

Proposed text amendments to create new TOD-1 district, including subsequent text amendments to other sections including parking & sign regulations (DRAFT, 6/14/2017):

DIVISION 23. TOD-1 TRANSIT-ORIENTED NODAL DISTRICT

Sec. 30.### Intent of District

Pursuant to the general purposes of this chapter, the intent of the TOD-1 district is to encourage dense, walkable transit-oriented development consistent with the objectives of the master plan and to promote enhancement of the character of this development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes. The district regulations are also intended to safeguard the character of adjoining properties by only being applied in areas that meet the criteria above, with buffering by setbacks and screening or transitional districts to lower intensity residential areas.

The district regulations are intended to encourage redevelopment and place-making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is safe for walking and biking.

Sec. 30-####. Permitted principal and accessory uses.

The following uses of buildings and premises shall be permitted in the TOD-1 district, provided that drive-up facilities and facilities for dispensing motor fuels shall not be permitted in conjunction with any of the uses permitted in the district.

A plan of development shall be required as set forth in article X of this chapter for such uses as specified in this section and for any newly constructed building with greater than 30,000 square feet of floor area, and construction of any new building or addition to any existing building where vehicular circulation, including driveways, parking areas or loading areas, is to be provided on the site; provided that a plan of development shall not be required for any use that is subject to location, character and extent approval by the city planning commission in accordance with section 17.07 of the City Charter.

- (1) Adult day care facilities licensed by and subject to the requirements of the state department of social services.
- (2) Art galleries;
- (3) Banks, savings and loan offices and similar financial services, including accessory automated teller machines accessible only from the interior of buildings devoted to such uses;
- (4) Breweries producing not more than 10,000 barrels of beer per year and distilleries producing not more than 25,000 cases of liquor per year, subject to the provisions of section 114-446.3 (6).

(5) Catering businesses.

(6) Day nurseries licensed by and subject to the requirements of the state department of social services.

(7) Dwelling units, provided that when such units are located within buildings fronting on streets designated as street-oriented commercial frontage in the Richmond Zoning Map, a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building shall be devoted to other principal uses permitted in this district, and such uses shall have a depth of not less than 20 feet along the entire street oriented commercial frontage, except for ingress and egress. A plan of development shall be required as set forth in article X of this chapter for construction of any new building containing more than ten dwelling units;

(8) Grocery stores, convenience stores and specialty food and beverage stores, including bakeries where products are sold principally at retail on the premises;

(9) Hospitals, but not psychiatric hospitals for the care of patients committed by a court, provided that a plan of development shall be required as set forth in article X of this chapter.

(10) Hotels, provided that:

a. No such use shall be located on a transitional site;

b. The ground floor of portions of buildings adjacent to principal or priority street frontages shall be devoted to those uses specified in subsections (2), (3), (4), (8), (11), (12), (15), (16), (18), (20), (21), (23), (24), (25), (26), (28) of this section, provided that not more than 30 percent of the frontage of such ground floor may be devoted to entrances or lobbies serving the hotel use;

c. A plan of development shall be required as set forth in article X of this chapter.

(11) Laundromats and laundry and dry cleaning pick-up stations;

(12) Libraries, museums, schools, parks and noncommercial recreational facilities, when such uses are owned or operated by a governmental agency or a nonprofit organization; and other uses required for the performance of a governmental function.

(13) Laboratories and research facilities which are not any more objectionable due to smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district, and which do not involve any manufacturing, processing or fabrication other than that incidental to testing or research activities conducted on the premises, subject to the provisions of section 114-446.3 (6).

(14) Manufacturing, warehouse, and distribution uses of food and beverages as listed in Sec. 30-452.1 (2) a. of under 8,000 square feet of area, but not allowing (13), and requiring consumption on premises with a minimum of 1,000 square feet of another principal use. A plan of development shall be required as set forth in article X of this chapter.

(15) Nursing homes, provided that a plan of development shall be required as set forth in article X of this chapter.

