

INTRODUCED: January 12, 2026

AN ORDINANCE No. 2026-019

As Amended

To authorize the special use of the property known as 602 West 26th Street for the purpose of no more than [~~two~~] one single-family detached [~~dwellings~~] dwelling and one two-family detached dwelling, upon certain terms and conditions. (5th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 9 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 602 West 26th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of no more than [~~two~~] one single-family detached [~~dwellings~~] dwelling and one two-family detached dwelling, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 10 2026 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 602 West 26th Street and identified as Tax Parcel No. S000-0804/008 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Proposed Improvements on Lots 3 & 5, Block 27, ‘Woodland Heights’ in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated June 12, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than [~~two~~] one single-family detached [~~dwellings~~] dwelling and one two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New 2-Story Single-Family Detached House in Richmond’s Woodland Heights Neighborhood, 604 W. 26th St. House, 604 W. 26th Street, Richmond, Virginia 23225,” prepared by Chris Wolf Architecture, PLLC, and dated June 25, 2025, and “Sketch Showing the Proposed Improvements on Lots 3 & 5, Block 27, ‘Woodland Heights’ in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated June 12, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as no more than [~~two~~] one single-family detached [~~dwellings~~] dwelling and one two-family detached dwelling.

(b) All building elevations and site improvements shall be substantially as shown on the Plans.

(c) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the

applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe, and shall comply with all other laws, ordinances, rules, and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit

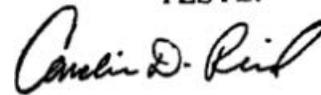
granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:



City Clerk

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000 square feet. (p. 54)

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent and surrounding properties are also located within this district. The area generally contains single-family residential dwellings. The density of the proposed is two units upon .069 acres is approximately 10 units per acre.

COMMUNITY ENGAGEMENT: The Woodland Heights Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 12, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 East Main Street APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Alessandro Ragazzi/Will Gillette EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 602 West 26th Street

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: GLEASON MICHAEL W AND VERA D

PROPERTY OWNER ADDRESS: 5027 SYLVAN RD, RICHMOND, VA 23225

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

APPLICANT'S REPORT

July 7, 2025

*Special Use Permit Request
602 W 26th Street, Richmond, Virginia
Map Reference Number: S000-0804/008*

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 600

Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 602 W 26th Street (the "Property"). The SUP would authorize the division of the Property and construction of a single-family detached dwelling on the vacant portion of the parcel. While the single-family detached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying features cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the eastern line of W 26th Street between Stonewall and Springhill Avenues and is referenced by the City Assessor with a tax parcel number of S000-0804/008. It is approximately 56 feet in width and 148 feet in depth containing roughly 9,176 square feet of lot area. The Property is currently occupied with a two-story, two-family detached dwelling on the southern portion of the parcel. Access is provided at the rear by means of a north-south alley.



The properties in the vicinity are primarily developed with single- and two-family detached dwellings ranging from one to two stories in height and constructed of a range of form and materials.

EXISTING ZONING

The Property and the surrounding properties in the block and further south are zoned R-6. To the north, across Stonewall Avenue and further west and east are properties zoned R-5 Single-Family Residential. Parcels in the area differ in size and frontage with many parcels in the vicinity reflecting the historic Woodlan Heights Subdivision lot pattern and unable to conform to the underlying R-6 lot width and/or area requirements.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”

Proposal

PURPOSE OF REQUEST

The SUP would permit the division of the Property into two lots and the construction of a single-family detached dwelling the newly created parcel. The new lot would each be 26 feet in width and contain approximately 3,878 square feet of lot area. While this lot width and area is consistent with the historic development pattern of the block and the existing parcels within the neighborhood, the proposed lot widths do not permit the proposed dwellings to meet the R-6 District lot area and width requirements, and therefore, a SUP is required.

