



February 23, 2017

Bill Bruce
Oak Ridge Planning Department
P.O. Box 374
Oak Ridge, N.C. 27310

Re: Proposed Text Amendments

Dear Bill:

On behalf of PJ Village Woods, we request that the Town amend the current ordinance to allow a 15 foot building separation in the TC-R zoning district for buildings 2 stories or less and add the word detached to the definition of townhouse to allow single unit buildings in townhouse developments. I have marked up the current ordinance with the suggested changes.

Please process this request and let me know if you have any questions or comments. Thank you for helping us move this project forward.

Sincerely,
CPT Engineering and Surveying, Inc.

A handwritten signature in black ink, appearing to read "Chuck Truby", is written over a horizontal line.

Chuck Truby, P.E., P.L.S.
President

Townhouse Dwelling: A building consisting of single family residences attached to one another, or detached single family residences consisting of a single unit, in which each unit is located on an individually owned parcel, generally within a development consisting of multiple units containing private drives, walks, and open space in common area. Townhouses, whether attached or detached, are typically units situated in a row separated by private open space between units. Units generally are more uniform in appearance than small lot detached homes.

DIVISION 2. - DIMENSIONAL REQUIREMENTS

Sec. 30-351. - Agricultural and single-family districts.

The dimensional requirements for agricultural and single-family districts are found in the table below.

AGRICULTURAL AND SINGLE-FAMILY DISTRICT
DIMENSIONAL REQUIREMENTS

	AG	RS-40	RS-30	TC-R ^a
Minimum Lot Size (ft. ²)	40,000	40,000	30,000	
Single-family				20,000
Two-family dwelling				40,000
Minimum Development Size, Multifamily, twin home, townhouse dwelling, (ft. ²)				
First 3 dwelling units				60,000
Additional lot area per unit				20,000
Minimum Lot Width (ft.)				
Interior lot	150	150	100	80
Exterior lot	150	150	100	90
Minimum Street Frontage (ft.)	50	50	50	45
Minimum Street Setback (ft.); ^{sup}				
Local, subcollector, collector - front	40/65	40/65	40/65	20

Local, subcollector, collector - side	40/65	40/65	20/45	20
Minor thoroughfare	45/80	45/80	45/80	30
Major thoroughfare	50/95	50/95	50/95	40
Minimum Interior Setbacks (ft.)				
Side yard	15	15	10	5
Front yard	30	30	30	15
Maximum Building Height (ft.);sup\sup;	50	50	50	50
Maximum Building Coverage (% of lot)	30	30	30	
Minimum Building Separation				20 ⁵

Notes:

^a Overall density shall not exceed two dwelling units per acre.

^b Setback from right-of-way line or property line/setback from street centerline, whichever is greater.

^c No more than three full or partial stories entirely above grade.

1. A corner lot has two street setbacks. The setback of lower setback category shall be considered the side street. If both streets are of the same setback category, the property owner shall designate the side street for his lot.

2. A through lot has two street setbacks but no rear setback.

3. On a corner lot of record, the side street setback may be reduced, if necessary, to yield a buildable width equal to 60 percent of the lot width.

4. For any lot of record, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to 40 percent of the lot depth. The rear setback shall be reduced first, but not below 15 feet and the street setback shall not be reduced by greater than ten feet.

(Ord. of 1-6-2000, § 4-4.1; Ord. of 5-6-2004, table 4-4-1; Ord. of 6-2-2016(1))

Sec. 30-352. - Dimensional requirements for permitted single-family district uses and two-family dwellings in the NB and LO districts.

Minimum lot size (ft ²)	40,000
All lots and structures must meet other requirements of	RS-40

(Ord. of 1-6-2000, § 4-4.2)

5. *MAYBE DECREASED TO 15' IN TOWNHOUSE DEVELOPMENTS WITH BUILDINGS TWO STORIES OR LESS.*