(16) Office supply, business and office service, photocopy and custom printing establishments;

(17) Offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts;

(18) Parking decks and parking garages, provided that:

a. No portion of such structure located along a street frontage shall be used for parking or related circulation of vehicles, but such portion shall be devoted to other permitted principal uses which shall have a depth of not less than 20 feet along the street frontage or to means of pedestrian or vehicle access, provided that vehicle access along any priority street frontage shall be permitted only when no alley or other street frontage is available for adequate access. In the case of a portion of a story located along a street frontage and having less than five feet of its height above the grade level at the building façade along the street frontage, the provisions of this paragraph prohibiting parking or related circulation of vehicles shall not apply, provided that parking spaces shall be completely screened from view from the street by structural material similar to the material of the building façade;

b. Except as provided in paragraph (a) of this subsection (18), parking spaces contained therein shall be screened from view from abutting streets by structural material of not less than 45 percent opacity;

c. Any card reader or other access control device at an entrance to a parking deck or parking garage shall be provided with not less than one stacking space situated off the public right-of-way;

d. A plan of development shall be required as set forth in article X of this chapter.

(19) Personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments;

(20) Pet shops, veterinary clinics and animal hospitals, including boarding kennels operated in conjunction therewith, provided that all facilities shall be located within completely enclosed and air conditioned buildings which are soundproof to the extent that sounds produced by animals kept or treated therein are not audible outside the building.

(21) Postal and package mailing services, but not including package distribution centers;

(22) Printing, publishing and engraving establishments employing not more than 20 persons on the premises;

(23) Professional, business and vocational schools, provided that no heavy machinery, welding equipment or internal combustion engine shall be used in conjunction therewith;

(24) Recreation and entertainment uses, including theaters and museums, when such uses are located within completely enclosed buildings, and provided that no such use shall be located on a transitional site;

(25) Restaurants, tearooms, cafes, delicatessens, ice cream parlors and similar food and beverage service establishments, including catering businesses and entertainment in conjunction therewith. Such establishments may include areas outside completely enclosed buildings and intended for service to or consumption of food and beverages by patrons, provided that the following conditions shall be met:

a. No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district;

b. Covered trash containers shall be provided in service areas, and fences, walls or vegetative screening shall be provided around service areas, except at entrances and exits, to prevent refuse from blowing onto adjacent properties or streets. Fences or walls to be credited toward this requirement shall comply with fence and wall design guidelines adopted by resolution of the planning commission, or their equivalent as determined by the zoning administrator. In no case shall chain link, chain link with slats or similar fencing be considered as meeting the requirements of the fence and wall design guidelines;

c. No music or public address system shall be operated in such a manner that sound produced therefrom is audible beyond the boundaries of the premises.

(26) Retail sales and food or beverage sales conducted in an open area or structure by one or more individual vendors operating from stalls, stands, carts or other spaces which are rented or otherwise made available to such vendors.

(27) Retail stores and shops;

(28) Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation, including streets, rail lines, power lines, cables, poles, pipes, meters, transformers and similar devices, but not including railroad yards, freight depots, generating plants, transformer stations, electric substations, wastewater treatment plants, water treatment plants, utility storage yards and similar uses;

(29) Service businesses that service, repair or rent audio or video equipment, home appliances, furniture, personal recreational equipment, home yard and garden equipment, tools, bicycles, locks, computers, office machines and similar household or business items; provided that no products shall be serviced, repaired, stored or displayed outside a completely enclosed building;

(30) Uses owned or operated by a governmental agency, but not including facilities intended for incarceration or alternative sentencing or facilities primarily for the care,

treatment or housing of persons who are currently illegally using or are addicted to a controlled substance as defined in Section 54.1-3401 of the Code of Virginia.

