



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Zoning Changes: TOD-1 & Stadium District Signage Overlay



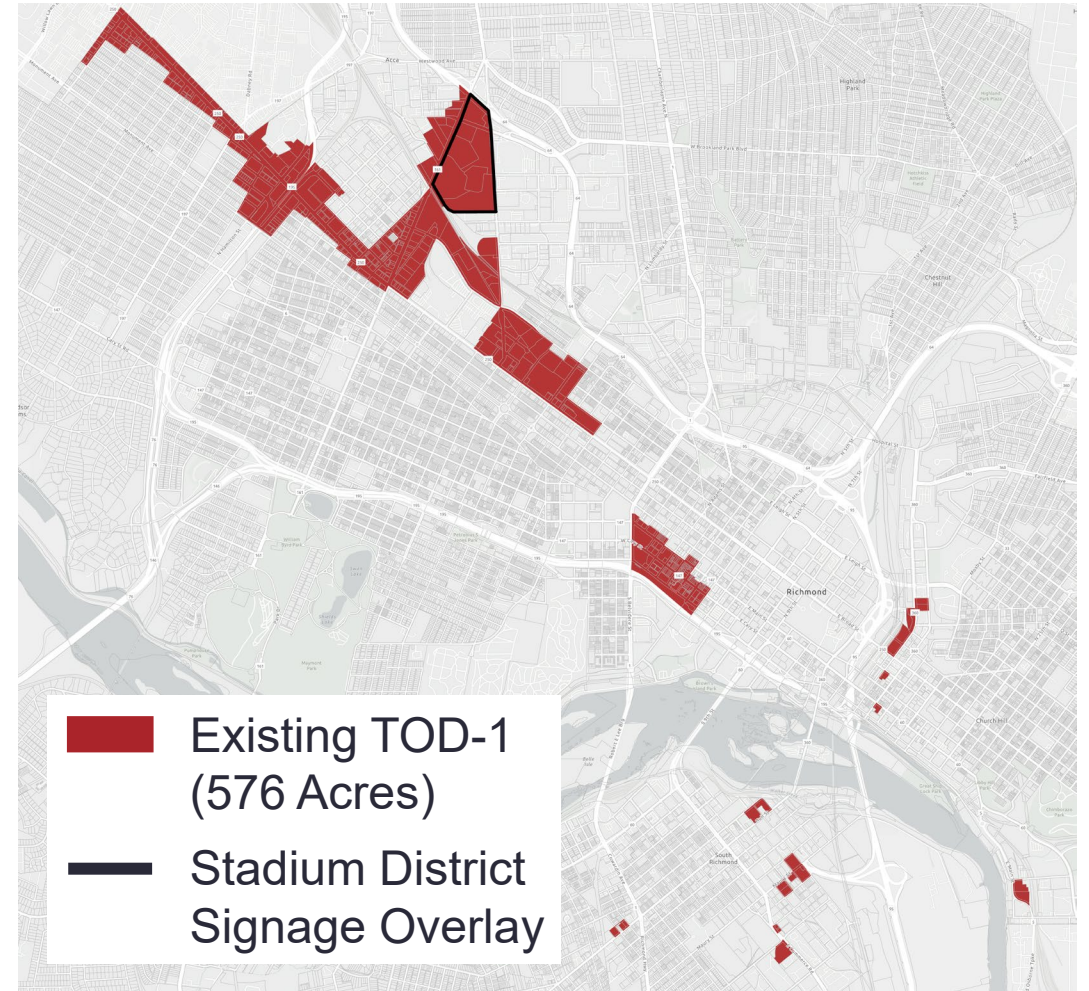
City Planning Commission

March 20, 2023

What are the three changes?

