

**Potential Lot Sizes and Dimensions to Meet Minimum UDA Densities Required by Proposed UDA Statute Amendment**  
 Prepared by Commission on Local Government Staff

		Population of Locality:		
		Less than 50,000	50,000 to 100,000	Over 100,000
Gross units per acre:				
Duplex/Triplex		3	4	5
Single-family detached		4	8	12
Townhouse		6	12	18
Apartment/Condo		12	24	36
Commercial		0.4 FAR	0.8 FAR	1.2 FAR
Percentage of acreage in infrastructure		25%	25%	25%
Remaining square feet per acre for building lots		32,670	32,670	32,670
Lot area per unit for:				
Duplex/Triplex		10,890	8,168	6,534
Single-family detached		8,168	4,084	2,723
Townhouse		5,445	2,723	1,815
Apartment/Condo*		NA	NA	NA
Commercial*		NA	NA	NA
Potential lot dimensions (feet):				
Duplex/Triplex				
	80 ft wide by	136	102	82
	60 ft wide by	182	136	109
	50 ft wide by	218	163	131
Single-family:				
	80 ft wide by	102	51	34
	60 ft wide by	136	68	45
	50 ft wide by	163	82	54
	40 ft wide by	204	102	68
	30 ft wide by	272	136	91
	25 ft wide by	327	163	109
Townhouse:				
	40 ft wide by	136	68	45
	30 ft wide by	182	91	61
	25 ft wide by	218	109	73
	20 ft wide by	272	136	91
	18 ft wide by	303	151	101
Apartment/Condo*		NA	NA	NA
Commercial*		NA	NA	NA
Notes:				
Shaded figures indicate practical building lot depths given the associated width. Lots that are too shallow will not provide enough usable yard space, while lots that are too deep will be difficult to oversee and maintain.				
*Lot area and dimensions are not standardized for ordinary apartments and commercial. However, standardization may become important if one is trying to integrate these uses into a mixed use, neotraditional development pattern.				

LOCALITIES UNDER 50,000

LOCALITIES UNDER 50,000						
County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments
Craig	5,091	Yes	New Castle	Public Service Authority	Maybe	
Richmond	8,809	Yes	Warsaw	Town	Probably	
Cumberland	9,017	Yes	Cumberland Courthouse, Farmville suburbs	County, Town of Farmville	Yes	
Amelia	11,400	Yes	Amelia Courthouse	Sanitary District	Probably	
Greensville	11,560	Yes	Emporia suburbs, Jarratt	Public Service Authority	Yes	
Northumberland	12,259	Yes	Reedville	Sanitary District	Probably	
Sussex	12,504	Yes	Waverly, Wakefield, Stony Creek, Jarratt	Public Service Authorities	Yes	
King William	13,146	Yes	West Point, Central Garage	Town, County	Probably	
Lunenburg	13,146	Yes	Victoria, Kenbridge	Towns	Yes	
New Kent	13,462	Yes	New Kent Courthouse, Eltham, Colonial Downs area, I-64 interchanges	County	Yes	
Greene	15,244	Yes	Stanardsville, Ruckersville	Public Service Authority	Yes	
Buckingham	15,623	Yes	Dillwyn, Sprouse's Corner, Routes 20 & 60 corridors, Buckingham Courthouse, prisons	County	Probably	
King George	16,803	Yes	Dahlgren, Fairview Beach	Public Service Authority	Maybe	
Goochland	16,863	Yes	Goochland Courthouse, Tuckahoe Creek area	County	Yes	
Brunswick	18,419	Yes	Lawrenceville, Alberta, Brodnax	Towns	Yes	
Fluvanna	20,047	Yes	Lake Monticello	Private (Lake Monticello HOA contract)	Maybe	Depends on # vacant lots in Lake Monticello
Rockbridge	20,808	Yes	Lexington, Buena Vista suburbs; Glasgow; Raphine/Fairfield	Buena Vista City, Town, Public Service Authorities	Yes	
Caroline	22,121	Yes	Bowling Green, Carmel Church, Ladysmith	County, Town	Yes	
Powhatan	22,377	Yes	Route 60 corridor, high school, Powhatan Courthouse	County	Probably	
Page	23,177	Yes	Luray, Stanley, Shenandoah	Towns	Yes	

