R-1

Purpose: The purpose of this district is to provide for new land or maintain low density, single-family residential development of spacious character together with accessory uses which are normally compatible with residential surroundings. Town Edge and Traditional Neighborhood are the future land use classifications that are most compatible.

Residential Restricted

Road Frontage

100'

Landscaping

1 street tree per 40'

Building Setbacks

Front: 40' min.

Side: 15' min.

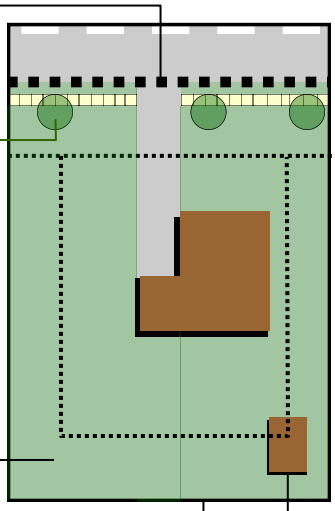
Street side: 30' min.

Rear: 35' min.

Accessory structure: 5' min.

Lot Size

15,000 sq.ft.



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 homes

Accessory apartment with a CUP

Bed and breakfast with a CUP

Day care as an accessory to a church/assembly 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

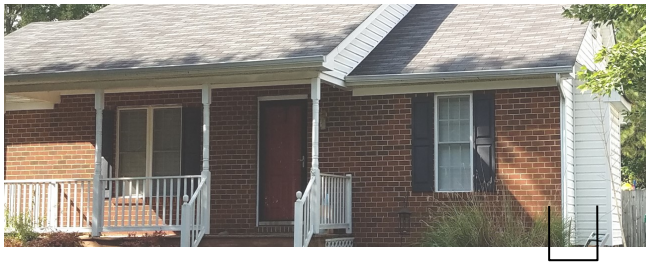
Not calculated = facia board, dormer face, roof area, side projections for bay windows or fireplace, or foundation

Window Area Calculation

Front door glass, sidelights, and garage windows are included

Consistent Materials

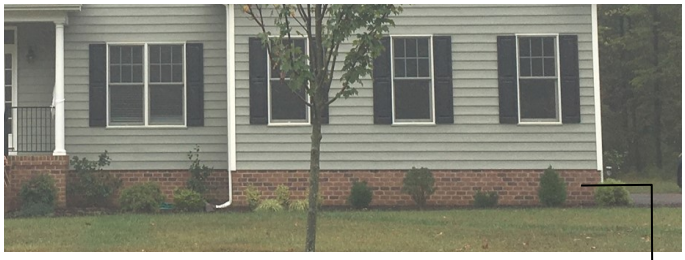
Exterior materials on the majority of the façade must be consistent with the materials on all other elevations; includes additions to existing homes.



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.

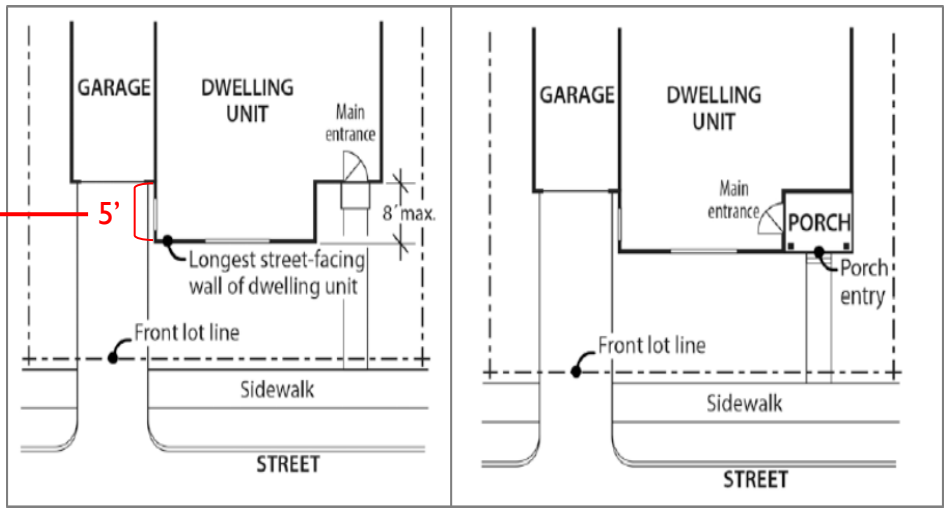


Landscaping or other building materials can be used to cover a cinderblock foundation; paint is not acceptable.

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, your 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.