

ZONING

170 Attachment 2

Town of Centreville
SCHEDULE OF ZONE REGULATIONS
[Amended 7-11-2002 by Ord. No. 03-02; 7-11-2002 by Ord. No. 06-02; 1-2-2014 by Ord. No. 13-2013; 9-18-2025 by Ord No. 12-2025]

Districts	Minimum Lot Area and Dimensions ¹			Minimum Yard Requirements ^{9,13}				Maximum Height		Lot Coverage (maximum)	Density/Intensity Maximum (dwelling unit/acre)	Minimum OSR	Minimum LSR	Tract Limit (minimum)
	Area	Width ⁵	Depth	Front ⁴	Side	Aggregate	Rear	Feet	Stories					
R-1 Residential	15,000 ²	80	100	35	10	25	35	35	2.5	30%	3.0	--	--	--
Active adult single family	4,000	40	100	15	3	10	15	35	2.5	75%	3.5	40%	--	50 acres
R-2 Residential	8,000	70	100	25	10	22	30	35	2.5	30%	5.0	--	--	--
R-3 Residential	7,000	65	100	25	10	20	25	35	2.5	30%	6.0	--	--	--
Duplex ¹⁴	5,000	50	100	25	0	20	30	35	2.5	30%	6.0	--	--	--
Townhouse ¹¹	1,800	20	80	20	10 ¹⁵	25 ¹⁵	25	35	2.5	30%	8.0	20%	10%	3 acres
Apartment ¹²		150	150	30	25	50	35	35	3.0	40%	8.0	30%	15%	2 acres
CBD Central Business	--	--	--	--	--	--	5 ¹⁶	35	3.0	85%	--	--	--	--
C-2 General Commercial	--	100	200	30	20	--	20	35	3.0	70%	--	--	15%	--
C-3 Intense Commercial	--	100	200	30	20	--	20	35	3.0	70%	--	--	15%	--
I-1 Light Industrial	--	100	200	40	20	--	20	35	3.0	70%	--	--	15%	--
PUD ³	Varies by housing type. ⁸							35	3.0	35%	-- ⁷	25%	15%	5 acres
PBD	--	--	--	40	10	22	10	40	3.0	70%	--	--	15%	10 acres
PRA	Standards will depend on conditions of approval. See § 170-26.													
CAOZ	See § 170-30 for standards.													
TND														--
Residential											8 du/ac	25%		--
Single-Family	3,500	30	80	5 min; 20 max	5 min; 10 max	15 min; 20 max	30	35	2.5	65%	--	--	--	--
Cottage	2,000	30	60	5 min; 15 max	5 min; 10 max	--	30	35	2.5	65%	--	--	--	--
Two-Family	3,500	30	100	5 min; 15 max	5 min; 10 max	--	30	35	2.5	65%	--	--	--	--
Townhouse	1,600	20	80	5 min; 15 max	--	--	30	45	3.5	85%	--	--	10%	--
Multi-Family		[17, 18]		[17, 18]	20		30	45	3.5	100%	--	--	15%	--
Non-Residential	2,500	[17, 18]	100	[17, 18]	[19]	[19]	[20]	45	3.5	85%	--	--	15%	--

NOTES:

- ¹ Lot areas must conform to State and County Health Department requirements.
- ² Lot sizes may be reduced to 10,000 square feet if clustered. (See § 170-45.)
- ³ Subject to the allowances for industrial structures in § 170-29E(8).
- ⁴ On a through lot, front yard setbacks must be maintained both in front and in back of the structure.
- ⁵ Lot widths may be reduced by 25% on approved culs-de-sac, curved area only.
- ⁶ The minimum tract size for the inclusion of planned commercial centers is 200 acres [§ 170-28B(1)(f)].
- ⁷ For the purpose of computing densities in planned unit developments, the following shall be used:
- For R-1 District: 3 dwelling units per acre.
- For R-2 District: 5 dwelling units per acre.
- For R-3 District: 7 dwelling units per acre.
- ⁸ Minimum lot dimensions and minimum yard requirements will be the same as those required for R-3.
- ⁹ In a semidetached dwelling one side yard may be reduced to zero to facilitate the use of a common wall. Each dwelling unit shall be located on a separate lot with each lot meeting all other setbacks, yards and minimum lot area requirements. Each dwelling shall be served by independent public facilities.
- ¹⁰ (Reserved)
- ¹¹ See § 170-21C, Special regulations for two-family dwellings and townhouses.
- ¹² For conversion of large homes into apartments, see § 170-41.
- ¹³ For corner lots, see definition of “yard, front.”
- ¹⁴ Each unit of a duplex shall have at least 5,000 square feet with minimum lot dimension of 50 feet and 100 feet.
- ¹⁵ Side yard refers to townhouse building.
- ¹⁶ The minimum rear yard requirement is 20 feet for any parcel in the CBD Central Business Zone which abuts a parcel in any of the residential zones. [Added 8-6-1992 by Ord. No. 615]
- ¹⁷ Lot and building widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space. The maximum building length shall be 150’. Minimum Distance Between Buildings on Same Lot is 20’
- ¹⁸ Frontage lines shall be relatively constant for a street, and should abut sidewalks.
- ¹⁹ When the TND zoned property abuts a Residential use, the minimum side setback shall be the same as required for the abutting residential use.
- ²⁰ When the TND zoned property abuts Residential use, the minimum rear setback shall be 30 feet.

ABBREVIATIONS			
CAOZ	Critical Area Overlay Zone	OSR	Open space ratio
D.U.	Dwelling unit	PBD	Planned Business Development
FAR	Floor area ratio	PRA	Planned Redevelopment Area
LSR	Landscape surface ratio	PUD	Planned Unit Development