PROJECT DETAILS/DESIGN

The proposed single-family dwelling would each be approximately 20 feet in width, 62 feet in depth, two stories in height, and include approximately 2,444 square feet of finished floor area. The dwelling would consist of four bedrooms and three and one-half bathrooms with modern and efficient floor plans designed to meet the needs of the market. All dwellings would be clad in cementitious lap siding to ensure quality and durability, and two off-street parking spots would be provided at the rear of the Property, accessible from the alley.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and two proposed off-street parking spaces for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.*

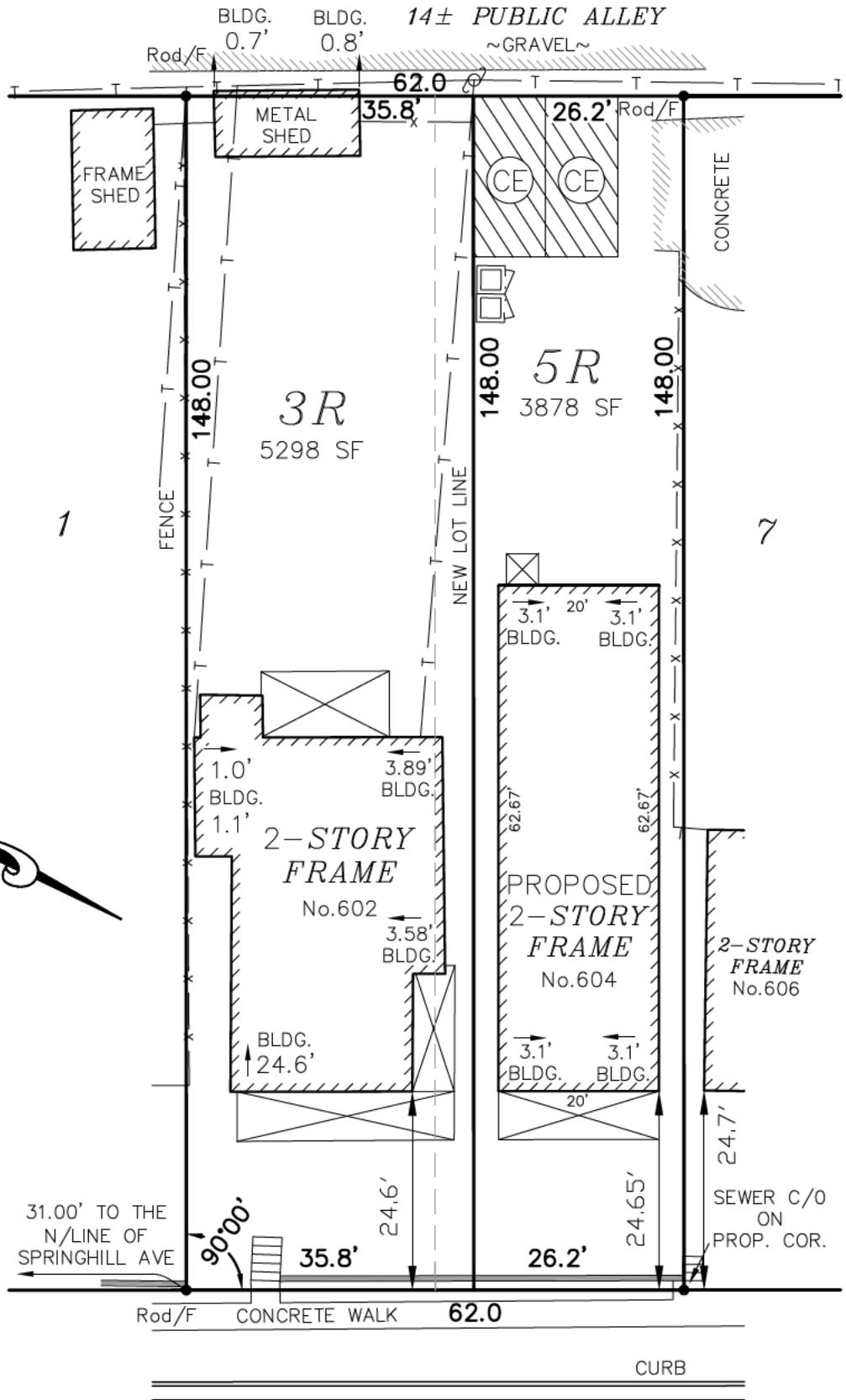
The proposed SUP would not adversely affect the above referenced City services.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

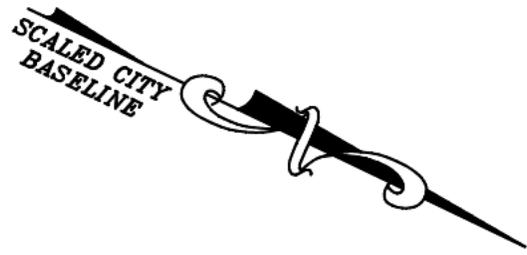
Summary

In summary we are enthusiastically seeking approval for the construction of a single-family dwelling on the vacant portion of the Property. The SUP represents an ideal, small-scale urban infill development for this location that would meet the needs of today's market. This dwelling provides updated housing opportunities for the neighborhood and is consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of high-quality residences consistent with Master Plan guidance.




