCE

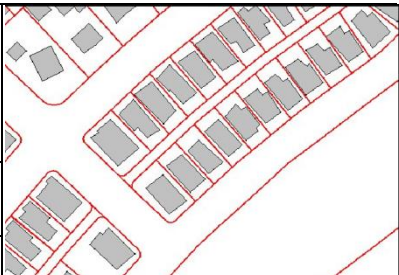
EFFECTIVE DATE: MAY 1, 2010

REVISED DECEMBER 9, 2014

(E) Urban Residential (UR) District

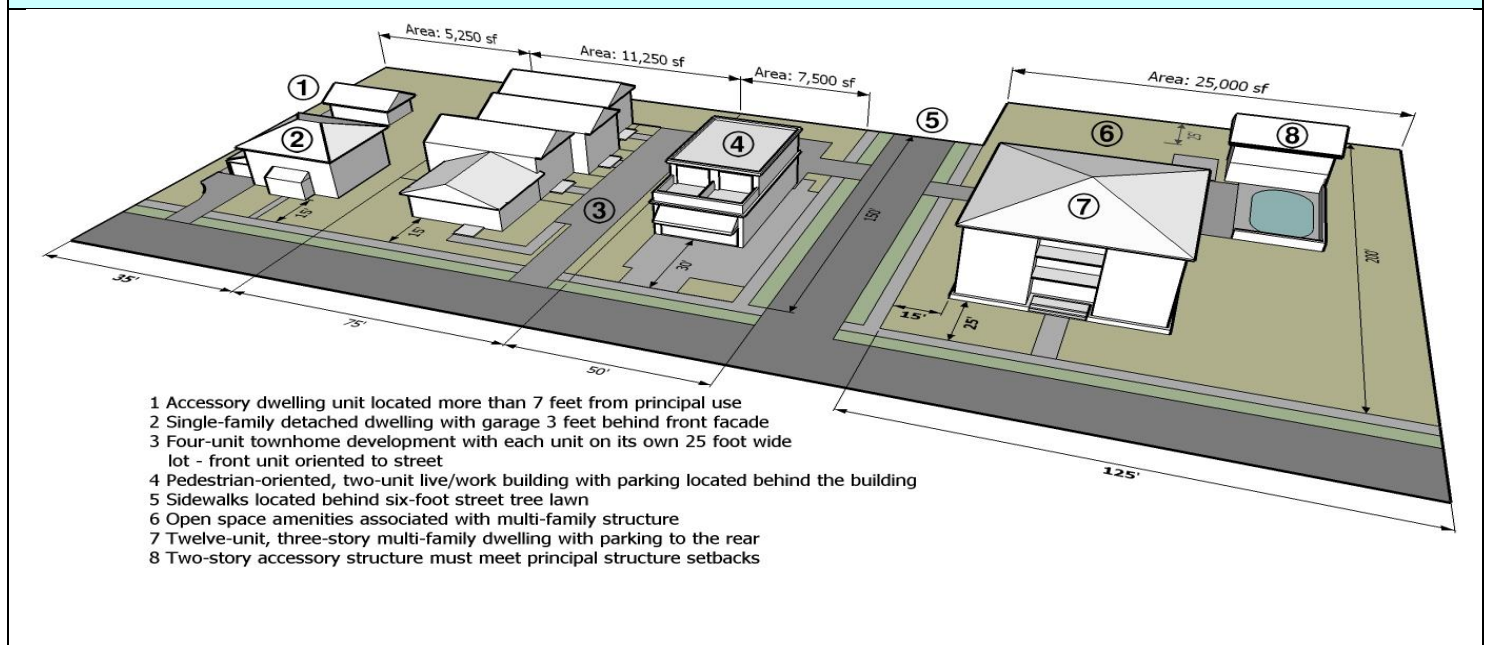
PURPOSE AND INTENT					TYPICAL BUILDING TYPES
<p>The Urban Residential (UR) district is established to accommodate a diverse range of residential development as a principal use, along with mixed-use and neighborhood-serving commercial development. The district accommodates all forms of residential development, including single-family detached and attached dwellings, two-to-four family dwellings, townhomes, live/work units, multi-family dwellings, and residential dwellings above the first floor of commercial development. Also allowed are complimentary uses such as parks, open space, libraries, religious institutions, community centers, schools (elementary, middle, and high), child care centers, and minor utilities. Low-intensity, neighborhood-serving commercial and service uses are allowed to encourage diverse, functioning neighborhoods. Police and fire stations, assisted living facilities, nursing homes, marinas, professional services offices, financial institutions, and drug stores without drive-throughs are allowed subject to a use permit (See Section 40.1-2.3 (B), Use Permit.).</p>					
DIMENSIONAL STANDARDS					
STANDARD		RESIDENTIAL USES		ALL OTHER USES	
		Single-Family Detached Uses	All Other Residential Uses		
DENSITY	Density, Maximum (DU/AC)	8.0	18 (not applicable if contextual lot size standards are used) [1]	N/A	
	Intensity, Maximum (FAR)	N/A		0.6	
LOT AREA	Lot Size, Minimum	The lesser of: 5,000 sf, <u>or</u> the average lot size of lots within 300 feet along the same block face, provided there are 7 or more lots within the 300-foot area	7,500 sf [1][2]	7,500 sf	
	Lot Width, Minimum	The lesser of: 35 feet, <u>or</u> the average lot width of lots within 300 feet along the same block face, provided there are 7 or more lots within the 300-foot area	24 feet, plus 5 feet for each end unit beyond 4 units	50 ft	
	Building Coverage, Maximum (%)	55			
REQUIRED YARDS	Front, Minimum	The lesser of: 15 ft, <u>or</u> the average front yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential structures within the 300-foot area	15 ft	25 ft	
	Side, Minimum	The lesser of: 7 ft, <u>or</u> the average side yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential structures within the 300-foot area; No side yard shall be less than 5 ft unless part of a zero side lot line development	When abutting the end unit of a building: 10 ft; All others: 10 percent of the lot width, up to 15 ft; No side yard shall be less than 5 ft unless part of a zero side lot line development[3]	10 ft	
	STANDARD	SINGLE-FAMILY DETACHED USES	ALL OTHER RESIDENTIAL USES	ALL OTHER USES	TYPICAL LOT PATTERN

