

August 14, 2026

BY EMAIL

Irvington Town Council,
4203 Irvington Road,
Irvington, VA
22480

Dear Irvington Town Councilmembers,

The Town of Irvington is known for its small town character that has fostered a quality living environment, attracted tourists, and encouraged the entrepreneurial spirit of the Town's residents and businesses to serve everyone who lives and visits here. As our residents and businesses succeed, we need to be strategic in providing places for our entrepreneurs, empty nesters, and young families to continue to benefit from and enjoy the small town character that makes Irvington special. When we provide these places for residents, businesses, and tourists we need to do so in a manner that continues the character of development of the Town.

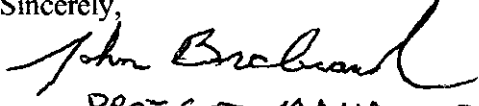
We submit to you an amendment to the Town's Zoning Ordinance to the Town's Zoning Ordinance to achieve this objective. The amendment creates a zoning overlay district for the portion of the Town where the Town's Comprehensive Plan identifies places for mixed-use and single-family detached homes. These are the places our successful businesses and residents will need, but they must be led to create and maintain the character of the Town that makes Irvington successful. The zoning overlay district proposed in this zoning ordinance amendment provides this leadership and strategic planning for this portion of the Town.

Adding this zoning overlay district to the Town's Zoning Ordinance will add additional land use regulations to only the portion of the Town described in the proposed zoning ordinance amendment. These additional land use regulations are on top of the existing zoning for this portion of the Town. The additional land use regulations impose new requirements such as sidewalks, setbacks, lot sizes, and green space to avoid disjointed and uncoordinated development. Instead, these new requirements will provide for the continuation of the Town's existing development pattern.

Adopting this zoning ordinance amendment will preserve and enrich the Town's charm and attractiveness while strategically providing places for Irvington's entrepreneurs, businesses, and families and for continued attraction of tourists to the Town. We believe that a livable and walkable community is a better outcome for the Town and adding this land use regulation to only a portion of the Town is good planning by the Council.

We respectfully ask that you initiate an amendment to Chapter 154, the Zoning Ordinance, of the Town Code of Irvington to adopt the Village Overlay District. This will allow for thoughtful development, appropriate of the Town's small town character.

Sincerely,


PROJECT MANAGER

The Renaissance Group, LLC

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CODE OF ORDINANCES TOWN OF IRVINGTON, VIRGINIA
TITLE XC: - LAND USAGE
CHAPTER 154: -ZONING
VILLAGE OVERLAY (VO) DISTRICT

