











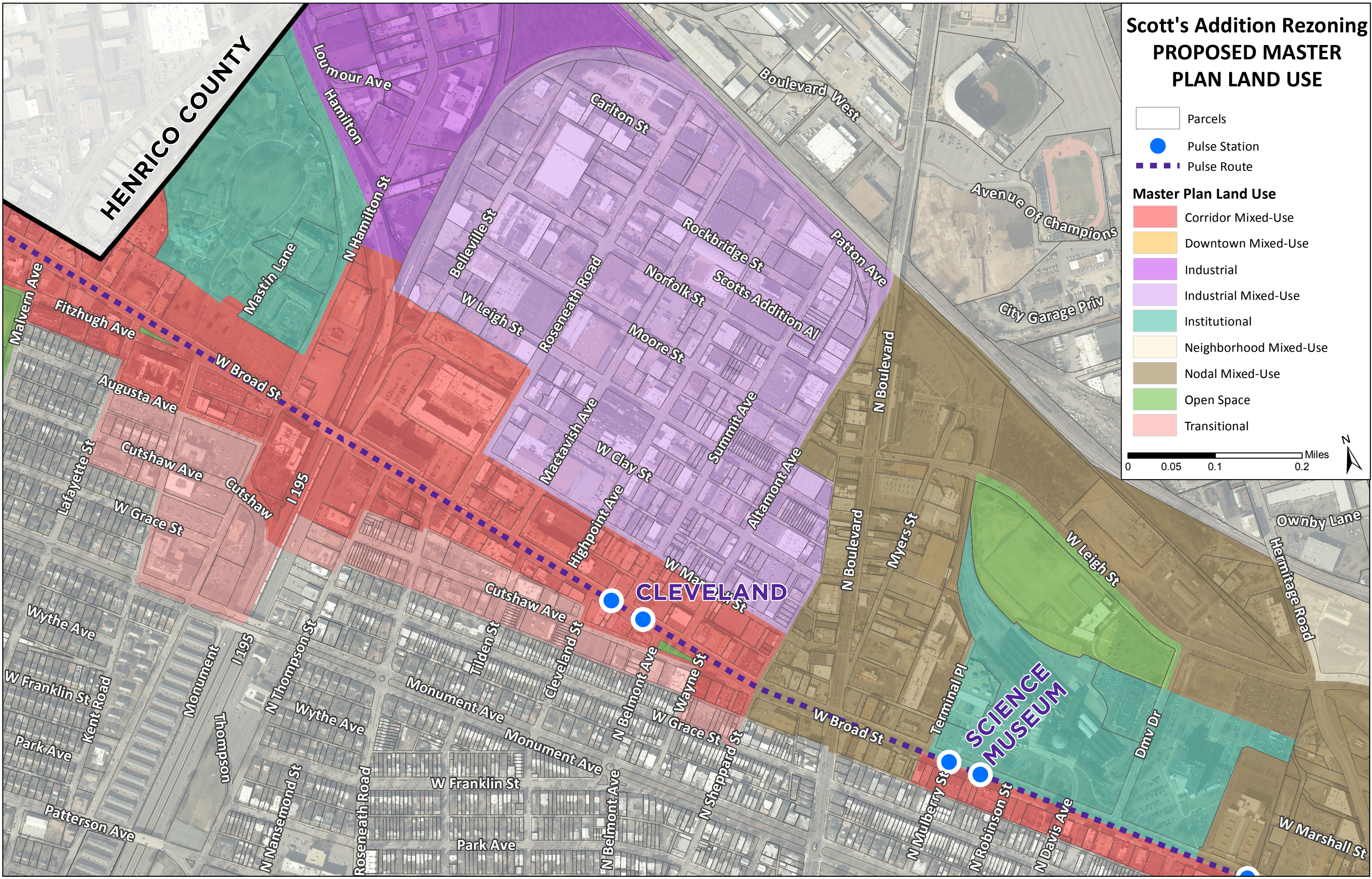
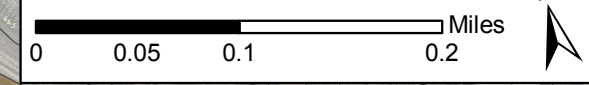







