

Supplement A: Summary of District Area Regulations*

District R-1

Minimum lot area: 15,000 square feet

Setback: 35/60 feet

Frontage: 100 feet

Side yard: 10 feet

Rear yard: 30 feet

Height: 35 feet (60 feet for public and semi-public buildings with increases in yard size)

Districts R-2 and R-2A

Minimum lot area:

Two-family attached (duplex): 15,000 square feet (7,500 square feet for each unit)

Town house: 2,000 square feet, interior lot; 3,000 square feet, end and corner lots

Multi-family dwelling: 15,000 square feet for the first two dwelling units, plus: 1,500 square feet for each unit in excess of two contained in an apartment house; or 2,500 square feet for each unit in excess of two contained in a garden apartment or condominium

Courtyard home: 5,500 square feet

All other uses: 10,000 square feet

Setbacks: 30/50 feet

Frontage:

Two-family attached (duplex): 100 feet (50 feet per unit)

Town house: 20 feet, interior lot; 30 feet, end and corner lots

Multi-family dwelling: 125 feet

Courtyard home: 50 feet

All other uses: 75 feet (See Sec. 70-34 for exceptions)

Side Yard:

Town house: 20 feet, when adjoining an R-1 District; 10 feet, all other end lots

Multi-family dwelling: 20 feet

Courtyard home: zero feet on one side and ten feet on the other side

All other uses: 10 feet

Rear Yard: 25 feet

Height: 35 feet (60 feet for public and semi-public buildings, with increased yards)

District R-3

Minimum lot area:

Two-family attached (duplex): 11,000 square feet (5,500 square feet per unit)

Town house: 1,800 square feet, interior lot; 3,000 square feet end and corner lots

Multi-family dwelling: 10,000 square feet for the first two dwelling units, plus: 1,500 square feet for each dwelling unit in excess of two contained in an apartment house; or 2,500 square feet for each unit in excess of two contained in a garden apartment or condominium

Courtyard home: 4,000 square feet

All other uses: 7,500 square feet

Setback: 25/45 feet

Frontage:

Two-family attached (duplex): 75 feet (37 ½ feet per unit)

Town house: 18 feet, interior lot; 30 feet end and corner lots

Multi-family dwelling: 100 feet
All other uses: 50 feet

Side Yard:

Town house: 20 feet, when adjoining an R-1 District; 10 feet, all other end lots
Multi-family dwelling: 20 feet
All other uses: 10 feet

Rear Yard: 20 feet

Height: 45 feet (60 feet for public and semi-public buildings, with increased yards)

District B-1

Minimum lot area:

Residential uses: as per R-3 District regulations
Non-residential uses: 6,500 square feet

Setback:

Residential uses: as per R-3 District regulations
Non-residential uses: 5/30 feet

Frontage:

Residential uses: as per R-3 District regulations (See Sec. 70-64 for exceptions)
Non-residential uses: none

Side Yard:

Residential uses: as per R-3 District regulations
Non-residential uses: none, except: 5 feet for new lots or structures; 10 feet when adjoining a residential district

Rear Yard:

Residential uses: as per R-3 District regulations
Non-residential uses: none, except: 5 feet for new lots or structures; 20 feet when adjoining a residential district

Height: 45 feet (60 feet for any use with increased yards)

District B-2

Minimum lot area: 10,000 square feet

Setback: 25/45 feet

Frontage: 75 feet

Side Yard: 10 feet (20 feet when adjoining a residential district)

Rear Yard: 10 feet (20 feet when adjoining a residential district)