ARTICLE 40.1-3: ZONING DISTRICTS
Section 40.1-3.3 Residential Base Zoning Districts
Subsection (F): High Density Urban Residential (UR-H) District




	Rear, Minimum	The lesser of: 25 ft, <u>or</u> the average rear yard on lots within 300 feet along the same block face, provided there are 7 or more lots with existing residential within the 300-foot area [4][5]		25 ft [5]	25 ft	
	Corner Side, Minimum (ft)	10 ft.		15 ft.	10 ft.	
	Accessory Structure, Minimum (ft)	5 if 600 sf in size or smaller; otherwise, same as principal use [6] [7]				
	Garage Setback, Minimum	Even with or behind front façade for all residential dwellings.				
	Bldg. Form	Height, Maximum (ft/stories) [7][8][9]	36/4			
Accessory Structure Size, Maximum		800 square feet [9][10]				sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre

- NOTES**
- [1] Single-family attached, townhome, and two-to-four-family dwellings may develop without complying with the minimum lot size standard, provided the development does not exceed 8 units an acre and it complies with all other dimensional standards.
 - [2] Minimum lot size is applied to the entire development site for multi-family, attached, townhome, and two-to four-family dwellings.
 - [3] An additional setback of five feet per floor over two floors shall be required.
 - [4] Rear yards may be reduced to 15 feet when there are no accessory structures or parking spaces in the rear yard.
 - [5] The minimum shall be 15 feet for lots platted before March 22, 1994.
 - [6] No accessory structure/building may be located between the principal building and any front or side street.
 - [7] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.
 - [8] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.
 - [9] f. No accessory structure excepting Amateur Ham Radio and Television Antennas may exceed the height of the existing principal structure.
 - [10] See Section 40.1-4.4(C)(1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.