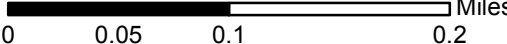
# Scott's Addition Rezoning PROPOSED MASTER PLAN LAND USE

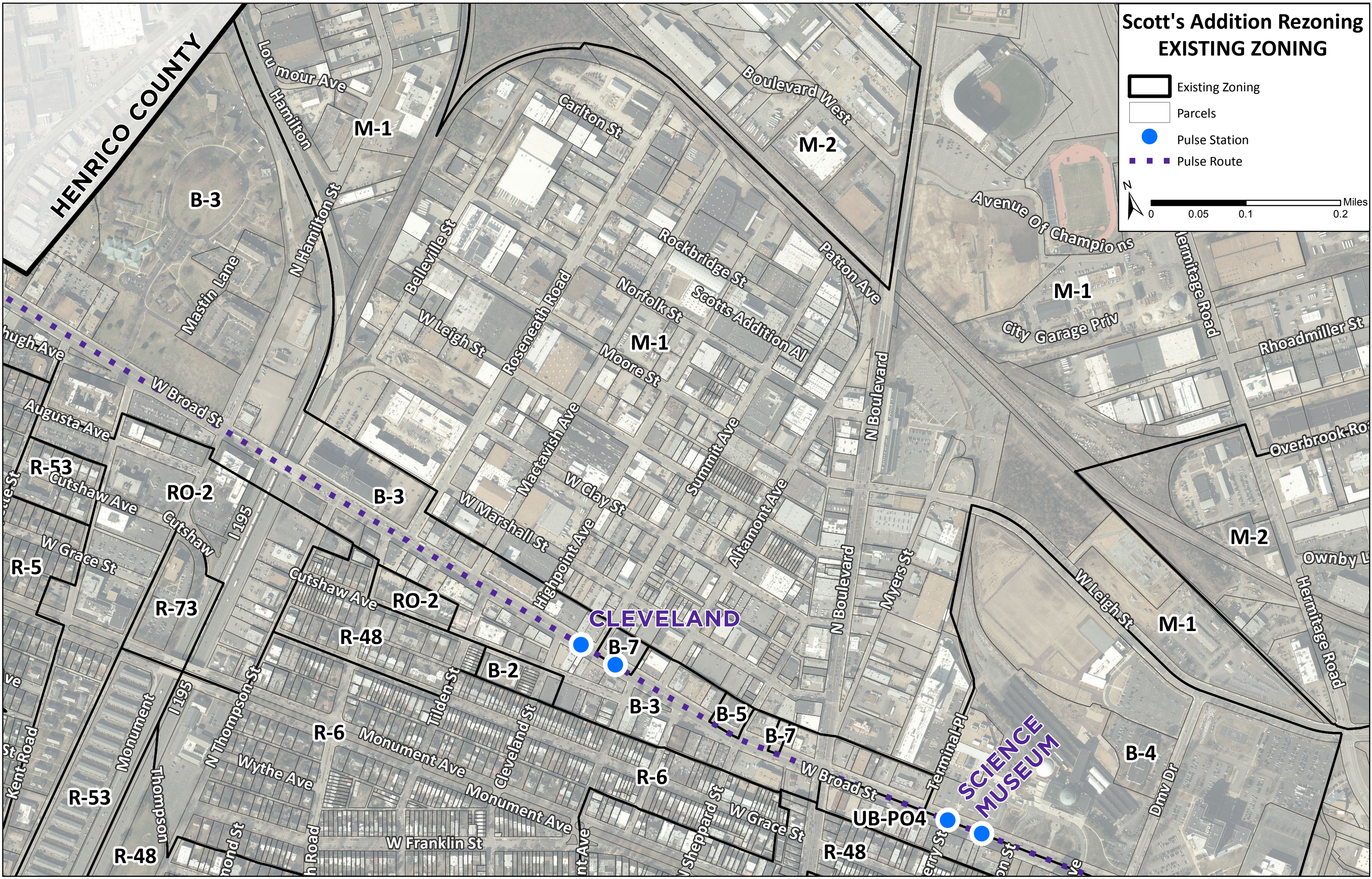
-  Parcels
  -  Pulse Station
  -  Pulse Route
- Master Plan Land Use**
-  Corridor Mixed-Use
  -  Downtown Mixed-Use
  -  Industrial
  -  Industrial Mixed-Use
  -  Institutional
  -  Neighborhood Mixed-Use
  -  Nodal Mixed-Use
  -  Open Space
  -  Transitional