LOCALITIES UNDER 50,000

County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments
Dinwiddie	24,533	Yes	Petersburg suburbs, McKenney, Dinwiddie Courthouse	Public Service Authorities, Town	Yes	
Louisa	25,627	Yes	Town of Louisa, Mineral, Zion Crossroads	Towns, Public Service Authority	Yes	
Orange	25,881	Yes	Town of Orange, Gordonsville, Lake of the Woods, Wilderness, Routes 15 & 20	Town of Orange, Public Service Authority	Yes	
Isle of Wight	29,728	Yes	Windsor, Smithfield, Franklin, Isle of Wight Courthouse	Towns, City, County	Yes	
Botetourt	30,496	Yes	Buchanan, Troutville, Fincastle, Glen Wilton, Eagle Rock	County	Probably	
Warren	31,584	Yes	Front Royal	Town	Yes	
Amherst	31,894	Yes	Town of Amherst, Madison Heights	Town, Public Service Authority	Yes	
Mecklenburg	32,380	Yes	South Hill, Boydton, Clarksville, Chase City, LaCrosse, Brodnax	Towns	Yes	
Prince George	33,047	Yes	Hopewell/Petersburg suburbs	County	Probably	
Culpeper	34,262	Yes	Town of Culpeper	Town	Yes	
Gloucester	34,780	Yes	Gloucester Courthouse, Gloucester Point, Route 17 corridor	County	Yes	
Shenandoah	35,075	Yes	Mount Jackson, New Market, Woodstock, Edinburg, Strasburg, Basye/Bryce Mountain, Toms Brook/Mauretown	Towns (except Toms Brook), Sanitary Districts	Yes	
Halifax	37,355	Yes	South Boston, Town of Halifax, Scottsburg	Towns, Public Service Authority	Yes	
Accomack	38,305	Yes	Chincoteague, Onancock, Tangier	Towns	Doubtful	County studying W/S options
Franklin	47,286	Yes	Rocky Mount, Ferrum, Boones Mill	Towns, Ferrum W&S Authority	Probably	
James City	48,102	Yes	Williamsburg suburbs, Toano, Norge, etc.	Public Service Authority (HRSD treatment)	Yes	
<b>City</b>	<b>Population in 2000</b>	<b>Growth Rate</b>	<b>Sewer Service Availability</b>			
Manassas Park	10,290	52.81%	Throughout			
Fairfax	21,498	9.56%	Throughout			
Winchester	23,585	7.46%	Throughout			
Manassas	35,135	25.68%	Throughout			
Harrisonburg	40,468	31.79%	Throughout			
Charlottesville	45,049	11.67%	Throughout			