TYPICAL DEVELOPMENT CONFIGURATION




ARTICLE 40.1-3: ZONING DISTRICTS
Section 40.1-3.3 Residential Base Zoning Districts
Subsection (F): High Density Urban Residential (UR-H) District

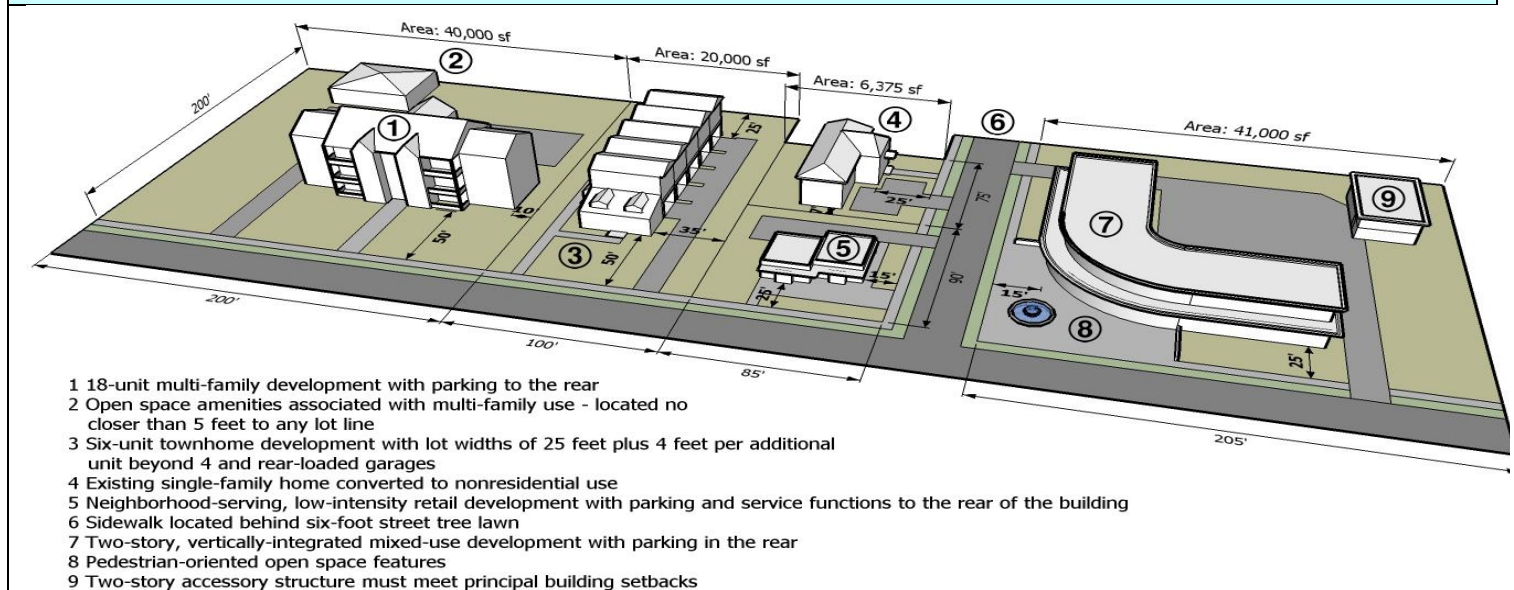
(F) High Density Urban Residential (UR-H) District						
PURPOSE AND INTENT					TYPICAL BUILDING TYPES	
The High Density Urban Residential (UR-H) district is established to accommodate a diverse range of residential development as a principal use, along with mixed-use and neighborhood-serving commercial development. The district accommodates most forms of residential development, including single-family attached dwellings, two-to-four-family dwellings, townhomes, live/work units, multi-family dwellings, and residential dwellings above the first floor of commercial development. Also allowed are complimentary uses such as parks, open space, libraries, religious institutions, community centers, schools (elementary, middle, and high), child care centers, and minor utilities. Neighborhood-serving commercial and service uses are allowed to encourage diverse, functioning neighborhoods. Police and fire stations, assisted living facilities, nursing homes, marinas, professional services offices, and financial institutions and drug stores with drive-throughs are allowed subject to a use permit (See Section 40.1-2.3(B), Use Permit.).						
DIMENSIONAL STANDARDS						
STANDARD		RESIDENTIAL USES			ALL OTHER USES	
		Single-Family Detached Uses	Multi-Family Uses	All Other Residential Uses		
DENSITY	Density, Maximum (DU/AC)	N/A	25	20 (not applicable if contextual lot size standards are used) [1]	N/A	
	Intensity, Maximum (FAR)	N/A			0.7	
LOT AREA	Lot Size, Minimum	The lesser of: 5,000 sf, <u>or</u> the average lot size of lots within 200 feet along the same block face, provided there are 5 or more lots within the 200-foot area	6,000 sf [2][3]	6,000 sf [1][2] [3]	6,000 sf	
	Lot Width, Minimum	25	25 feet, + 4 feet for each addt'l unit beyond 4 [3]	50 feet, + 4 feet for each additional unit beyond 3 [3]	25 ft	
	Building Coverage, Maximum (%)	65				
REQUIRED YARDS	Front, Minimum	The lesser of: 10 ft, <u>or</u> the average front yard on lots within 200 feet along the same block face, provided there are 5 or more lots with existing single-family residential structures within the 200-foot area	10 ft	10 ft	10 ft	"sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre
	Side, Minimum	The lesser of: 7 ft, <u>or</u> the average side yard on lots within 200 feet along the same block face, provided there are 5 or more lots with existing residential structures on them within the 200-foot area; No side yard shall be less than 5 ft unless part of a zero side lot line development	When abutting an end unit of a building: 10 ft; All others: 10 percent of the lot width, up to 15 ft; No side yard shall be less than 5 ft unless part of a zero side lot line development [4]		10 ft	
	STANDARD	RESIDENTIAL USES			ALL	