 SUPER CANS
 WITH SCREENING
 < 5' TALL


 GRAVEL CONST.
 ENTRANCE &
 OFFSTREET
 PARKING SPACE



COMMONWEALTH OF VIRGINIA
 JEFFREY K. FLOYD
 No. 001905
 6-12-2025
 LAND SURVEYOR



Virginia Surveys

P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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W 26TH STREET
 60' R/W

SKETCH SHOWING THE PROPOSED
 IMPROVEMENTS
 ON LOTS 3 & 5, BLOCK 27,
 "WOODLAND HEIGHTS"
 IN THE CITY OF RICHMOND, VA.

DATE: 6-12-2025
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=20'
 JOB NO. 250516782



PROJECT CONTACTS:

OWNER/DEVELOPER:
NEIL NORDHEIM
NORDHEND@HOTMAIL.COM
804-677-9474

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

604 W. 26TH ST. HOUSE

604 W. 26TH STREET
RICHMOND, VIRGINIA 23225

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD

604 W. 26TH ST. HOUSE

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DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
A1.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS

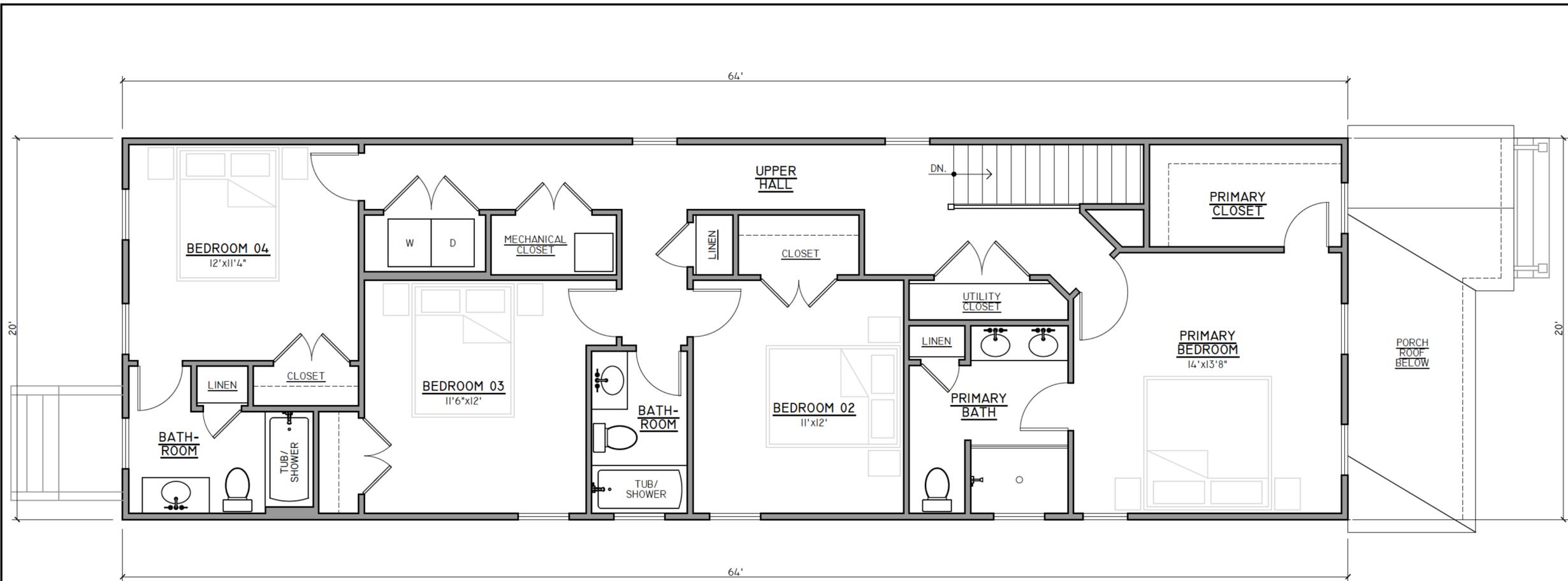


SET/REVISION:
INITIAL S.U.P.
SUBMITTAL SET

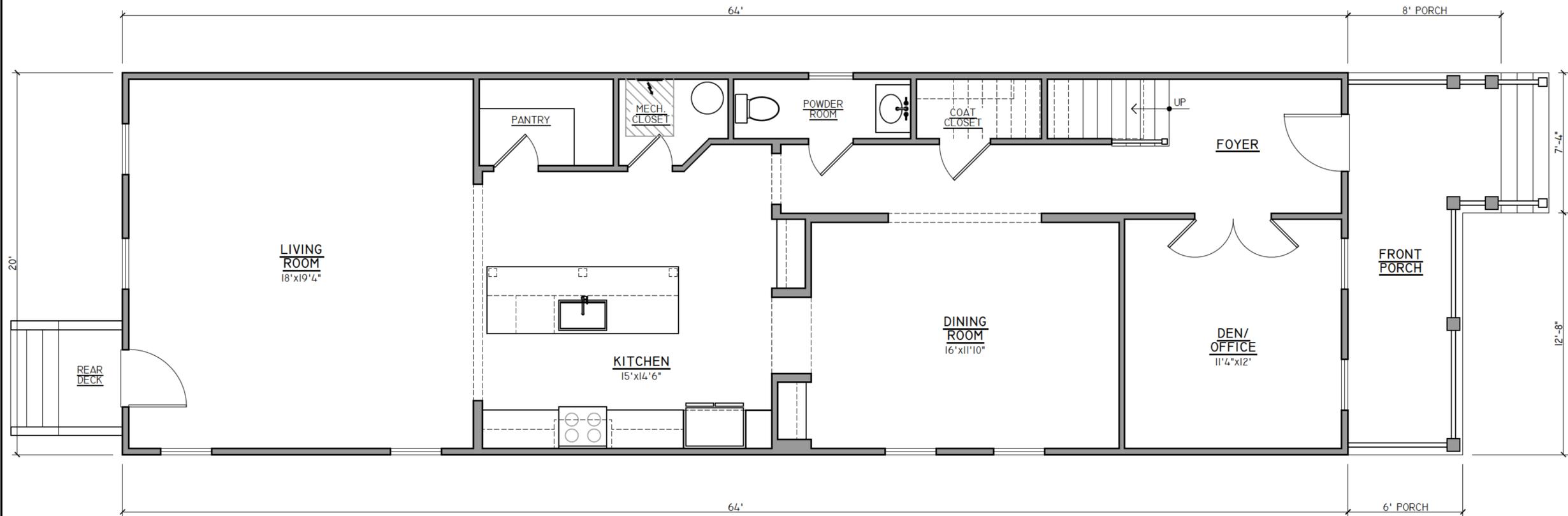
DATE/MARK:
06.25.2025

COVER SHEET

CS



02 | 2ND FLOOR PLAN
1/4" = 1'



01 | 1ST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
OWNER/DEVELOPER:
NEIL NORDHEIM
NORDHEIM@HOTMAIL.COM
804-677-9474
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
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NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD
604 W. 26TH ST. HOUSE
604 W. 26TH STREET
RICHMOND, VIRGINIA 23225