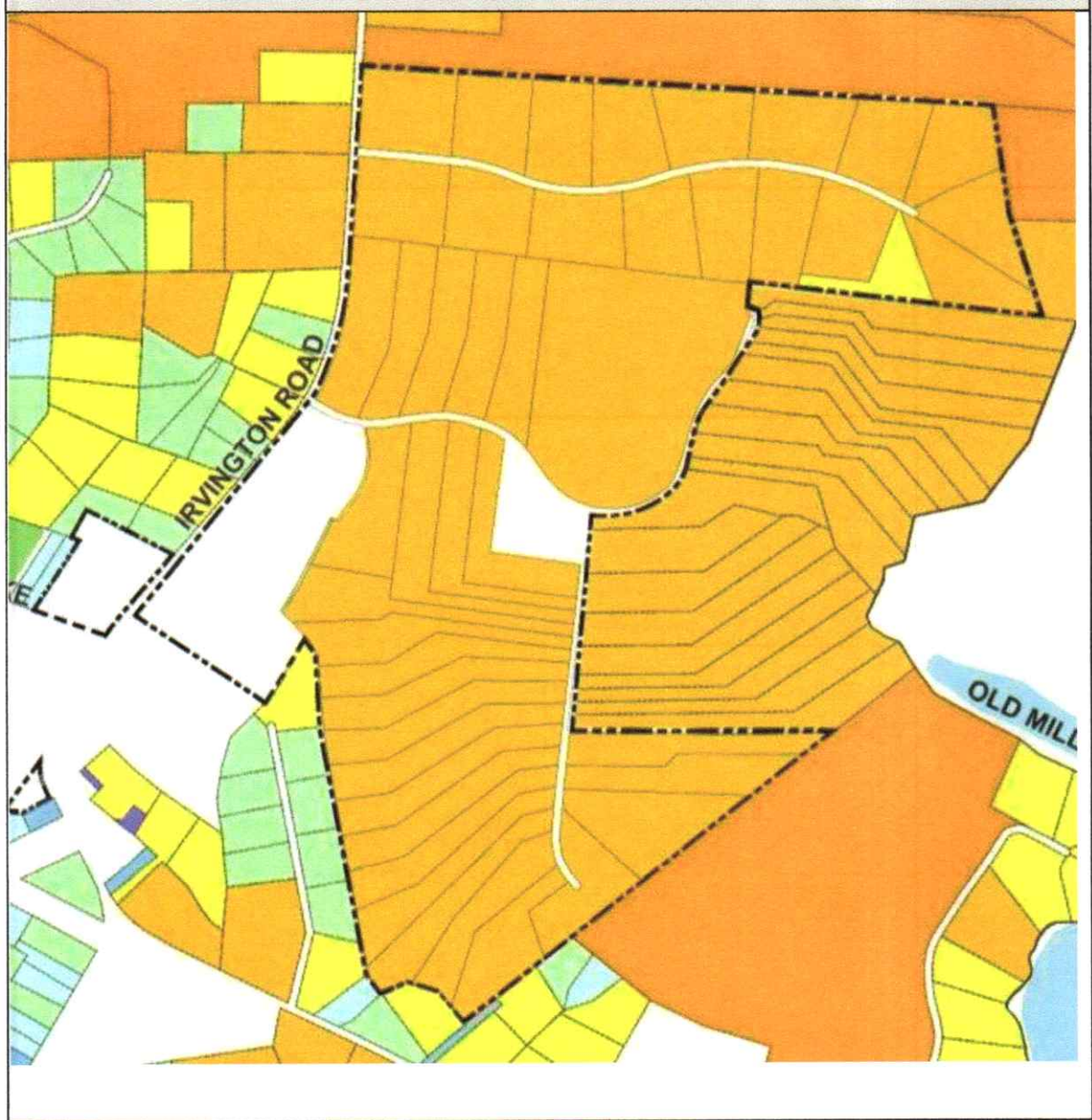
§ 150.060 - Statement of Intent.

- (A) The purpose of the Village Overlay District is to promote the village center and livability of the core of the Town of Irvington while preserving the existing charm and attractiveness of the Town. The VO District will enhance the character of the Town by emulating the existing mixed development pattern of lot sizes and promoting multi-modal access to the Town's core.

§ 150.061 - Applicability.

- (A) The standards of the VO District shall apply to all lands within the dashed border in Figure 150.061-01, below.

Figure 150.061-01- VO Area



(B) The standards of the VO District shall supersede the standards of the underlying zoning district.

(1) Where no standard exists within the VO District, the standards of the underlying zoning district shall govern.

§ 150.062 - Subdistricts Established.

(A) The VO District must consist of a Village Residential Subdistrict and a Village Commercial Subdistrict.

(B) The Village Residential Subdistrict shall incorporate those parcels of land within the VO Zoning District where the primary use of the land is for residential uses only and shall have the following additional requirements:

- (1) The Village Residential Subdistrict shall contain a mixture of the parcel types contained within Figure 150.061.02.
- (2) Each parcel type shall conform to the required allotments contained within Figure 150.061.02, based on the percentage of each parcel type compared to the total amount of parcels within the VO District.
- (3) Each lot category shall conform with their respective standards contained herein.

Figure 150.061.02 – VO District Parcel Types and Allotment		
<u>Parcel Type</u>	<u>Percentage of Parcel Type Allowed</u>	
	<u>Minimum</u>	<u>Maximum</u>
<u>Cottage Lot</u>	<u>20%</u>	<u>30%</u>
<u>Medium Lot</u>	<u>30%</u>	<u>50%</u>
<u>Small Farm Lot</u>	<u>10%</u>	<u>35%</u>
<u>Large Farm Lot</u>	<u>5%</u>	<u>15%</u>

(C) The Village Commercial Subdistrict shall incorporate those parcels of land within the VO Zoning District where the primary use of the land is for commercial or mixed-uses only and shall have the following additional requirements:

- (1) The Village Commercial Subdistrict shall be a minimum of five (5) acres.

§ 150.063 - Open Space Requirements.

(A) At least thirty percent (30%) of the gross acreage of the VO District shall consist of open space.

