ZONING REGULATIONS FOR TAX PARCEL 529-A-25C

PLANNED HOUSING DEVELOPMENT STANDARDS

1. Permitted Uses

   1) Within the subject parcel, structures to be erected or land to be used shall be one or more of the following:

      (A) Single-Family Dwellings
      (B) Two Family Dwellings
      (C) Townhouses
      (D) Multiple-Family Dwellings
      (E) Home Occupations

DEVELOPMENT STANDARDS

1. Area And Density

   (A) The minimum lot area for a Townhouse shall be 1,800 square feet.

2. Setback & Yards

   (A) Minimum setback from any street Right-of-Way shall be thirty feet.
   (B) Minimum side yard shall be twenty feet.
   (C) Minimum rear yard shall be twenty feet.
   (D) The distance between the façade of a building and a drive aisle or common parking area shall be no less than eight feet.

3. Height

   Buildings may be erected up to 35 feet in height from street grade or lot grade at the front facade whichever is greater.

GENERAL PROVISIONS

1) Unless otherwise indicated or modified by this document and/or related materials associated with this ordinance, reference shall be made to Chapter 26, *Subdivisions* and Chapter 30, *Zoning*: Article I (In General); Article IV (Single Family District); Article V (Two Family District), Article VI (Multiple Family District), Article XIX (Provisions for Appeal), Article XX (Townhouses), and Article XXII (Miscellaneous Provisions) of the Town of Christiansburg Code where applicable.