

Table 8200: Abbreviations

Abbreviation	Corresponding Term
sf	square feet
VDOT	Virginia Department of Transportation

DIVISION 3. MEASUREMENT, CALCULATION, AND EXCEPTIONS

Sec. 24-8301. Measurement and Calculation

This division establishes the rules that generally apply for measuring and calculating to determine compliance with the standards in this Ordinance. The general rules in this division may be modified by more specific provisions elsewhere in this Ordinance.

Sec. 24-8302. Measurement of Area, Width, Depth, and Coverage of Lots

A. Lot Area

Lot area means the total horizontal land area (in acres or square feet) within the lot lines of the lot. A lot to be used for a single-family, duplex, manufactured home, or townhouse dwelling must meet the required minimum lot area exclusive of bodies of water (lakes, ponds), submerged land (other than wetlands), and land within the special flood hazard area.

B. Lot Width

The shortest distance between the side lot lines measured at the minimum front yard setback except that lot width will be measured at the actual front building line for (1) approved stem lots and (2) residential cul-de-sac lots in districts other than the R-5A District. The shortest distance is measured at any angle and at any point along the front setback line or actual front building line, as appropriate.

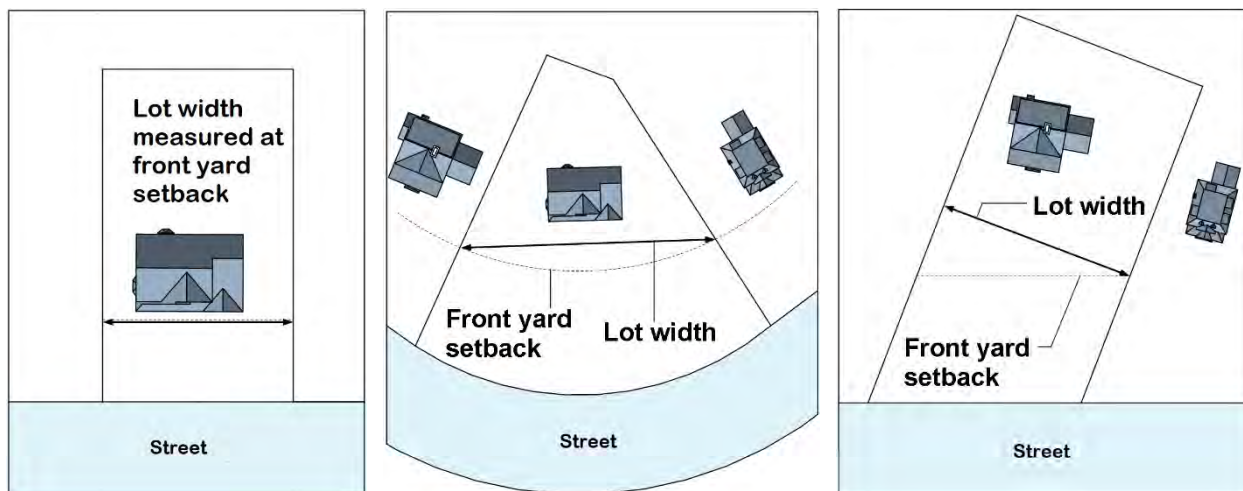


Figure 8302A: Lot width on three standard lots

Article 8 Definitions

Division 3. Measurement, Calculation, and Exceptions

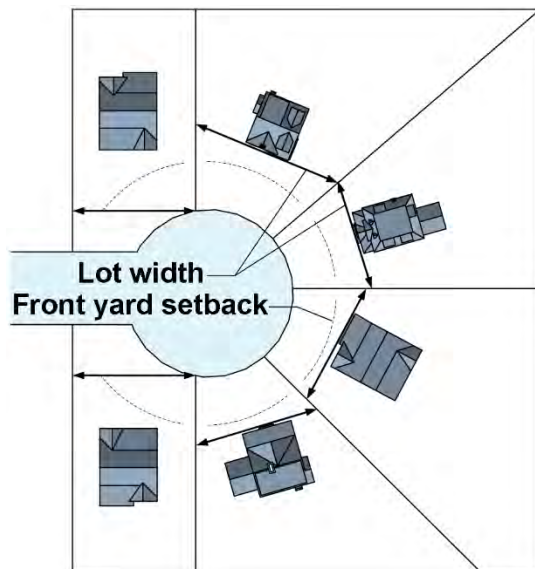


Figure 8302B. Lot width on cul-de-sac lots

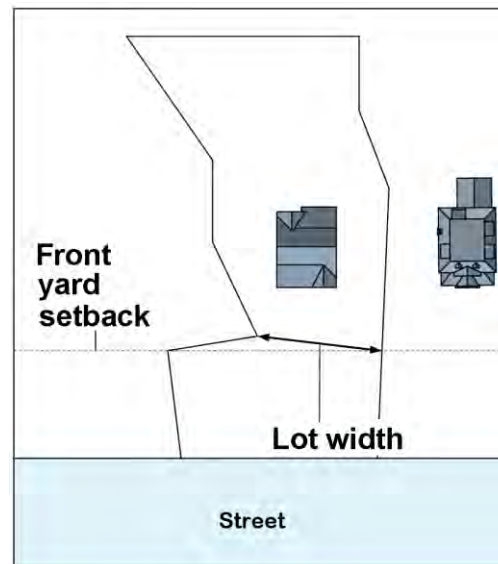


Figure 8302C: lot width on an irregular lot

C. Lot Depth

Lot depth will be determined by calculating the mean horizontal distance between the front lot line and the rear lot line.

D. Lot Coverage

Lot coverage (expressed as a percentage of lot area) is determined by measuring the total horizontal land area covered by all buildings, structures, and impervious surfaces, dividing that area by the lot area, and multiplying the result by 100.

Sec. 24-8303. Measurement of Residential Density

Except in the interpretation of proffers, residential density means the number of dwelling units on a parcel divided by the total area of land within the boundaries of the parcel excluding public rights-of-way, bodies of water (lakes, ponds, and submerged land other than wetlands), and special flood hazard areas.

Sec. 24-8304. Measurement of Floor Area

The floor area of a building will be determined by summing the gross horizontal areas of each floor of the building, measured from the exterior walls or from the centerline of party walls, but not including elevator shafts or any area used exclusively for the parking of motor vehicles.

Sec. 24-8305. Determination of Front, Side, and Rear Yards for Dwellings

Unless the Planning Director determines that specific conditions require otherwise, the following rules of measurement apply to any lot to be used for a single-family, duplex, townhouse, or manufactured home dwelling. For the purpose of this section, a controlled-access road will not be considered a public street.