amend TOD-1 District

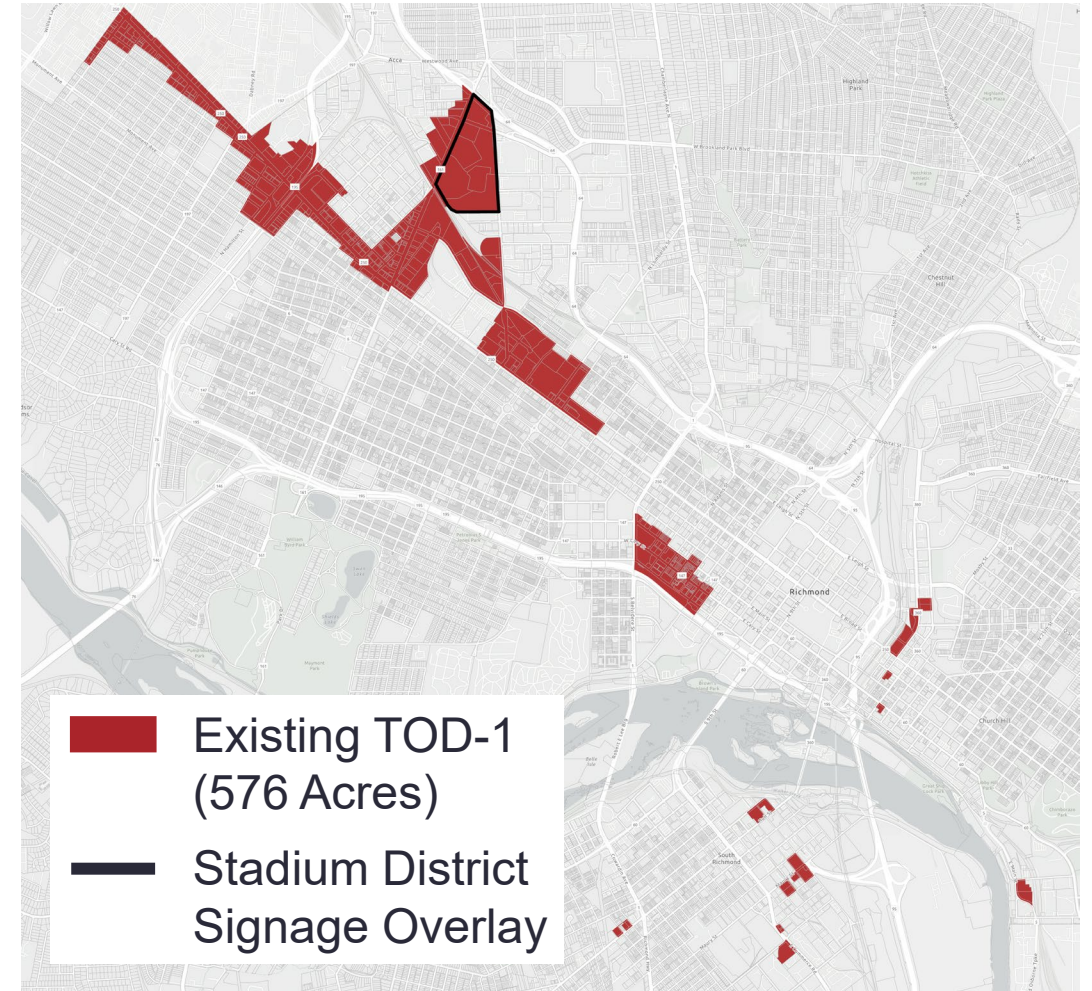
- Permitted uses
- Yards
- Parking and circulation
- Height
- Fenestration
- Operable windows



What are the three changes?

create a Stadium District Signage Overlay

amend the zoning map to show boundaries of the Stadium District Signage Overlay



March 14 Meeting


PDR hosted a virtual meeting about the proposed changes on March 14

This presentation includes adjustments to the proposed changes based on feedback received during and since the meeting

What are the three changes?

amend TOD-1 District


- Permitted uses
- Yards
- Parking and circulation
- Height
- Fenestration
- Operable windows



Existing TOD-1 (576 Acres)
Stadium District Signage Overlay

DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW

2



DRAFT – TOD-1 Changes

Amend permitted uses

- change bank use to allow **ATM** accessible from exterior
- change requirements for **sizing of ground floor commercial uses on street-oriented** commercial frontages
- change entrance requirements for **hotels**

DRAFT – TOD-1 Changes

Amend permitted uses (cont)

- change **noise** requirements
- add **stadiums** and **arenas** as principal uses, permitted they are not within 500 feet for an R district
- add **tourist homes** as a principal use

DRAFT – TOD-1 Changes

Amend permitted uses (cont)