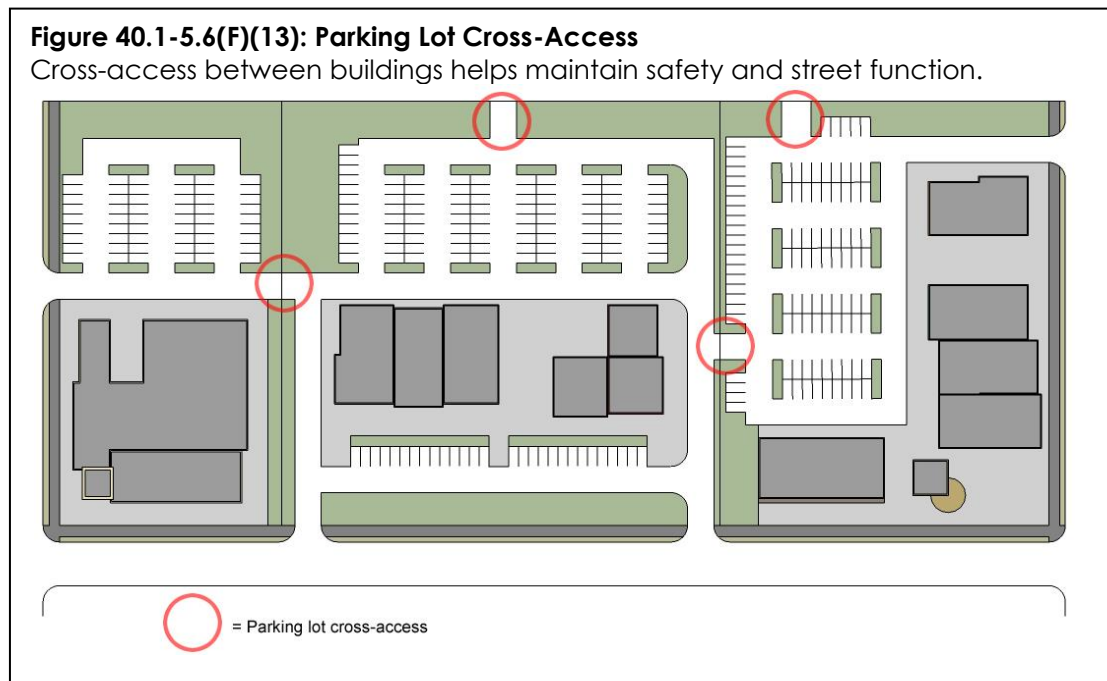
ARTICLE 40.1-3: ZONING DISTRICTS
Section 40.1-3.3 Residential Base Zoning Districts
Subsection (F): High Density Urban Residential (UR-H) District

