

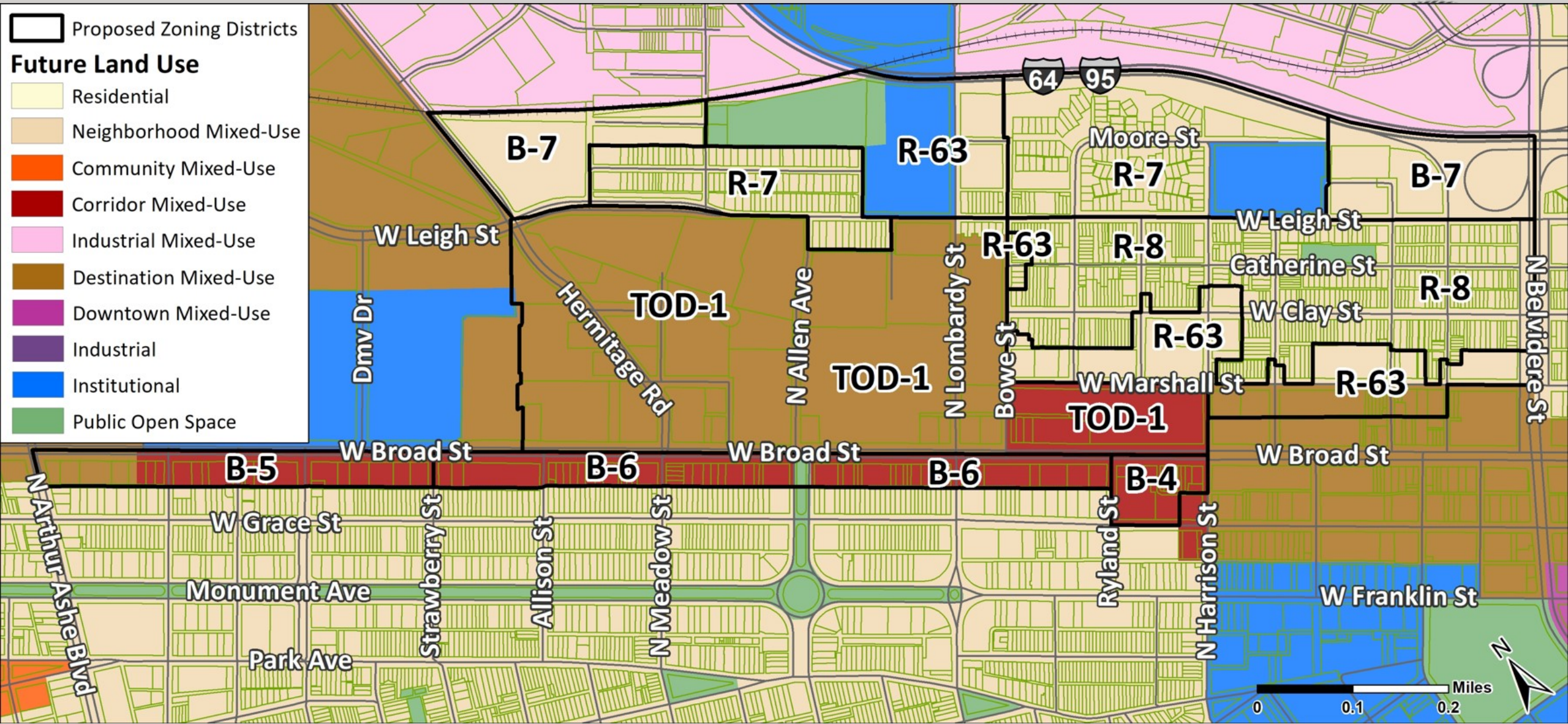


RES 2021-R070; RES 2021-R071

CITY COUNCIL MEETING
Monday, 27 September 2021

Kevin J. Vonck, Acting Director
DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW





B-5 v. TOD-1:

Permitted principal and accessory uses

Adult day care	Art galleries	Banks	Breweries	Catering	Day nurseries	Dry cleaning / laundrying
Dwelling units	Grocery stores	Hospitals	Hotels	Laboratories and research	Libraries	Manufacturing, warehousing, distribution of food / beverage
Nursing homes	Office supply	Offices	Parking decks	Personal service businesses	Pet shops	Postal and packaging
Printing and publishing	Professional, business schools	Recreation and entertainment	Restaurants	Retail sales of food / beverage in open area	Retail stores and shops	Rights-of-way
Sales lots for seasonal items	Service businesses that repair, rent A/V equipment	Showrooms	Uses owned, operated by a governmental agency	Wireless communication facilities	Short-term rental	