- change accessory uses to allow **ATMs** accessible from exterior
- change accessory uses to allow **flea markets, sales lots for Christmas trees, vegetable stands, farmers markets** and other **seasonal uses**, provided they are not within 100 feet of an R district

DRAFT – TOD-1 Changes

Amend yards for **ground floor dwelling units**

- do not require a front yard
- front yard of 0 to 15 feet may be provided, if it has a fenced yard, stoop porch, elevated terrace, sunken lightwell, or combination thereof
- front yard of less than 5 feet shall require the first floor finished elevation to be at least 3 feet above median grade

DRAFT – TOD-1 Changes

Amend yards for **all other uses**

- do not require a front yard
- front yard of 0 to 30 feet may be provided, if it forecourt or entry plaza, arcade or open walkway, recreational or play area, outdoor dining, or for a principal use
- no front yard greater than thirty feet except for stadium, arena or recreation uses

DRAFT – TOD-1 Changes

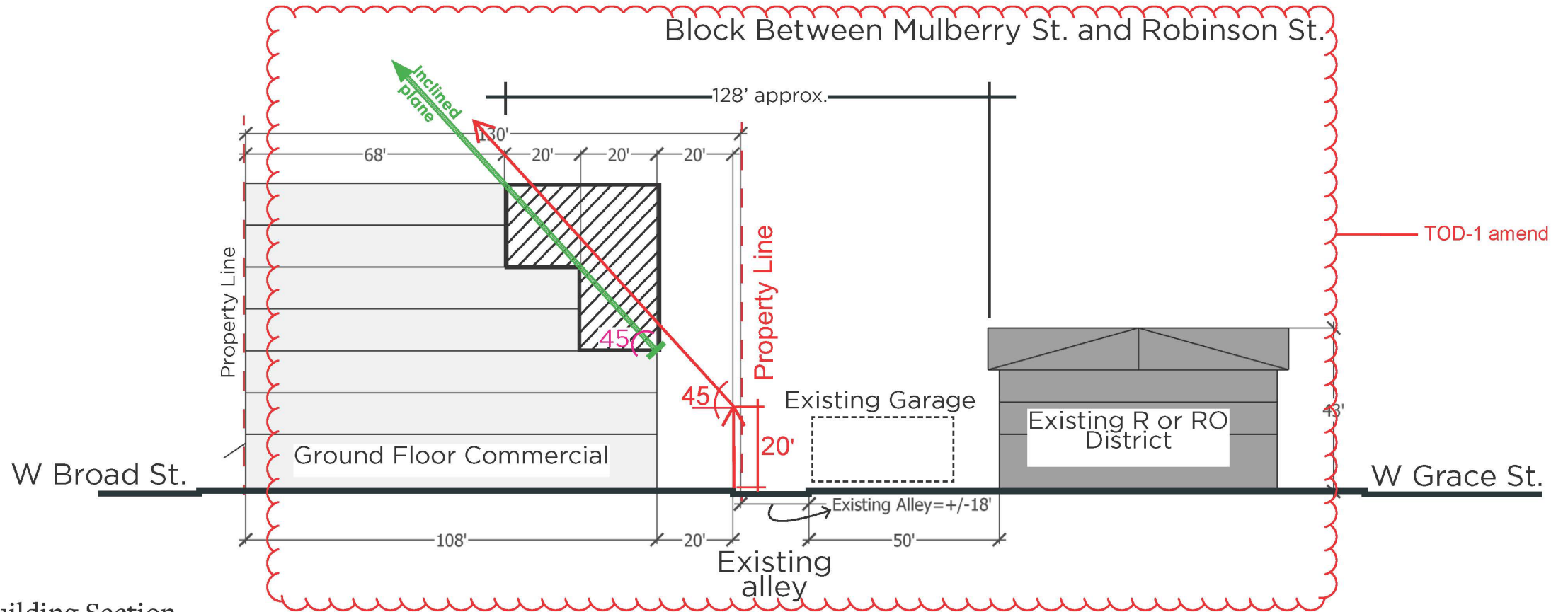
Amend parking and circulation:

- remove restrictions on **location of ~~parking and~~ circulation** for stadium, arenas, hotels, libraries, museums, and schools

Amend height:

- change **minimum height restriction** to remove requirement for recreational use, parks, stadiums, and areas
- clarify **maximum height restriction** to specify where the inclined plane originates from

