

Residential Development Checklist

Town of Ashland

A. Lot and Blocks

- Lot size, min. (chart attached)
- Frontage, min. (chart attached)
- Density, max. (chart attached)
- Located on public road
- Corner lots extra width
- Block length (500' – 1,200')
- Block depth (2 tiers)
- Variety in lot frontages along block
- SF home max. 30% of lot
- No lots in wetlands

B. Structure Layout and Design

Setback and Height

- Front, Side and Rear setback (chart attached)
- Height, max. 35' (see district for exceptions)
- Varied setbacks from street

Design/Architecture

- Patio 100 sq.ft., min. (R-5)
- Balcony 75 sq.ft., min. (R-4 Apt.)
- Preferred architectural styles*
- High proportion of openings (doors/windows) to walls
- Consistent rhythm of features
- No blank facades or walls
- Four-sided consistent materials
- Roof pitch between 6:12 and 12:12
- Accessory structure consistent with primary structure design
- Columns (6" diameter or 6"x6" square, min.)
- Dormers
- Front porches (6'x8' min.)

Windows

- Windows 20-30% of façade, min.
- Sash windows with divided panes; avoid casement or fixed panes

C. Streets

- No private streets
- Continue existing street pattern
- Extend to boundary for future connection
- Intersections at right angle
- Approach angle – min. 80 degrees
- Alley 20' width, min.
- Avoid dead end alley
- No half streets at boundary
- No cul-de-sac in residential
- Sustainable network that continues traditional grid pattern
- Residential street standards**

D. Lighting (non-SF)

- Max. 0.5 foot-candle at boundary
- Max. 20' height from ground
- Sharp cut-off design, dark sky compliant, limited glare
- Street lights at intersections

E. Parking

- Off-street spaces req. (see parking chart, Sec. 21-204)
- Space dimension, 9'x18'
- Bicycle, 1 per 30 vehicle spaces (MF)
- Spaces delineated (if over 4)
- No parking on grass or bare earth
- All-weather surface (asphalt, concrete, brick, pervious pave) (MF)
- Stone or gravel (SF)
- Footprint 30% of front yard, max.

Parking area over 4,500 sq.ft.

- 5% internal landscaping
- 5' peripheral buffer
- 10-15 adjacent spaces, max.
- Parking islands, 9'-15'

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F. Landscaping and Open Space

Landscaping (non-SF)

- 10%-20% tree canopy
- 20' landscape setback
- 50% of street frontage improved (lateral feet measurement)
- Street tree, 1 per 50' street frontage

Open Space and Conservation

- Open space total, min.
 - 50% (PUD, R-5)
 - 30% (R-4Townhome)
 - 25% (RRC)
- Open space common, min.
 - 10% (PUD)
 - 250 sq.ft. per unit (R-5)
 - 200 sq.ft. per unit (R-4 Townhome)
- Establish conservation area around wetlands
- Connect with existing green infrastructure

Parks

- Provide parks with recreation for new residential development
- Locate park in prominent place
- Pedestrian and bike accessible
- No private "gated" parks
- Town or HOA maintenance agreement
- Walking paths connect with existing

G. Utilities

- Public water and sewer extended (no septic or well)
- Stormwater facilities provided per Public Works standards
- Dedicated easements, if necessary
- Fire hydrant provided
- Utilities installed underground

H. Other

- Ground or Roof-mounted mechanical units screened (non-SF)
- Sidewalks, 5-7' min. (not RR-1)
- Curb and Gutter, internally and adjacent to street (not RR-1)
- Commercial trash collection screened from residential/RR-1
- Electronic Record Drawings submitted to Public Works
- Universal Design (age-in-place) elements
- LEED building standards
- Earthcraft House Virginia standards

***Preferred architectural style**

Federal, Greek Revival, Queen Anne, Colonial Revival, Foursquare, I-House, Bungalow, or Ranch

****Residential street standards**

Contact staff to determine minimum specifications

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Zoning Reference Chart

	RR-1	RRC	R-1	R-2	R-3	R-4	R-5	
Min. Area								
Single Family	2ac	25ac	15,000sf	10,000sf	8,000sf	6,000sf or 8,000sf	-	
Two-Family	-	-	-	-	10,000sf	10,000sf	-	
Townhouse	-	-	-	-	-	1ac	2.5ac	
Multifamily	-	-	-	-	-	-	2.5ac	
Front Setback								
Front property line	50'	40'	40'	30'	25'	30'	50'	
Public Road Frontage								
Single Family	200'	150'	100'	75'	60'	37.5'-60'	-	
Two-Family	-	-	-	-	60'	75'	-	
Townhouse	-	-	-	-	-	200'	180'	
Apartments	-	-	-	-	-	-	180'	
Side Yard	50'	20'-30'	15'-30'	15'-25'	10-25'	10'-30'	15-30'	
Rear Yard	50'	40'	35'	25'	25'	25-30'	25-30'	
Density (units/acre)	0.5	0.6	2.9	4.4	4.4-7	4.4-7.3	12-15	
Height Max.	35'	35'	35'	35'	35'	35'	35'	
Open Space	-	25%	-	-	-	30% (twon)	50%	
Accessory structure: Minimum side and rear yards are 5 feet Note: Corner lots have special provisions								

	B-1/B-ID	B-4	HE	RO-1	PUD	PMH	PSC
Min. Area							
Single Family	2 nd floor apartments and business apartments (by-right)	R-2	15,000sf	R-2	5ac	-	-
Two-Family		-	-	-	5ac	-	-
Townhouse		-	-	-	5ac	-	5ac
Multifamily		-	-	-	5ac	-	-
Dormitories		-	-	-	-	-	-
Fraternity or Sorority		-	15,000sf	-	-	-	-
Mobile Home		-	-	-	-	-	5ac
Front Setback	-	R-2	25'-40'	R-2	35'-100'	10'	25'
Public Road Frontage	-	R-2	100'	R-2	-	-	-
Side Yard	0'-15'	R-2	15'	R-2	-	15'-20'	-
Rear Yard	0-20'	R-2	35'	R-2	-	15'-20'	-
Density (units/acre)	-	R-2	-	R-2	12	5	7
Height Max.	35'	R-2	35'+	R-2	35'	15'-35'	45'
Open Space	-	-	-	-	50%	25%	30%