		Single-Family Detached Uses		Multi-Family Uses	All Other Residential Uses		OTHER USES
	Corner, Side Minimum	10 ft		15 ft.			10 ft.
	Rear, Minimum	The lesser of: 25 ft, <u>or</u> the average rear yard on lots within 200 feet along the same block face, provided there are 5 or more lots with existing residential structures within the 200-foot area [4]		25 ft [4]	25 ft [4]	25 ft [5]	
	Accessory Structure, Min. (ft)	5 in 600 sf in size or smaller; otherwise same as principal use [6] [7]					
	Garage Setback, Min.	Even with or behind front façade for all residential uses					
BLDG FORM	Height, Maximum (ft/stories) [8][10]	36/3 for single-family detached	45/5 for all other residential uses			45/5	
	Accessory Structure Size, Max.	800 square feet[9]					
NOTES	<p>[1] Single-family attached, townhome, and two-to-four-family dwellings may develop without complying with the minimum lot size standard, provided the development does not exceed 16 units an acre and it complies with all other dimensional standards in this Ordinance.</p> <p>[2] Minimum lot size shall be applied to the entire development site for multi-family, single-family attached, townhome, and two-to-four-family dwellings.</p> <p>[3] Minimum lot requirements are applied to the entire development, not individual lots</p> <p>[4] An additional setback of 5 feet per floor over three floors shall be required.</p> <p>[5]Rear yards may be reduced to 15 feet when there are no accessory structures or parking spaces in the rear yard.</p> <p>[6] No accessory structure/building may be located between the principal building and any front or side street.</p> <p>[7] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.</p> <p>[8] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.</p> <p>[9]See Section 40.1-4.4(C)(1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.</p> <p>[10] No accessory structure excepting Amateur Ham Radio and Television Antennas may exceed the height of the existing principal structure.</p>						



TYPICAL DEVELOPMENT CONFIGURATION





(14) Drive-through Configuration

- (a) Drive-throughs shall be located to the side or at the rear of the building so as not to compromise the quality of the pedestrian experience at the street edge.
- (b) A drive-through may be permitted on the front façade, provided the building is located 150 feet or more from the edge of the right-of-way.
- (c) Drive-throughs serving a building located on a corner lot shall be located to the rear or interior side. In no instance shall the drive-through be located on the side of a building facing a street.
- (d) If covered, the roof over the drive-through shall be of a complementary architectural design as the design covering the primary portion of the structure.

(15) Stormwater Management

- (a) Stormwater retention facilities shall not be located within front or corner side areas.
- (b) Stormwater retention ponds not designed as a site amenity shall be fully screened from off-site views.
- (c) Provided however, landscape plantings may be used to increase filtration and decrease runoff. Alternative designs, such as landscape islands configured with a lower grade than adjacent parking and Low Impact Design (LID's) or rain gardens are permitted and encouraged.