LOCALITIES UNDER 50,000

County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments	
Town	1990 Pop.	2000 Pop.	1990-2000 Growth Rate	County	Sewer Available?	Service Provider	Comments
Hillsboro	72	96	33.33%	Loudoun	Yes	Town	
Branchville	55	123	123.64%	Southampton	Yes	County	Regional STP at <20% capacity
Capron	144	167	15.97%	Southampton	No	NA	
New Castle	152	179	17.76%	Craig	Yes	PSA	
Surry	192	262	36.46%	Surry	Yes	Town	
The Plains	219	266	21.46%	Fauquier	No	NA	
Boones Mill	239	285	19.25%	Franklin	Yes	Town	
Hallwood	228	290	27.19%	Accomack	No	NA	
Dungannon	250	317	26.80%	Scott	Yes	Town	STP at 55% of capacity, WTP at 100%
Fincastle	236	359	52.12%	Botetourt	Yes	County	
Standardsville	257	476	85.21%	Greene	Yes	PSA	
Accomac	466	547	17.38%	Accomack	No	NA	County is exploring W/S options
Scottsville	239	555	132.22%	Albemarle	Yes	Town	
Remington	460	624	35.65%	Fauquier	Yes	PSA	
Middleburg	549	632	15.12%	Loudoun	Yes	Town	
Irvington	496	673	35.69%	Lancaster	No	NA	
Occoquan	361	759	110.25%	Prince William	Yes	PSA	
Keysville	606	817	34.82%	Charlotte	Yes	Town	
Haymarket	483	879	81.99%	Prince William	Yes	PSA	
Bowling Green	727	936	28.75%	Caroline	Yes	Town	
Craigsville	812	979	20.57%	Augusta	Yes	Town	
Troutdale*	196	1,203	513.78%	Grayson	No	NA	Town not under UDA mandate if corrected Census figures used.
Courtlund	819	1,270	55.07%	Southampton	Yes	County	STP at 49% capacity
Dayton	921	1,344	45.93%	Rockingham	Yes	Town	
Rural Retreat	972	1,350	38.89%	Wythe	Yes	Town	
Warsaw	961	1,375	43.08%	Richmond	Yes	Town	
Halifax	688	1,389	101.89%	Halifax	Yes	Town	
Louisa	1,088	1,401	28.77%	Louisa	Yes	Town	
Tappahannock	1,550	2,068	33.42%	Essex	Yes	Town	
Grottoes	1,455	2,114	45.29%	Rockingham	Yes	Town	
Broadway	1,209	2,192	81.31%	Rockingham	Yes	Town	
Amherst	1,060	2,251	112.36%	Amherst	Yes	Town	
Hillsville	2,008	2,607	29.83%	Carroll	Yes	Town	
Pearisburg	2,064	2,729	32.22%	Giles	Yes	Town	
Purcellville	1,744	3,584	105.50%	Loudoun	Yes	Town	
Woodstock	3,182	3,952	24.20%	Shenandoah	Yes	Town	
Orange	2,582	4,123	59.68%	Orange	Yes	Town	
Chincoteague	3,572	4,317	20.86%	Accomack	Yes	Town	
Dumfries	4,282	4,937	15.30%	Prince William	Yes	PSA	
Bridgewater	3,918	5,203	32.80%	Rockingham	Yes	Town	
Smithfield	4,686	6,324	34.96%	Isle of Wight	Yes	Town	
Warrenton	4,830	6,670	38.10%	Fauquier	Yes	Town	
South Boston	6,997	8,491	21.35%	Halifax	Yes	Town	
Herdon	16,139	21,655	34.18%	Fairfax	Yes	Town	
Leesburg	16,202	28,311	74.74%	Loudoun	Yes	Town	
Blacksburg	34,590	39,573	14.41%	Montgomery	Yes	Town/VPI PSA	

LOCALITIES UNDER 50,000

County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments	
* Taking into consideration sewer system capacity, feasible service areas, and expected numerical growth in residents.							
At this time these judgments are highly subjective and based on incomplete information							

LOCALITIES 50,000-100,000

LOCALITIES 50,000-100,000						
County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments
Campbell	51,078	Yes	Lynchburg suburbs, Route 29 corridor, Rustburg, Brookneal, Altavista	Towns, Public Service Authority	Yes	
Washington	51,103	Yes	Bristol suburbs, Abingdon, Damascus, Glade Spring	City, Towns (except Glade Spring), Public Service Authority	Yes	
Fauquier	55,139	Yes	Warrenton, Remington, Marshall, Vint Hill	Town of Warrenton, Public Service Authority	Yes	
York	56,297	Yes	Williamsburg suburbs, Lightfoot, Hampton Roads suburbs	County (HRSD treatment)	Yes	
Frederick	59,209	Yes	Winchester suburbs, Stephens City	City, Town, Public Service Authorities	Yes	
Bedford	60,371	Yes	Bedford City, Lynchburg suburbs; Forest; Smith Mountain Lake	Public Service Authority, Cities	Yes	
Pittsylvania	61,745	Yes	Danville suburbs, Chatham, Hurt, Gretna	City, Towns, Public Service Authority	Yes	

