

RIn

Residential Incentive

Purpose: The purpose is to encourage a variety of housing types and arrangements, to ensure a suitable environment for family life and recreation. Incentive zoning could allow the for increased density to a developer in return for a site design that incorporates principles of new urbanism and traditional neighborhood development, environmentally sustainable and energy-efficient building standards, affordable housing rehabilitation, and historic preservation.

Road Frontage

60', 37.5' Attached, 180' Townhome (24' unit),
Cottage Court or Multifamily

Landscaping

1 street tree per 40'
20% tree canopy

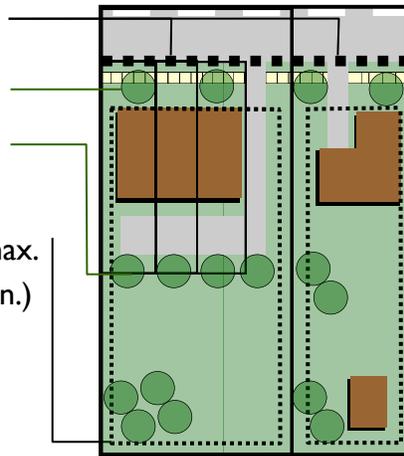
Building Setbacks

Front: 20' min. 35' max.
Side: 20' total (6' min.)
Street side: 20' min.
Rear: 20' min.

Lot Size

10,000 sq.ft. with incentives for 8,000 sq.ft. (60%)
and 6,000 sq.ft. (80%)

1 acre Townhome and Cottage Court



Height

Maximum 35'

If an accessory structure is over 15', then it must meet setbacks of main structure

Types of Homes and Uses

Single-family, detached or attached homes

Duplex with a CUP

Cottage Court

Townhome

Accessory apartment with a CUP

Church or religious place of worship

Parks, if over one acre then a CUP is required

Windows

15% minimum of the building façade shall consist of windows (any opening in a wall, roof, dormer, front door, or garage door which functions or appears to function to admit light).

Façade Area Calculation



Not calculated = fascia board, dormer face, roof area,
side projections for bay windows or fireplace, or foundation

Window Area Calculation



Front door glass, sidelights, and garage windows are included

Consistent Materials

Exterior materials on the majority of the façade must be consistent with the materials on all other elevations; includes additions to existing homes.



Example: Home with a majority brick façade and majority vinyl sides would **not be permitted**.

Foundation

Concrete masonry units (cinderblock) can not be visible from the road or a neighboring residential property.

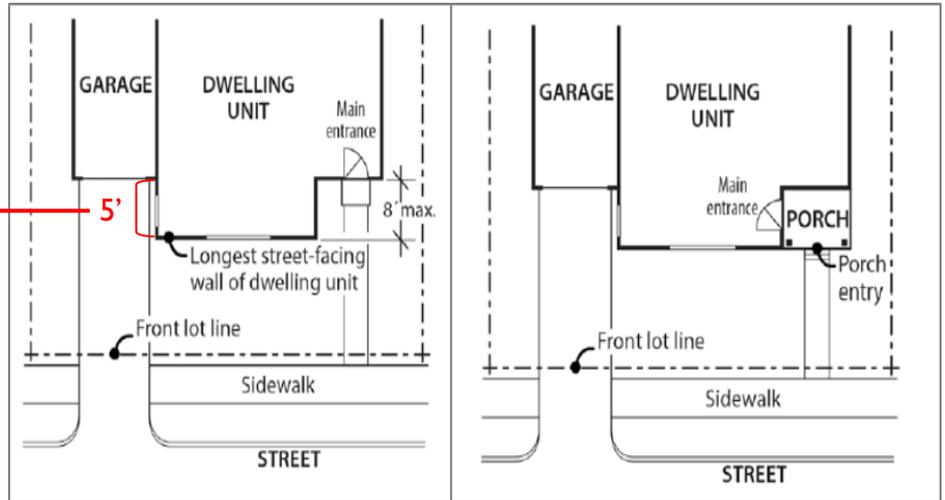


Landscaping or other building materials can be used to cover a cinderblock foundation; paint is not acceptable.

Garage Location and Front Door

One street-facing entrance is required. Entrance can be setback from the façade up to 8', open at an angle up to 45 degrees, or open on to a porch.

Attached garages must be setback minimum 5' from the façade.



Sewer and Water

Public water and sewer connections are required on all new lots in Ashland.

Contact Hanover Public Utilities with public water and sewer questions at (804) 365-6019 or visit their website (hanovercounty.gov/Public-Utilities).

Contact Chickahominy Health District with well and septic questions at (804) 365-4342 or visit their website (vdh.virginia.gov/Chickahominy).

Permits

If you are building a driveway from a public road, you will need a Right-of-Way permit. Contact Public Works at (804) 752-6875.

You may need an environmental or storm water permits. Contact Public Works at (804) 752-6875.

Building permits are obtained with Hanover County. Contact them at (804) 365-6040.

Questions or Comments

Contact the Ashland Department of Planning and Community Development at (804) 798-1073.