(G) Additional Standards for Development in the UR, UR-H, and NMU Districts

In addition to the general commercial standards, commercial development in the UR, UR-H, and NMU districts shall comply with the following standards.

(1) Off-Street Parking Areas

Commercial development located within a UR, UR-H, or NMU district shall be exempted from the parking location standards in Section 40.1-5.1, Off-Street Parking Location, and shall comply with the following standards:

- (a) All required off-street parking shall be provided on the side or rear of the building.
- (b) A single-loaded parking bay shall be permitted between a building and the street it faces when the building contains two or more useable floors.

(2) Front Building Setbacks

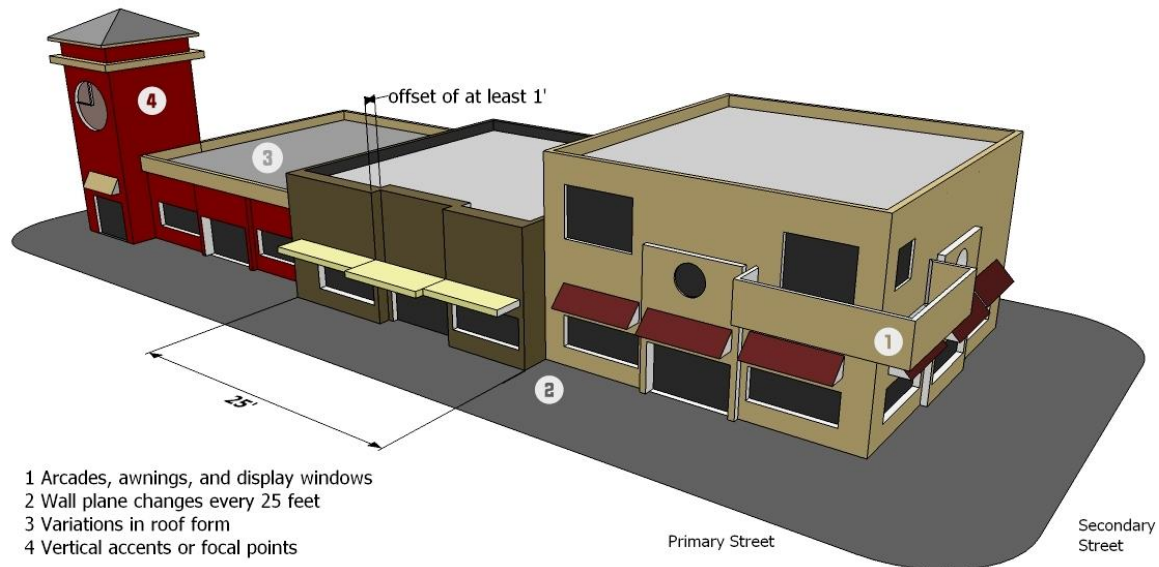
Except for outparcel buildings on corner lots, front building setbacks shall vary no more than 125 percent from the average building setback of buildings along the same block face. In cases where the average front setback is not discernable (e.g., the block face is vacant or lacks more than one building), the minimum front setback shall be established by the base zoning district standards.

(3) Building Facades

- (a) Front building facades of more than 50 feet in length shall be articulated into a series of evenly-spaced storefronts to increase visual interest and pedestrian orientation. Such buildings shall incorporate two or more of the following design elements on each facade visible from a street:
 - (i) Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot, a width of at least ten feet, located a minimum of every 25 feet;
 - (ii) Distinct changes in texture and color of wall surfaces;
 - (iii) Variations in roof form and parapet heights;
 - (iv) Vertical accents or focal points; or
 - (v) Features such as arcades, display windows, entry areas, or awnings.
- (b) All facade treatments shall be of similar scale and design.

Figure 40.1-5.6(G)(3): Commercial Building Facades

Building articulation provides visual interest and greater pedestrian orientation.



(4) Roofs

- (a) New buildings shall use a pitched roof or a sloped parapet to maintain compatibility with surrounding residential uses.