

## Zoning Summary for Rezoning of Hull Street in Manchester

Zoning District	Uses	Height	Front Yards	Maximum Residential Density	Lot Coverage & Usable Open Space	Special Characteristics	Parking	
Existing Zoning Districts								
UB2-PE1	Multi-family, parking lots and decks, variety of pedestrian-oriented commercial uses including retail, offices, hotels, 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	Special parking exempt overlay that only requires parking for theatres & clubs, nightclubs, restaurants, food stores, and dwelling units (None 1-3, Otherwise 1 per 4 units). Other requirements set by square footage.	
Proposed for Hull Street Corridor								Non-Conforming
R-7	Single- and two-family attached and detached	35'	Min 15'	19 units per acre	55% coverage		1 per unit	
B-5	Multi-family, variety of pedestrian-oriented commercial uses including retail, offices, and restaurants. <i>Parking lots and areas are a principal permitted use by conditional use permit only, but can be accessory to other permitted use.</i> <b>*Proposed additional uses:</b> 1) adult day care facilities, 2) day nurseries, 3) pet shops and vet clinics, and animal hospitals, 4) government owned and operated uses, 5) sales lots for Christmas trees, vegetable stands, and other seasonal uses.	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>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.							



\*Permitted principal and accessory uses proposed to be added to the B-5 district.

This tables Include excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Administrator.