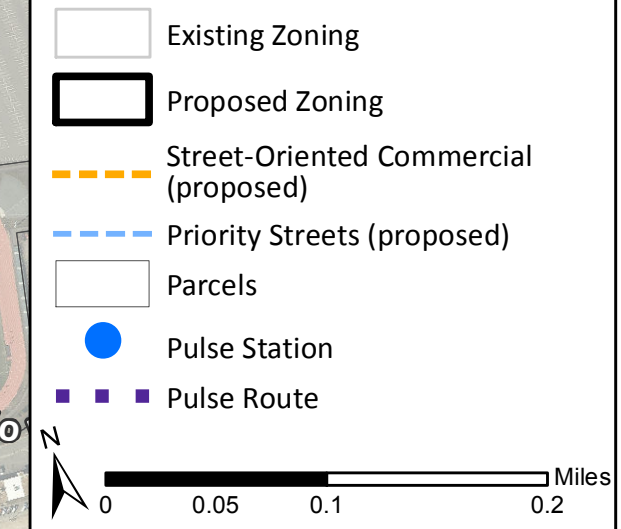
# Scott's Addition Rezoning EXISTING ZONING

-  Existing Zoning
-  Parcels
-  Pulse Station
-  Pulse Route

  Miles  
0 0.05 0.1 0.2



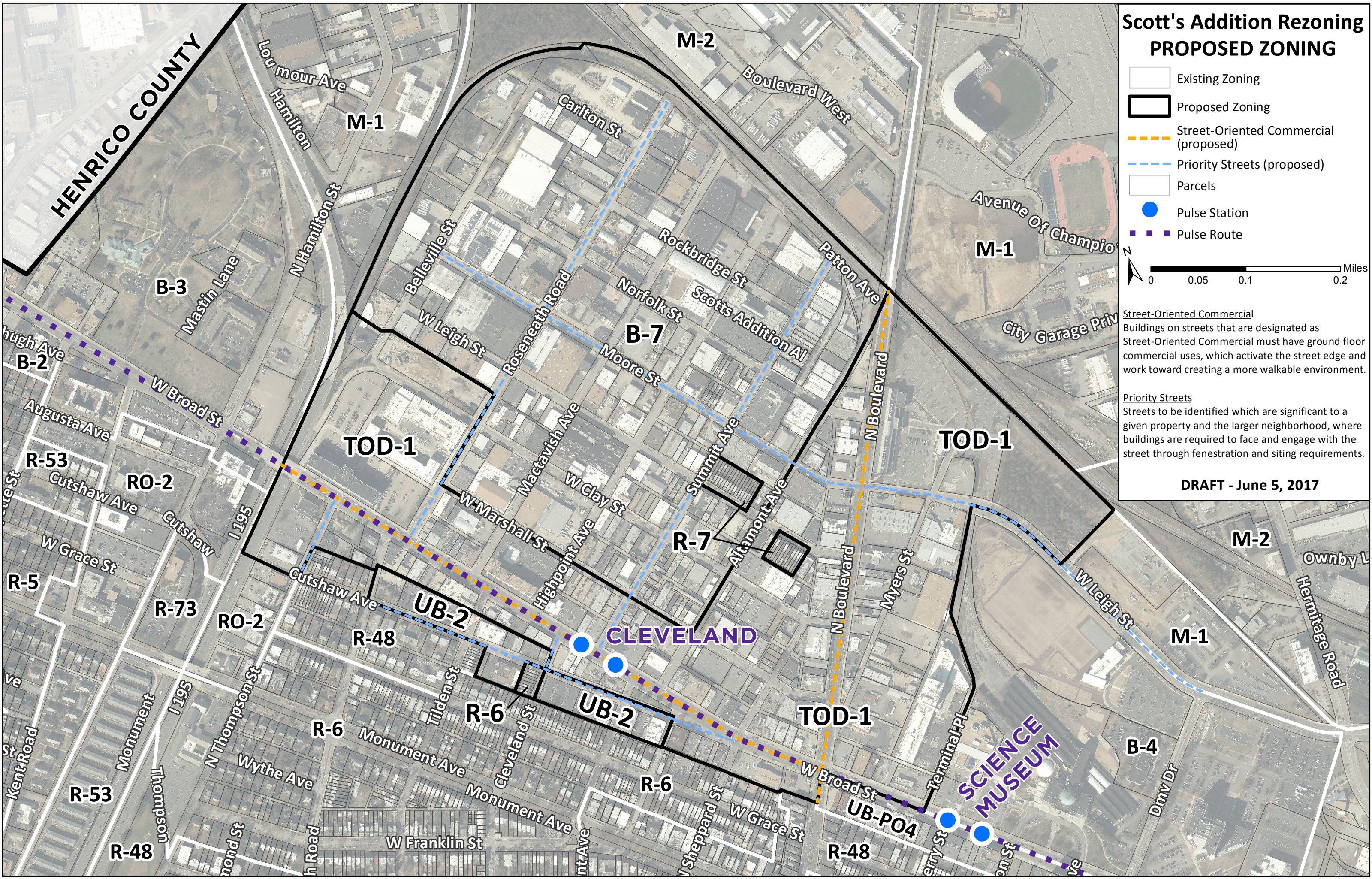
# Scott's Addition Rezoning PROPOSED ZONING



