



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-110: To authorize the special use of the property known as 513 Northside Avenue for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 17, 2021

PETITIONER

Charlie Wilson and Jennifer VanSteenburgh

LOCATION

513 Northside Avenue

PURPOSE

To authorize the special use of the property known as 513 Northside Avenue for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would allow for a dwelling unit accessory to a single-family dwelling within an R-5 Single-Family Residential District. The proposed use is not currently allowed by the Zoning Ordinance, regarding permitted accessory uses and structures. A Special Use Permit is therefore required.

Staff finds the proposed special use to be consistent with the Master Plans recommendations for Residential areas, as well as Housing Goal 14.5 which seeks to “encourage more housing types throughout the city...” including a strategy of updating the “...Zoning Ordinance to allow for accessory dwelling units by-right.” (p. 152)

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Highland Terrace neighborhood on Northside Avenue between Richmond-Henrico Turnpike and Wellington Street. The property is currently improved with a 1,444 sq. ft. single family detached dwelling situated on a 5,250 sq. ft. (.12 acre) parcel of land.

Proposed Use of the Property

The proposed use of the property is a dwelling unit accessory to an existing single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This category is viewed to include "...single-family houses on large- or medium-sized lots more homogeneous in nature. The future development style includes houses "...on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings." Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses include: Single-family houses, accessory dwelling units, and open space.

Secondary Uses include: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 (Single Family Residential). The proposal is to authorize the construction of a 2-story detached garage with a dwelling unit on the second floor, accessory to an existing single-family detached dwelling.

ZONING AND USE:

The subject property is located in the R-5 (Single-family Residential) zoning district, which does not permit accessory dwelling use. The proposal is to construct of a two-story accessory building at the rear of the

property, consisting of a first floor garage and a second floor dwelling unit on the second floor. (Zoning Issue: Dwelling use in an accessory building is not allowed in the R-5 single-family residential district.)

The building area of the accessory structure shall not exceed the area of the main building of the lot. The existing main building in the lot contains 722 square feet square feet of floor area; the proposed accessory building will be 420 square feet square feet of floor area, per plans submitted (No Zoning Issue)

YARDS (SETBACKS):

- a. Front yard. A front yard of not less than 25 feet is required.
- b. Side yards. A side yard of not less than five feet is required. (Zoning Issue: The outside stairs to the garage, which are not required by law, project into the required 5' side yard setback)
- c. Rear yard. A rear yard of not less than five feet is required.

LOT COVERAGE:

Lot coverage in the R-5 single-family attached residential district shall not exceed 35 percent of the area of the lot; 21 percent is proposed. (No Zoning Issue)

HEIGHT:

The maximum height for accessory buildings is twenty feet (20').

PARKING:

The parking requirement for dwelling units is one (1) parking space for each dwelling unit.

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Additional conditions will be imposed by the special use permit ordinance, including:

3(a) The Special Use of the Property shall be as no more than one dwelling unit within an accessory building to an existing single-family dwelling, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided on the Property, to the rear of the single-family dwelling.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) The height of the Special Use shall not exceed the height shown on the Plans.

(e) All building materials and elevations shall be substantially as shown on the Plans.

4(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.

Surrounding Area

Surrounding properties are located in the same R-5 district as the subject property. Single-family residential, with some two-family residential, is the dominant land use in the vicinity.

Neighborhood Participation

Staff notified the Northern Barton Heights Association and area residents and property owners about this application. Staff has not received any letters of support or opposition.

Staff Contact: Jonathan Brown, PDR, Land Use Administration, 804-646-5734