CONDITIONS AND ZONING REGULATIONS FOR:
IVY RIDGE

January 31, 2011

I. GENERAL SUBDIVISION PROFFERS AND CONDITIONS

Proffered Conditions as approved with the rezoning as granted by Christiansburg Town Council on August 17, 2010:

1) The property proposed for R-1 Zoning will only be utilized for single-family detached residential use.
2) A maximum density of no more than four (4) units per acre shall be permitted.
3) Any future walking trails will be asphalt paved.
4) The main access for the subdivision will be Albert Lane.
5) The Albert Lane road will be designed and constructed with the first phase of the subdivision.
6) Construction traffic shall be strictly prohibited from utilizing any roads in the New River Village.
7) No property owner who has access to Albert Lane shall be restricted or prohibited from using Albert Lane during or after construction. Full access shall be maintained for the duration of the project.

General Conditions of the proposed Ivy Ridge Subdivision:

1) The property will be developed in substantial conformance with the conceptual plan submitted by Balzer and Associates dated January 31, 2011.
2) The Sage Lane right of way will be gated at the edge of the Albert Lane right of way and will only be used by Emergency vehicles.
3) One area within the proposed open space will be graded as a pocket park to allow for an active type recreation facility such as a playground.

II. PLANNED RESIDENTIAL DEVELOPMENT FOR IVY RIDGE

1. Permitted Uses

Structures to be erected or land to be used shall be one or more of the following:

(A) Single-Family Dwellings

(B) Open Space, including park, playgrounds, trails, and similar recreational uses.

(C) Home Occupational as defined by the Town of Christiansburg Zoning Ordinance.

(D) Off-street Parking and Loading as required by The Town of Christiansburg Zoning Ordinance.

(E) Public Utilities such as poles, lines, transformers, pipes, meters, and other facilities necessary for the provision and maintenance of Public utilities including water and sewage facilities.

(F) Accessory buildings such as separate garages or carports, toolsheds and greenhouses; provided, that garages or other accessory buildings such as

carports, attached to the main building shall be considered part of the main building; provided further, that no accessory building shall be more than 50 percent of the area of the main structure. An accessory building shall not be greater in height than the main structure. An accessory building shall be located behind and not closer than ten feet to the main structure. An accessory building within 20 feet of a property line may not be more than one story in height. A one story accessory building may be no closer than five feet to any property line of an adjoining property owner.

(G) Temporary construction trailers on active construction sites only.

(H) Signs in accordance with the Sign Ordinance.

(I) Developer will preserve at least 20% of the property for green space and will donate the green space to the Home Owners Association.

2. Area and Density

(A) No more than 78 units (±3.4 units per acre on average) can be built in the Development

III. REQUIREMENTS LOT TYPE R-1 PLANNED

(1) Setbacks and Yards

(a) Front Setback

a. Minimum front setback shall be 20 feet from any street right-of-way, maximum front setback shall be 30 feet, except in cul-de-sacs lots where structures shall be located where the lot width equals fifty 50 feet or greater.

(b) Side Yards

The minimum side yard shall be five-feet with a minimum total of the side yards being 10 feet. There shall be a minimum of 10 feet separating all dwelling units, except:

a. No building, or part of a building, shall be constructed within an easement.

(c) Rear Yard

Each dwelling unit shall have a minimum rear yard of 25 feet.

(d) Front Porches and Stoops

Front porches and stoops (excluding steps) may extend a maximum of 10 feet from the primary front building facade, and a maximum of eight feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.

a. "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.

(2) Frontage, Lot Depth, and Area

(A) The minimum lot width measured at the right-of-way shall be 50 feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front a cul-de-sac shall be a minimum of 50 feet wide at the 20 foot minimum setback line, and may be less than 50 feet wide at the street line, but no less than 25 feet.

(B) Minimum lot depth shall be 100 feet.

(C) Although the above dimensions indicate required minimums, no R-1 Planned type lot shall have a lot configuration which would create a lot with less than 5,000 square feet in total lot area.

(3) Height

Buildings may be erected up to 35 feet in height above the finished floor elevation except that no accessory building within 20 feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

(4) Corner Lots

The following provisions shall apply to comer lots:

(A) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.

(B) The side yard on the side facing the side street shall be 20 feet or more for both main and accessory buildings, with a total side yard of 25 feet for the main building.

a. (C) Each corner lot shall have a minimum width at the setback line and the street line measured to the PI of a radius, where a radius exists of 60 feet.

(C) Driveway may enter the lot from the side street.

(5) Accessory Buildings

(A) The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining property line and a minimum of 10 feet from any side street right-of-way line, except:

a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.

(B) The front facade of any accessory structure shall be set back a minimum of ` ten feet from the rear of the principle structure.

IV. MISCELLANEOUS PROVISIONS

(A) Driveways

a. Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance

(B) Walkways

All principle structures shall be provided with a minimum three feet wide concrete walkway connected to the street right-of-way, or alternatively, to the driveway.