DRAFT – TOD-1 Changes



TOD-1 / Building Section

DRAFT – TOD-1 Changes

~~Amend fenestration~~

- ~~• allow for reduced fenestration requirements when there are **physical infrastructure barriers**~~
- ~~• change operable window requirements~~

DRAFT – Stadium District Signage Overlay

Types of permitted signs

- **permit animated signs, commercial flag signs, pennant signs, and off-premises signs** that are not roof signs
- **portable signs, roof signs, and signs that emit sound** shall be permitted on a lot containing a stadium structure of at least three thousand seats, or as approved by the Director of PDR or, on appeal, by the City Council

DRAFT – Stadium District Signage Overlay

Sign area permitted per each street frontage

- along a **priority street**: 400 SF
- along a **street-oriented commercial** street: 600 SF

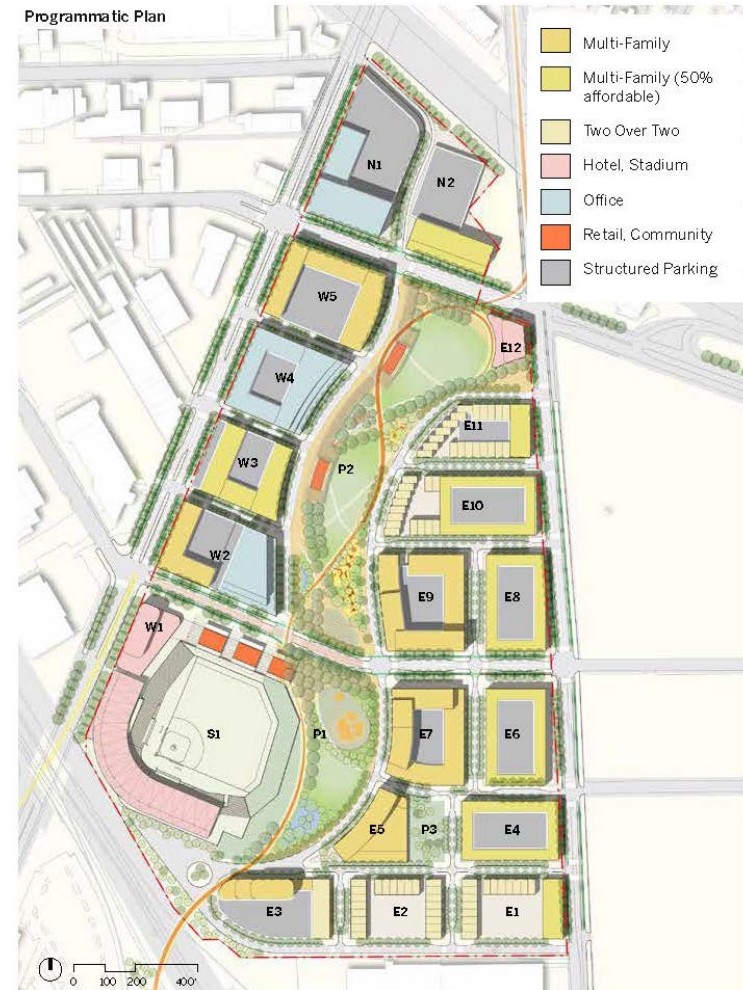


- Stadium District Signage Overlay
- Priority street
- Street-oriented commercial

DRAFT – Stadium District Signage Overlay

Sign area permitted per each street frontage (cont.)

- along **park or recreational** open space: 400 SF
- along a **frontage** directly across from a **stadium**: 800 SF