- (1) Open space must be identified on the VO District preliminary plat or site plan.
- (2) Any improvements in the open space areas must be either dedicated for public space or owned and maintained by a property owners association, neighborhood association, or other similar entity.
- (3) Open space may be improved with shared amenities including, but not limited to, the following:
 - (a) Active recreation areas such as sport fields or exercise areas;
 - (b) Playgrounds, splash pads, or similar children's recreation area;
 - (c) Hiking, bicycling, or shared-use paths;
 - (d) Gazebos, courtyards, plazas, or similar hard surfaced areas; or
 - (e) Amphitheaters and other similar event spaces.

§ 150.064 - Village Residential Subdistrict Regulations.

(A) Use Regulations.

- (1) Permitted uses in the Village Residential Subdistrict shall be those permitted uses in the R-1 Residential District pursuant to § 154.051(E).

(B) Area Regulations.

- (1) Lots within the Village Residential Subdistrict shall be no less or greater than the values contained within Figure 150.061-02, below.

Figure 150.061-02 – Village Residential Lot Sizes		
<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Maximum Lot Size</i>
Cottage Lot	6,500 sq. ft.	12,500 sq. ft.
Medium Lot	12,501 sq. ft.	18,700, sq. ft.
Small Farm Lot	18,701 sq. ft.	46,000 sq. ft.
Large Farm Lot	46,001 sq. ft.	74,600 sq. ft.

(C) Frontage Regulations.

- (1) Lots within the Village Residential Subdistrict shall have a minimum lot frontage of 60 feet.
- (2) Where topological or environmental features exist, or where lots front on cul-de-sacs or on another type of turnarounds, the administrator may reduce the required lot frontage by up to a maximum of fifty percent (50%).

(D) Yard Regulations.

- (1) The minimum yard for each type of lot within the Village Residential Subdistrict shall be no less than the values contained within Figure 150.061-03, below.

Figure 150.061-03 – Village Residential Yard Regulations			
<i>Lot Type</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>
Cottage Lot	30 ft.	10 ft.	20 ft.
Medium Lot	30 ft.	10 ft.	20 ft.
Small Farm Lot	50 ft.	10 ft.	35 ft.
Large Farm Lot	50 ft.	25 ft.	35 ft.

(E) Height Regulations.

- (1) No building within the Village Residential Subdistrict shall exceed 35 feet in height, except as otherwise provided herein.
 - (a) The height limit for buildings may be increased up to 45 feet provided that required side yards shall be increased one foot for each foot in height over 35 feet.

- (b) Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennas and radio aerials are exempt from the height requirements contained herein.
- (c) Parapet walls may be up to four feet above the height of the building on which the walls rest.

§ 150.065 - Village Commercial Subdistrict Regulations.

(A) Use Regulations.

- (1) Permitted uses in the Village Commercial Subdistrict shall be those permitted uses in the B-1 Business District pursuant to § 154.086(B), as well as the following:
 - (a) Buildings containing a mixture of residential and commercial uses, provided that residential uses are not located on the ground floor of any building.

(B) Area Regulations.

- (1) None.¹

(C) Frontage Regulations.

- (1) Lots within the Village Commercial Subdistrict shall have a minimum lot frontage of 30 feet.
- (2) Where topological or environmental features exist, or where lots front on cul-de-sacs or on another type of turnarounds, the administrator may reduce the required minimum lot frontage to 20 feet.

(D) Yard Regulations.

- (1) Buildings shall be located 25 feet or more from any public street right-of-way.
- (2) Buildings shall be located ten feet or more as measured from the closest point of a structure to the nearest side or rear property line or to the edge of any private right-of-way.

(E) Height Regulations.

- (1) No building within the Village Commercial Subdistrict shall exceed 45 feet in height, except as otherwise provided herein.
 - (a) Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennas and radio aerials are exempt from the height requirements contained herein.
 - (b) Parapet walls may be up to four feet above the height of the building on which the walls rest.

§ 150.066 - Streets & Mobility Regulations.

(A) General Street Standards.

¹ This regulation does not modify or exempt any other requirements by the Virginia Department of Health.

- (1) The design of new streets and modifications to existing streets must comply with the following requirements:
 - (a) Streets shall be a minimum of 22 feet in width, measured from the front of curb or front edge of a bicycle lane.
 - (b) All new sidewalks and bicycle lanes shall be a minimum of 5 feet in width, measured from edge to edge.
 - (c) If located outside of the right-of-way, sidewalks for public use may be be located within an easement and dedicated to the town for maintenance.
 - (d) Sidewalk shade trees must be be located within the street right-of-way. Trees shall be located between the edge of the street, or bicycle lane and the sidewalk.

(B) Typical Street Design.

- (1) The following typical Primary street section may be used to create new streets or modify existing streets within the VO District.