**Street-Oriented Commercial**  
Buildings on streets that are designated as Street-Oriented Commercial must have ground floor commercial uses, which activate the street edge and work toward creating a more walkable environment.

**Priority Streets**  
Streets to be identified which are significant to a given property and the larger neighborhood, where buildings are required to face and engage with the street through fenestration and siting requirements.

**DRAFT - June 5, 2017**



## Zoning Summary for Possible Rezoning in Scott's Addition & West Broad Street

Zoning District	Uses	Height	Front Yards	Maximum Residential Density	Lot Coverage & Useable Open Space	Special Characteristics	Parking
<b>Existing Zoning Districts</b>							
R-6	Single- and two-family attached and detached	35'	Min 15'	10 units per acre	55% coverage		1 per unit
R-48	Single- and two-family attached and detached, multi-family, day nurseries, adult day care	35'	Min 15' to 25' based on use	19 units per acre	50% coverage 50% useable open space for multi-family		1 per unit If more than one man building - 1.5 per unit with 2 or more bedrooms, 1.25 per unit with less than 2 bedrooms
RO-2	Single- and two-family attached and detached, multi-family, nursing homes, day nurseries, parking areas, parking decks, offices, banks, funeral homes, hospitals.	35' 60' under certain conditions	Min 15' to 25' based on use	34 units per acre	60% coverage 40% useable open space for multi-family		1 per unit If more than one man building - 1.5 per unit with 2 or more bedrooms, 1.25 per unit with less than 2 bedrooms Commercial parking based on use and square footage
B-2	Multifamily, variety of auto-oriented commercial uses including drive-thrus and auto service centers as well as retail, offices, and restaurants.	35'	Min 25'	None based on parking and height restrictions	None	Credit for on-street parking spaces	1 per 4 units if located in mixed-use building Commercial parking based on use and square footage
B-3	Multifamily, variety of auto-oriented commercial uses including drive-thrus, auto sales and auto service centers as well as adult entertainment, retail, offices, and restaurants.	35' 60' under certain conditions	None	None based on parking and height restrictions	2.0 FAR 0.25 useable open space ratio	Credit for on-street parking spaces	1 per 4 units if located in mixed-use building Commercial parking based on use and square footage
B-5	Multifamily, variety of pedestrian-oriented commercial uses including retail, offices, and restaurants.	2-story min 5-story max	Max 10'	None based on parking and height restrictions	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets	None for up to 16 units* Over 16 units, 1 per 4 units* None for commercial uses other than hotels
B-7	Multifamily, variety of commercial and light industrial uses including breweries, service businesses, retail, offices, and restaurants. Industrial uses permitted in the M-1 and M-2 districts are permitted to continue and will not be deemed non-conforming.	5-story max 6-story under certain conditions	Max 10'	None based on parking and height restrictions	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Credit for on-street parking spaces	1 per unit Commercial parking based on use and square footage, in no case more than 1 per 300 square feet
M-1	Variety of auto-oriented commercial and industrial uses including manufacturing, drive-thrus, auto sales and auto service centers as well as adult entertainment, retail, offices, and restaurants.	45' additional height based on inclined plane	None	No residential use permitted	None	Credit for on-street parking spaces	Commercial parking based on use and square footage