LOCALITIES 50,000-100,000

County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments
Augusta	65,615	Yes	Staunton, Waynesboro suburbs; Verona; Fishersville; Stuarts Draft; Mt. Sidney;	Public Service Authority, Cities, Towns	Yes	
Rockingham	67,725	Yes	Harrisonburg suburbs, Bridgewater, Broadway, Grottoes, Elkton, Dayton, Mount Crawford, Timberville	Towns, County, Sanitary Districts	Yes	
Albemarle	79,326	Yes	Charlottesville suburbs, Crozet, Scottsville, Hollymead, Ivy, Glenmore	Public Service Authority, City, Town	Yes	
Montgomery	83,629	Yes	Radford suburbs, Blacksburg, Christiansburg, Shawsville, Elliston, Riner	City, Town of Christiansburg, Public Service Authorities	Yes	
Roanoke	85,778	Yes	Salem, Roanoke City suburbs; Vinton	Public Service Authority	Yes	
Hanover	86,320	Yes	Ashland, Richmond suburbs, Doswell, Hanover Courthouse	County, Town	Yes	
Spotsylvania	90,395	Yes	Fredericksburg suburbs, Spotsylvania Courthouse, Thornburg	County	Yes	
Stafford	92,446	Yes	Falmouth, Fredericksburg suburbs, Route 17 corridor, Route 1 corridor, I-95 corridor	County	Yes	

LOCALITIES 50,000-100,000

<b>County</b>	<b>Population in 2000</b>	<b>Sewer in locality?</b>	<b>Where?</b>	<b>Service Providers</b>	<b>Able to accommodate UDA density?*</b>	<b>Comments</b>
<b>City</b>	<b>Population in 2000</b>	<b>Growth Rate</b>	<b>Sewer Service Availability</b>			
Suffolk	63,677	22.12%	Most areas experiencing development			
* Taking into consideration sewer system capacity, feasible service areas, and expected numerical growth in residents. At this time these judgments are highly subjective and based on incomplete information.						

LOCALITIES OVER 100,000

LOCALITIES OVER 100,000						
County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments
Loudoun	169,599	Yes	Leesburg, Sterling, Purcellville, Middleburg, Lovettsville, Round Hill, Waterford, etc.	Towns, Public Service Authority	Yes	
Arlington	189,453	Yes	Throughout	County	Yes	
Prince William	250,813	Yes	Manassas, Manassas Park suburbs; Haymarket; Woodbridge;	Public Service Authorities, Private (Dale City)	Yes	
Chesterfield	259,903	Yes	Richmond suburbs, Midlothian, Chester, Ettrick, etc.	County (some treatment by others)	Yes	
Henrico	262,300	Yes	Richmond suburbs, Glen Allen, Highland Springs	County	Yes	
Fairfax	959,749	Yes	Most areas	County, Towns	Yes	
City	Population in 2000	Growth Rate	Sewer Service Availability			
Alexandria	128,283	15.38%	Throughout			
Hampton	146,437	9.45%	Throughout			
Newport News	180,150	5.94%	Throughout			
Chesapeake	199,184	31.06%	Most areas experiencing development			

LOCALITIES OVER 100,000

County	Population in 2000	Sewer in locality?	Where?	Service Providers	Able to accommodate UDA density?*	Comments
Virginia Beach	425,257	8.19%	Most areas experiencing development			
* Taking into consideration sewer system capacity, feasible service areas, and expected numerical growth in residents. At this time these judgments are highly subjective and based on incomplete information.						