NOT FOR CONSTRUCTION

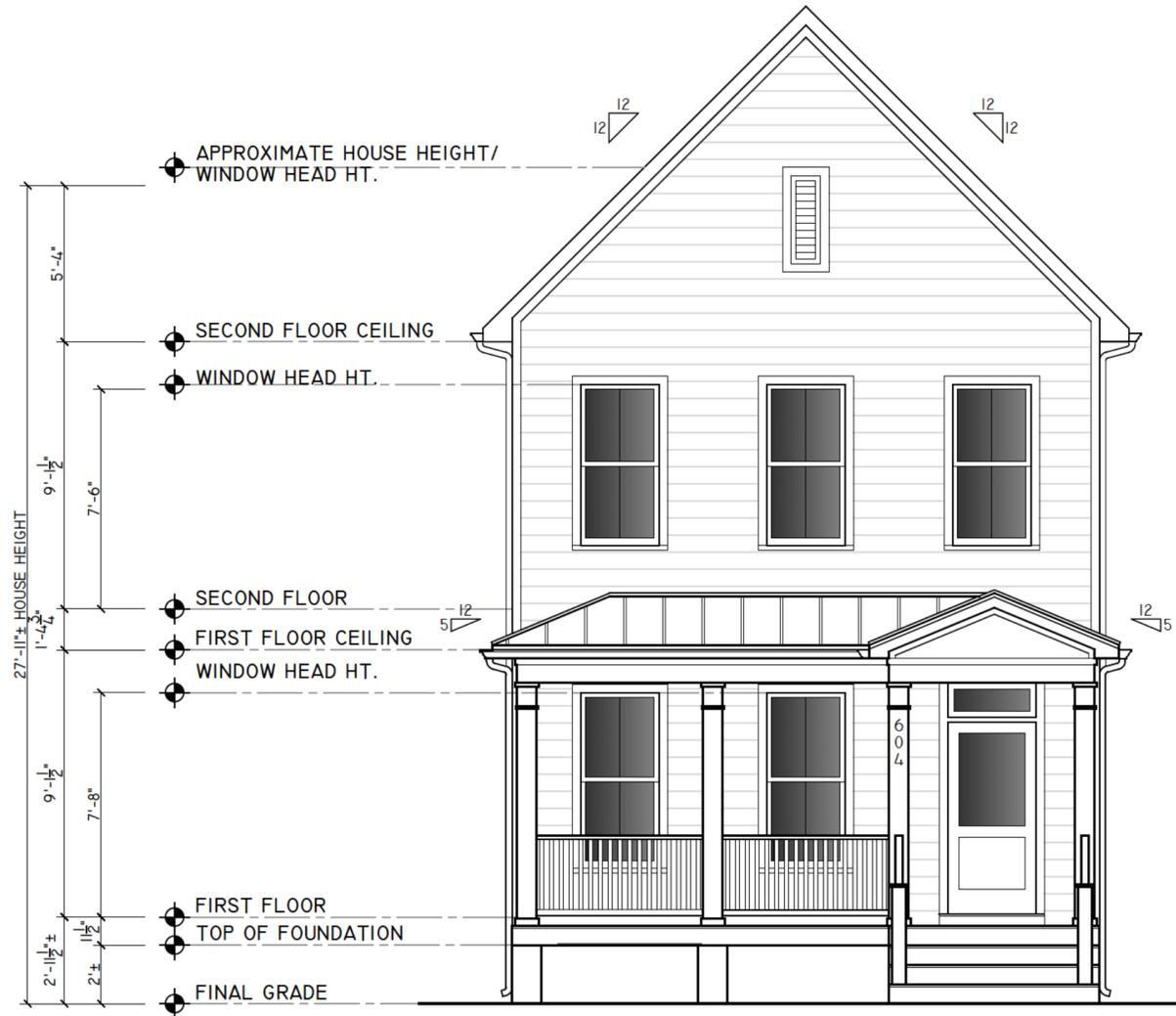
SET/REVISION:
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DATE/MARK:
06.25.2025

FLOOR PLANS
AI.1

PROJECT CONTACTS:

OWNER/DEVELOPER:
NEIL NORDHEIM
NORDHEND@HOTMAIL.COM
804-677-9474

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 FRONT ELEVATION

1/4" = 1'

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	LIGHT GRAY
02	HARDIE HORIZONTAL LAP SIDING (7")	T.B.D.
03	COMPOSITE/HARDIE TRIM & SOFFITS	PAINTED ARCTIC WHITE
04	WOOD/GLASS DOORS AT FRONT	NATURAL WOOD
05	WOOD/GLASS DOOR AT REAR	BLACK
06	VINYL WINDOWS - SEE SCHEDULE	PREFINISHED BLACK
07	FRONT PORCH ROOF - 16" SPACED STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
08	MAIN ROOF - ARCHITECTURAL SHINGLES	FACTORY GRAY/BLACK
09	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
10	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
11	WALL-MOUNTED LIGHTS	PREFINISHED BLACK