Zoning district comparisons: parking

	Dwelling Units	Commercial Uses
B-5	None for 1 to 16 dwelling units; 1 per 4 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)
B-6	1 per dwelling unit	Based on square footage and/or intensity of use
TOD-1	None for 1 to 16 dwelling units; 1 per 2 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)

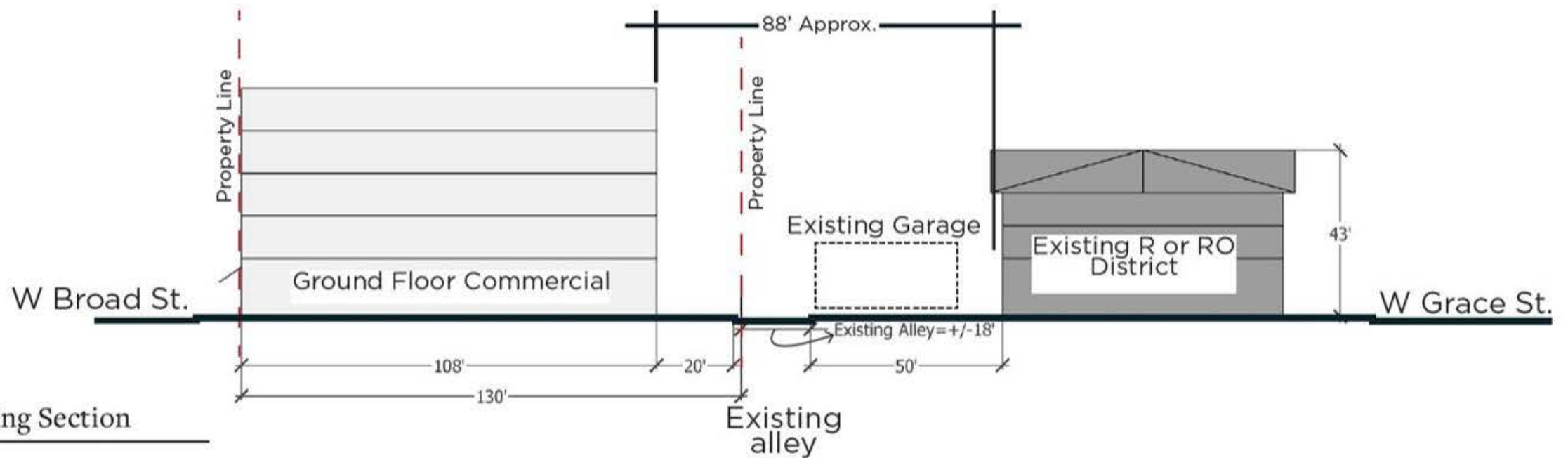


Zoning district comparisons: yards

	B-5	B-6	TOD-1
MIN HEIGHT	2 stories	2 stories	----
MAX HEIGHT	5 stories	4 stories	12 stories
MIN FRONT YARD	0'	0'	0' to 15'
MIN SIDE YARD	0' to 10'	0' to 10'	0' to 20'
MIN REAR YARD	0' to 20'	0' to 20'	0' to 20'
NEIGHBORHOODS	Hull Street Shockoe	Commerce Semmes	Manchester Monroe Scott's Addition



