

# R-4

**Purpose:** The purpose of this district is encourage a variety of housing types and arrangements, to ensure a suitable environment for family life and recreation, and to provide for medium to high residential densities. Traditional and Mixed Neighborhood are the future land use classifications that are most compatible.

## Residential Medium-High

### Road Frontage

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

### Landscaping

1 street tree per 40'  
20% tree canopy

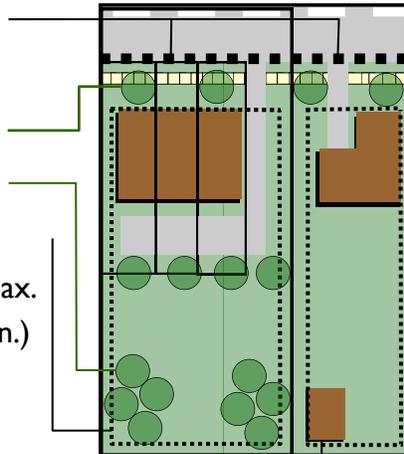
### Building Setbacks

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

Accessory structure: 5' min.

### Lot Size

6,000 sq.ft. or 1 acre Townhome or 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

Townhomes

Accessory apartment with a CUP

Parks, if over one acre then a CUP is required

Schools with a CUP

### 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.

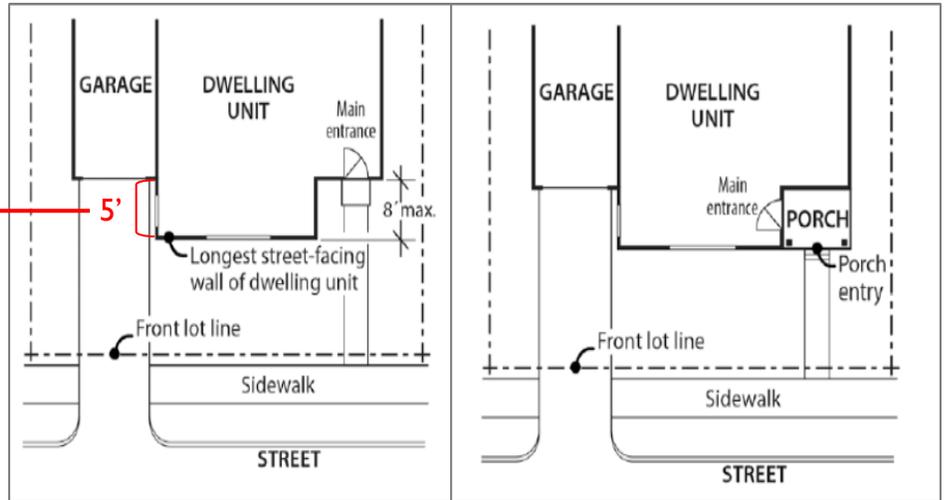


Landscaping or other building materials can be used to cover a cinderblock foundation; paint is not acceptable.

### 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](http://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](http://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.