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD
604 W. 26TH ST. HOUSE

604 W. 26TH STREET
RICHMOND, VIRGINIA 23225

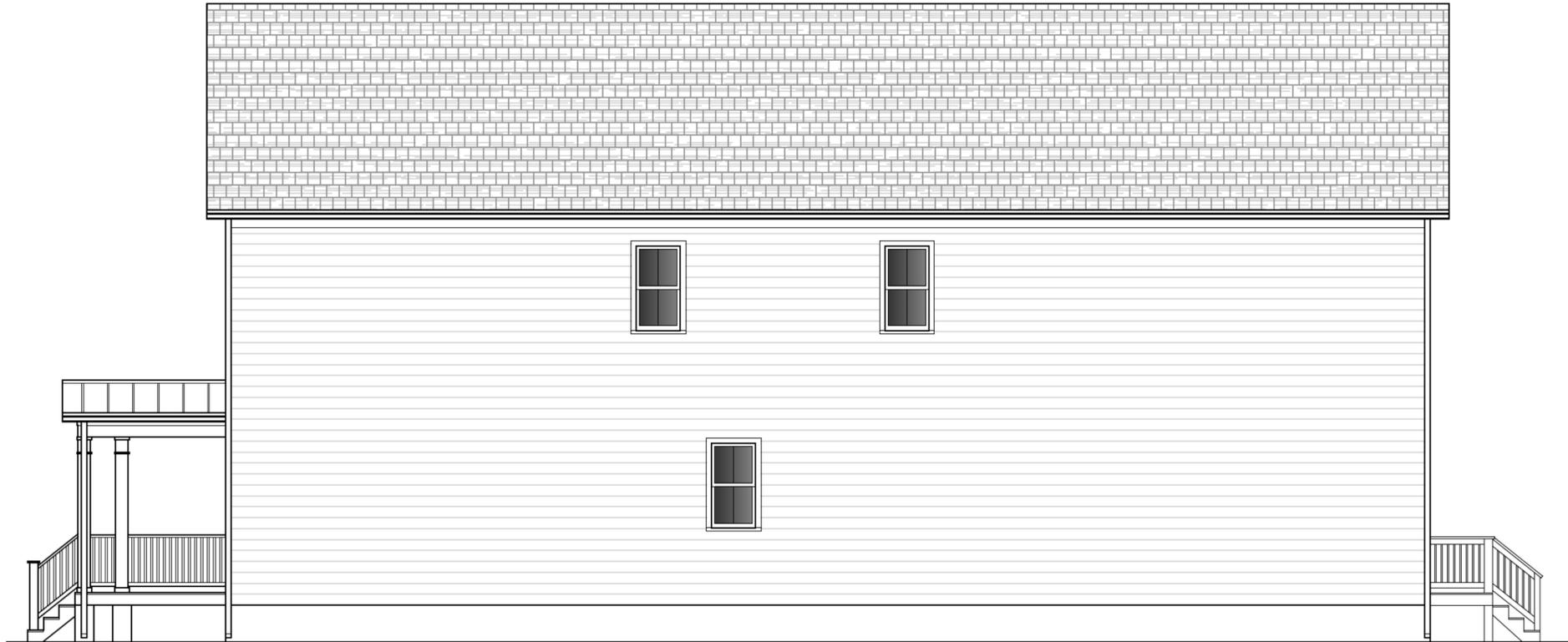
NOT FOR
CONSTRUCTION

SET/REVISION:
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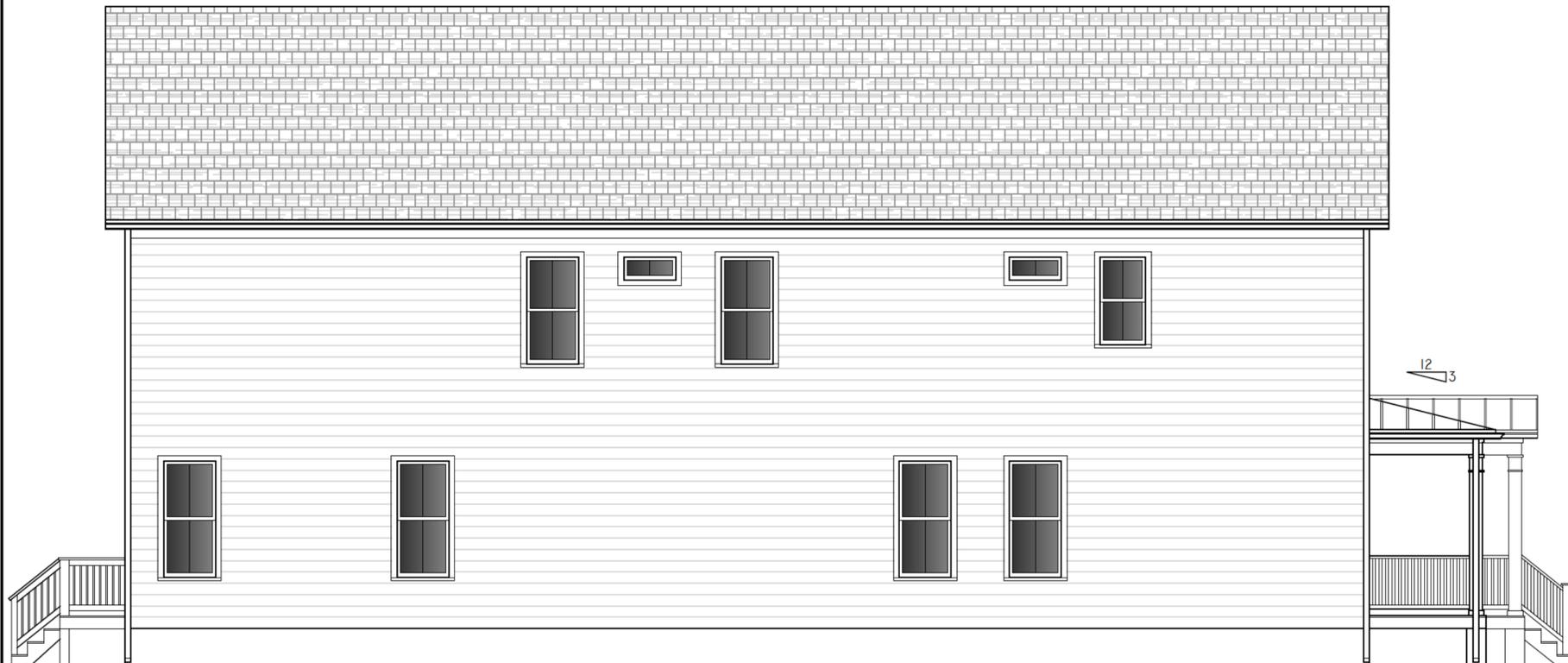
DATE/MARK:
06.25.2025

FRONT EXTERIOR
ELEVATIONS

A2.1



03 | RIGHT SIDE ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



01 | REAR ELEVATION
3/16" = 1'

PROJECT CONTACTS:

OWNER/DEVELOPER:
NEIL NORDHEIM
NORDHEND@HOTMAIL.COM
804-677-9474

ARCHITECT:
CHRIS WOLF
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NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S WOODLAND HEIGHTS NEIGHBORHOOD
604 W. 26TH ST. HOUSE

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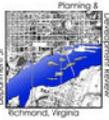
NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P.
SUBMITTAL SET

DATE/MARK:
06.25.2025

REAR & SIDE
EXTERIOR ELEVATIONS

A2.2



**City of Richmond
Department of Planning
& Development Review**

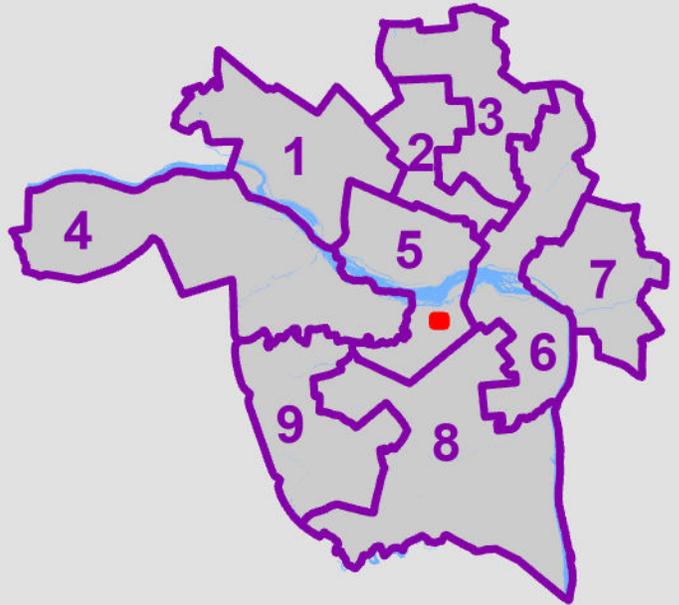
Special Use Permit

LOCATION: 602 W. 26th Street

APPLICANT: Baker Development

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 602 West 26th Street, for the purpose of subdivision and the construction of a single-family detached dwelling, upon certain terms and conditions.



*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*



MOTION

To amend Ordinance No. 2026-019, which authorizes the special use of the property known as 602 West 26th Street for the purpose of no more than two single-family detached dwellings upon certain terms and conditions, to modify the number of dwellings units.