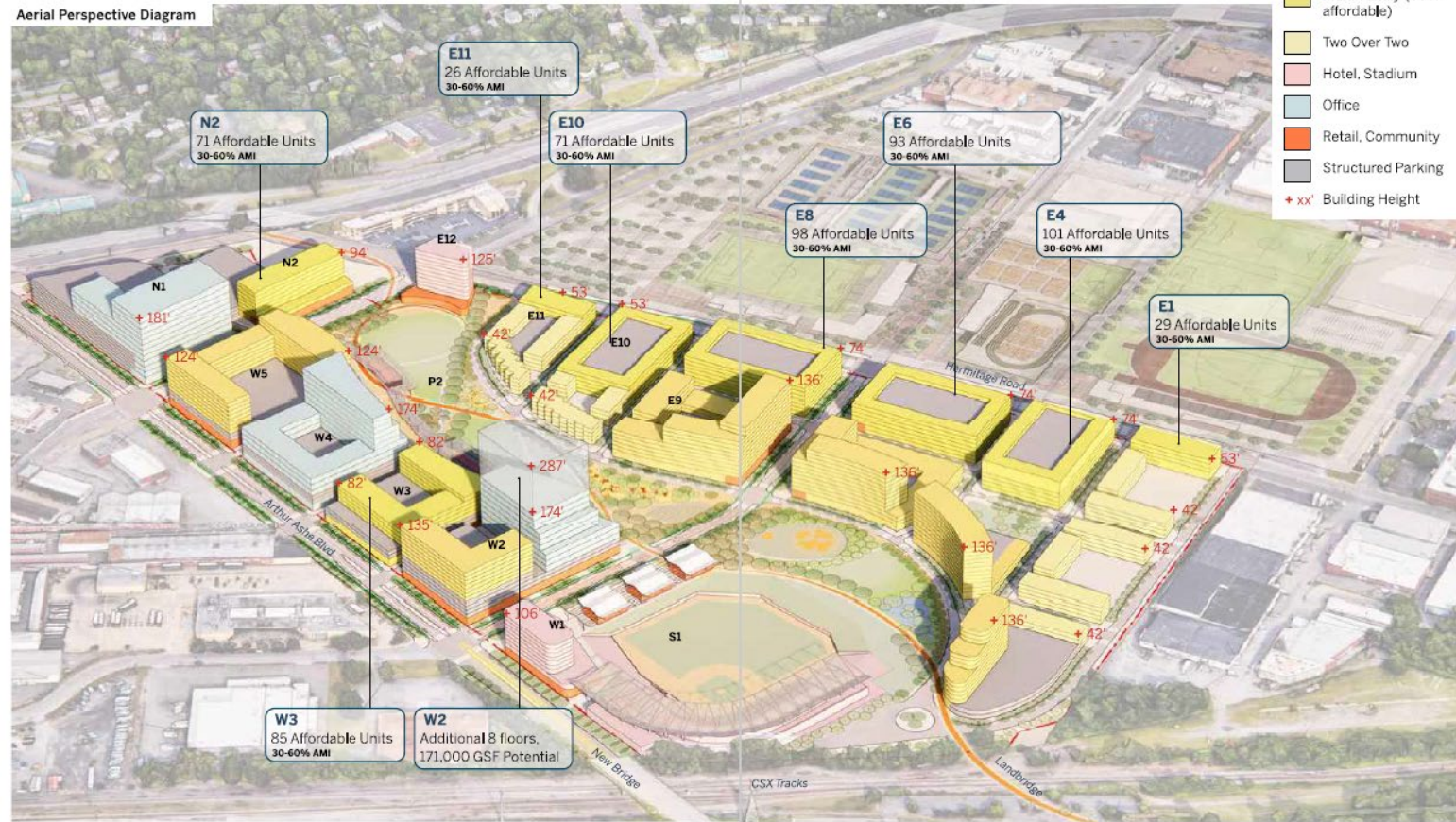
DRAFT – Stadium District Signage Overlay

Sign area permitted per each street frontage (cont.)

- for buildings **above 7 stories** when no other signs are above the 3rd story: 600 SF

Programmatic Plan

Aerial Perspective Diagram



DRAFT – Stadium District Signage Overlay

Exempt signs

- on a lot with a stadium with at least 3,000 seats
- engraved into bricks, pavers, or similar hard horizontal surface

DRAFT – Stadium District Signage Overlay



Next steps

- Introduce ordinances to:
 - Amend TOD-1 District
 - Create a Stadium signage overlay, and
 - Amend the Zoning Map (to map the overlay)
- City Planning Commission hearing
- City Council hearing

Thank you!
[www.rva.gov/planning-development-
review/zoning-changes](http://www.rva.gov/planning-development-review/zoning-changes)

Maritza Mercado Pechin – maritza.pechin@rva.gov
Kevin J. Vonck – kevin.Vonck@rva.gov