

**Town of Christiansburg  
Planning Commission**

100 East Main Street  
Christiansburg, Virginia 24073-3029  
Telephone: (540) 382-6128  
Fax: (540) 382-7338

**DEVELOPMENT SUBCOMMITTEE**

**AGENDA**

Monday, July 20, 2020  
Administrative Conference Room  
2<sup>nd</sup> Floor, Town Hall  
6:00 PM

1. Call to Order
2. Items for Discussion
  - a) Discussion on potential amendments to Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of clarifying the allowance of architectural projections such as roof eaves, chimneys, windows, stoops, patios and decks into minimum required yards.
3. Other Business
4. Adjournment

**The following are excerpts from the Christiansburg Zoning Ordinance relating to minimum setback and yard requirements as well as examples of language from other localities relating to architectural projections into required setbacks/yards.**

**Christiansburg**

- Setback means the distance by which any building or structure must be separated from any lot line or street line.
- Yard means an open space on a lot unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

**Blacksburg**

- Setback – The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.
- Yard - a required open space on a lot, unoccupied and unobstructed from the ground upward, unless otherwise provided by this ordinance.
- Eaves, cornices, windowsills and belt courses may project into any required yard a distance not to exceed two feet.
- A deck or patio may project beyond the front building line (but not into the front yard setback) or into a rear yard setback a distance not to exceed five feet.

**Montgomery County**

- Yard – An open space in a lot other than a court unoccupied and unobstructed from the ground upward (excluding steps), except as otherwise provided in this chapter.
- Bay windows and overhanging eaves or gutters may project up to four feet into any yard.
- Uncovered patios and decks not exceeding 30 inches in height may be placed within yard.
- Covered entry porches may project a maximum of four feet into the yard so long as that yard is not reduced to a width of less than three feet.
- Awnings or canopies may project maximum of eight feet from building face.
- Architectural features such as chimneys, or the like, may project three feet into any yard so long as that yard is not reduced to a width of less than three feet.

**Roanoke**

- Yard - An open space, on the same zoning lot as a use or structure, which space is unoccupied and unobstructed from thirty (30) inches above the graded ground level to the sky, except as otherwise provided in this chapter.
- Overhanging roofs, eaves, gutters, cornices or awnings may encroach two feet into front and rear yards and one foot into side yards
- Pergolas, porches, stoops, steps and stair landings may encroach ten feet into front yard.
- Chimneys may encroach two feet into any yard. Bay windows may encroach two feet into front and rear yards.
- Unenclosed decks/porches may encroach two feet into rear yard

## **Radford**

- Setbacks – the minimum distance from which any building structure must be separated from the front lot line.
- Yard - an open space on a lot, unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the ground level upward.
- Sills, belt courses, eaves, normal roof overhangs, chimneys, pilasters and similar architectural features of building may project into required yard at a depth no greater than 18 inches and a width no greater than 30 inches.
- Uncovered porches less than 30 inches in height, steps, landings, patios, decks and may project not more than six feet into required yards provided no such projection shall extend closer than two feet from any lot line.