<b>Proposed Zoning Districts</b>								<b>Non-Conforming</b>
R-7	Single- and two-family attached and detached	35'	Min 15'	19 units per acre	55% coverage		1 per unit	
UB-2	Multifamily, variety of pedestrian-oriented commercial uses including retail, offices, and restaurants.	2-story min 3-story max 4-story under certain conditions	Max 10'	None based on parking and height restrictions	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Credit for on-street parking spaces Residential uses must be located above or to the rear of other uses	1 per 2 units Commercial parking based on use and square footage, in no case more than 1 per 300 square feet, Credit for existing buildings	<b>Uses:</b> can be maintained, improved, enlarged, extended, or structurally altered to continue an existing use <b>Features:</b> building can be maintained, enlarged, extended, or structurally altered as long as there is no increase in the degree of the non-conforming feature
B-7	Multifamily, variety of commercial and light industrial uses including breweries service businesses, retail, offices, and restaurants. Industrial uses permitted in the M-1 and M-2 districts are permitted to continue and will not be deemed non-conforming.	5-story max 6-story under certain conditions	Max 10'	None based on parking and height restrictions	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Credit for on-street parking spaces	1 per unit Commercial parking based on use and square footage, in no case more than 1 per 300 square feet, Proposed 50% credit for existing buildings	<b>Uses:</b> lawfully existing M-1 uses not deemed non-conforming and can extend, expand, enlarged to occupy the property devoted to the use at the time of rezoning <b>Features:</b> building can be maintained, enlarged, extended, or structurally altered as long as there is no increase in the degree of the non-conforming feature
TOD-1*	Multifamily, broad array of commercial uses including intense uses like hospitals and smaller pedestrian-oriented commercial uses. Smaller-scale light industrial uses like breweries and food & beverage manufacturing.	2-story min 12-story max Shorter heights when across from R districts	Max 10' 10'-15' for ground floor dwellings	None based on parking and height restrictions	0.10 usable open space ratio	Form-based requirements for parking decks, fenestration and location of driveways & parking areas. Surface parking not allowed as a principal use. Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets	None for up to 16 units Over 16 units, 1 per 2 units None for commercial uses other than hotels	<b>Uses:</b> Cannot be enlarged, extended, reconstructed, moved or structurally-altered unless devoted to a conforming use. Allows for normal repair, changes needed for safe building condition <b>Features:</b> building can be maintained, enlarged, extended, or structurally altered as long as there is no increase in the degree of the non-conforming feature
Street-oriented commercial	A designation in the zoning map that requires a minimum of one-third, or 1,000 square feet, of the floor area of the ground floor of buildings to have principal uses other than dwelling units of a depth not less than 20 feet.							
Priority street*	A new designation in the zoning map that would require buildings with multiple street frontages to provide for the fenestration requirements of windows, put parking behind the building, and limit driveways across streets for access on these streets when other access is available.							

\*Zoning Districts that are proposed to be created and/or amended in the City's Zoning Ordinance

*This tables Include excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Ordinance and/or the City's zoning officers.*



June 7, 2017