Height: 60 feet

District M-1

Minimum lot area: 7,500 square feet

Setback: 10/35 feet

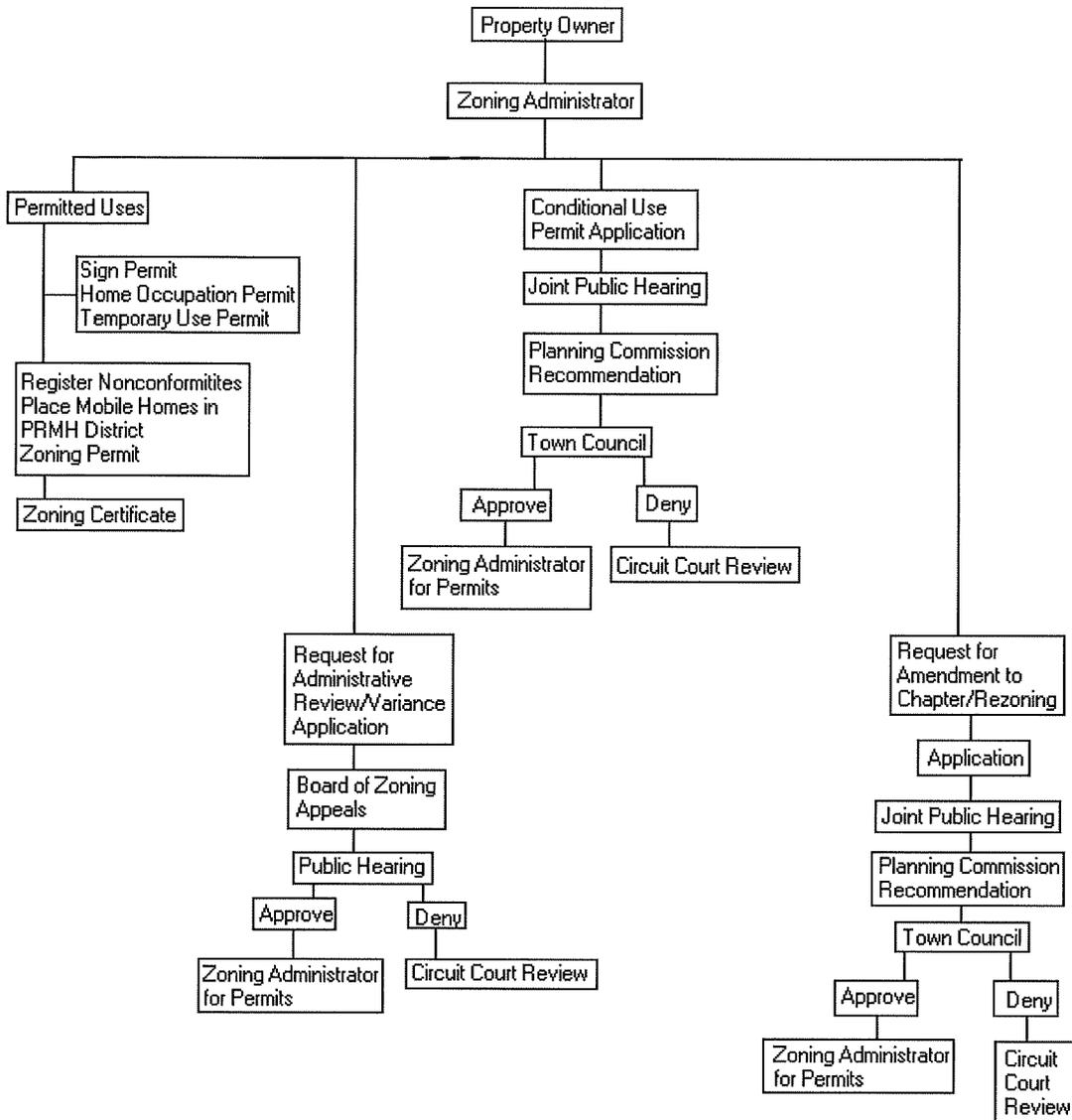
Frontage: 50 feet

Side Yard: 10 feet (25 feet when adjoining a residential district)

Rear Yard: 20 feet (25 feet when adjoining a residential district)

Height: 35 feet (except that buildings may be erected up to 60 feet upon approval of the planning commission)

Supplement B: Zoning Administration Process, Town of New Market



Supplement C: Zoning Administration Process, Town of New Market

This book contains all amendments to the New Market Zoning Ordinance (Chapter 70 of the Code of Ordinances of the Town of New Market, Virginia) up to and including the following:

	Resolution Number	Date Adopted
1.	59 and 60	October 20, 1997
2.	69	June 15, 1998
3.	79 and 80	December 21, 1998
4.	90 and 91	June 21, 1999
5.	92	July 19, 1999
6.	96	December 20, 1999
7.	102	May 15, 2000
8.	125 and 126	January 22, 2002
9.	128	March 18, 2002
10.	129	April 15, 2002
11.	154	March 17, 2003
12.	157	June 16, 2003
13.	167	October 18, 2004
14.		December 20, 2004
15.		April 18, 2005
16.		June 18, 2007
17.		October 15, 2007
18.		May 19, 2008
19.		June 16, 2008
20.		January 20, 2009
21.		August 17, 2009
22.		March 15, 2010
23.		August 20, 2012
24.		June 13, 2013
25.		March 16, 2015

26.		September 19, 2016
27.		December 19, 2016
28.		March 20, 2017
29.		August 20, 2018