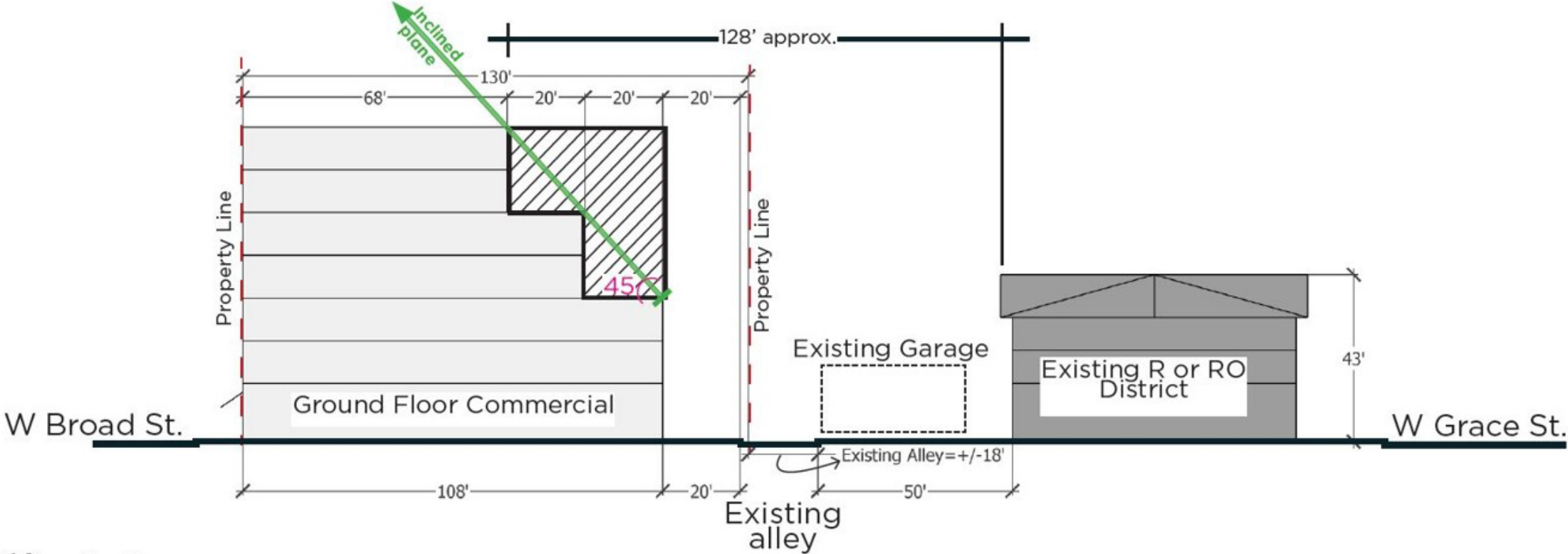
Current zoning: B-5 form



B-5 / Building Section



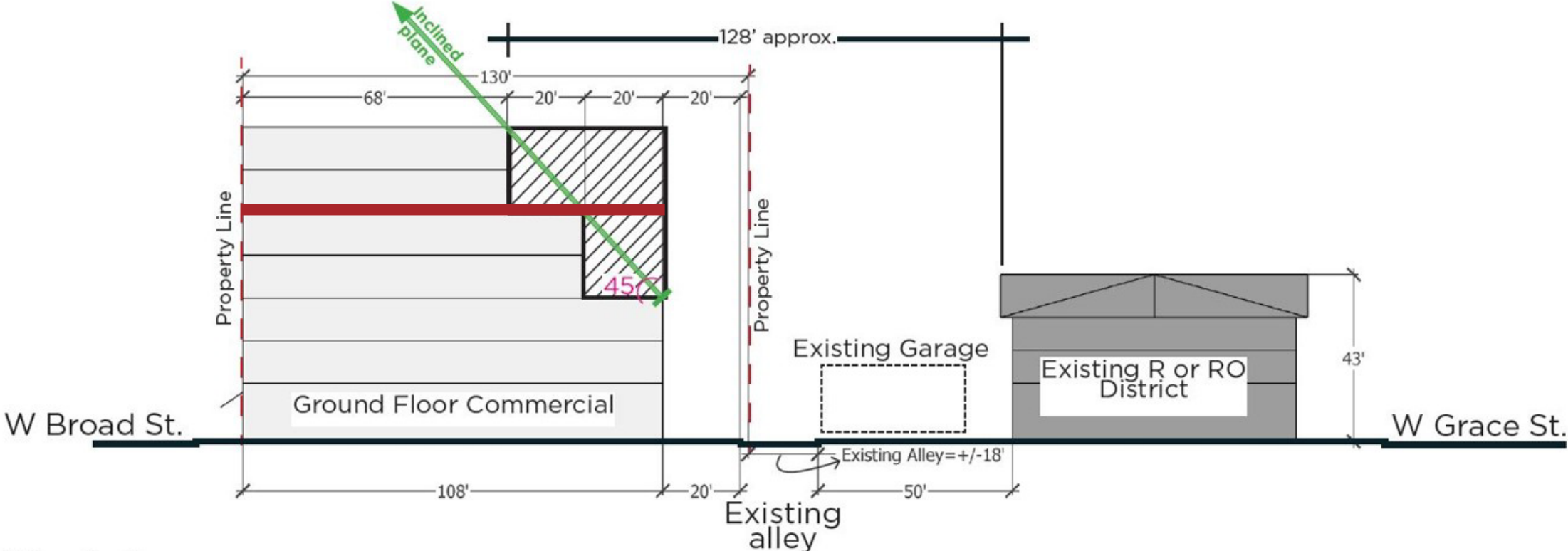
Potential zoning: TOD-1 form



TOD-1 / Building Section



Proposed zoning: TOD-1 with height overlay



TOD-1 / Building Section

