



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR 2017-080: To amend the official zoning ordinance for the purpose of adding neighborhood services uses and form-based requirements to the B-5 Central Business district.

To: City Planning Commission
From: Land Use Administration
Date: November 6, 2017

PETITIONER

City of Richmond

LOCATION

Citywide

PURPOSE

To declare an intent to amend the official zoning ordinance for the purpose of adding neighborhood service uses and form-based requirements to the B-5 Central Business district.

SUMMARY & RECOMMENDATION

This Resolution would initiate a revision to the City's Zoning Ordinance to complement the proposed rezoning of the historic Hull Street corridor to B-5 Central Business by allowing more neighborhood service uses and incorporating additional form-based requirements.

Staff supports the resolution.

FINDINGS OF FACT

Background

These amendments to the existing B-5 Central Business district will make the zoning district more applicable to traditional commercial corridors such as Hull Street.

Proposed Zoning Amendments

Several relatively modest amendments are proposed to the B-5 Central Business district in order to make the zoning designation more suitable to neighborhood-oriented commercial and mixed-use areas, including the incorporation of additional permitted principal uses and form-based requirements

Additional Permitted Principal Uses

The following permitted principal uses are proposed to be added to the B-5 Central Business district which will more closely match the permitted principal uses in the UB-2 Urban Business District. These additional uses will also make the B-5 district more applicable to neighborhood-oriented commercial and mixed-use areas, such as its proposed designation along the Hull Street corridor.

1. Adult daycare facilities,
2. Day nurseries licensed by and subject to the requirements of the state department of social services,
3. Pet shops, veterinary clinics, and animal hospitals, including boarding kennels operated in conjunction therewith, provided that all facilities shall be located within completely enclosed and air conditioned buildings which are soundproof to the extent that sounds produced by animals kept or treated therein are not audible outside the building,
4. Sales lots for Christmas trees, vegetable stands and other seasonal uses, but not including flea markets, and provided no such use shall be located on a transitional site,
5. Uses owned or operated by a governmental agency, but not including facilities intended for incarceration or alternative sentencing or facilities primarily for the care, treatment or housing of persons who are currently illegally using or are addicted to a controlled substance as defined in section 54.1-3401 of the Code of Virginia.

Priority Street Designation

The Priority Street designation would allow for the mapping of Priority Streets within the B-5 Central Business District. This designation would apply similar form-based requirements and restrictions that currently existing along principal street frontages to mapped priority street frontages. The following requirements and restrictions that apply to principal street frontages would apply to newly mapped priority street frontages:

1. Hotel uses requiring portions of buildings devoted to other specified uses.
2. Parking decks to be screened with another permitted principal uses of a depth not less than 20'.
3. Parking lots not allowed between the street frontage and the main building on a lot.
4. Driveways not allowed when other street frontage or alley access is available to serve a lot.
5. Fenestration requirements for windows.

Hotel uses, other uses required on ground floor

Currently in the B-5 district, where hotels are a principal use of a lot there exists a requirement that portions of the structure along a principal street frontages shall be devoted to other specified uses. However, due to a prior zoning amendment which removed parking areas and parking lots from the list of permitted principal uses, the reference to other uses for hotels along a principal street frontage became misnumbered. Appropriate amendments to the Hotel permitted principal use description will reference the other permitted uses as they were prior to the amendment which removed parking areas and parking lots from the list of permitted principal uses, and will consist of:

1. Art galleries,
2. Banks, savings and loan offices, and similar financial services,
3. Grocery stores, convenience stores and specialty food and beverage stores,
4. Personal service businesses,
5. Restaurants, tearooms, cafes,
6. Retail stores and shops.

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