(31) Wireless communications facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures, provided that a plan of development shall be required in accordance with the requirements of article X of this chapter and in accordance with the additional requirements of Sections 30- 692.1 through 30-692.6;

(32) Accessory uses and structures customarily incidental and clearly subordinate to uses permitted in this district, including automated teller machines accessible only from the interior of buildings devoted to permitted principal uses other than individual dwelling units or lodging units.

Sec. ##### Principal uses permitted by conditional use permit.

The following uses of buildings and premises may be permitted in the TOD-1 district by conditional use permit as set forth in article X of this chapter:

(1) Nightclubs;

(2) Social service delivery uses, provided that:

a. A plan of development shall be required as set forth in article X of this chapter;

b. No property devoted to such use shall be situated within 500 feet of property occupied by another social service delivery use or an adult care residence, group home, lodginghouse or shelter;

c. A management program, addressing not less than the following elements shall be submitted as part of the plan of development application. The director of planning and development review may include as conditions, elements of the management program as part of the approval of a plan of development. If a particular element listed below is not applicable to a specific type of use because of the characteristics of that use, the management program shall include a statement of why the element is not applicable:

1. Detailed description of the managing entity, including the organizational structure, names of the board of directors, mission statement, and any by laws;

2. Detailed description of programs offered on the premises, including operating procedures and characteristics, the intent of the programs and a description of how the programs support a long term strategy for meeting the clients' needs;

3. Detailed description of off-site programs offered, and/or description of linkages to programs operated by others;

4. Detailed description of the number and type of clients to be served, including an outline of program objectives, eligibility criteria, and requirements for referrals to other programs;

5. Operational details for on-site programs including: hours of operation, number and type of staff, staff qualifications, and typical hours worked by staff; method of client supervision; operating procedures including procedures for orienting a new client to the facility's programs; expectations for clients; prerequisites for continued client enrollment such as a requirement that the client participate in programs; rules of behavior for clients; the location and nature of any security features and arrangements; and names and telephone numbers of persons to contact in emergencies and any emergency procedures;
6. Annual operating budget, including sources of funding.

Sec. #####. Nonconforming uses.

Alterations to buildings or structures devoted to nonconforming uses in the TOD-1 transit-oriented nodal district shall be subject to Section 30-800.1.

Sec. #####. Yards.

Yard regulations in the TOD-1 district shall be as follows (see article VI, division 4, of this chapter):

(1) Front yard.

For dwelling units located on the ground floor:

- a. A front yard of at least ten feet shall be required. In no case shall a front yard with a depth greater than fifteen feet be permitted, except as may be authorized pursuant to (b) or (c) of this subsection.
- b. A front yard with a depth greater than fifteen feet may be provided when such front yard is improved for purposes of a pedestrian plaza as permitted by section 30-440.1 of this division and is approved subject to a plan of development as set forth in article X of this chapter. Except where the property is within an Old and Historic district, the City Urban Design Committee shall review the application and plans and submit a recommendation to the Director of Planning and Development Review prior to approval of such plan of development by the director.
- c. A building entrance feature that is set back from the street a greater distance than the primary building façade along the street and that is no greater than two times the width of the building entranceway shall be permitted, and shall not be subject to the provisions of this subsection.

For all other uses:

- a. No front yard shall be required. In no case shall a front yard with a depth greater than ten feet be permitted, except as may be authorized pursuant to (b) or (c) of this subsection.
- b. A front yard with a depth greater than ten feet may be provided when such front yard is improved for purposes of a pedestrian plaza or outdoor

dining area as permitted by section 30-440.1 of this division and is approved subject to a plan of development as set forth in article X of this chapter. Except where the property is within an old and historic district, the city urban design committee shall review the application and plans and submit a recommendation to the director of planning and development review prior to approval of such plan of development by the director.

c. A building entrance feature that is set back from the street a greater distance than the primary building façade along the street and that is no greater than two times the width of the building entranceway shall be permitted, and shall not be subject to the provisions of this subsection.

(2) Side yards. No side yards shall be required, except that where a side lot line abuts or is situated across an alley from property in an R district there shall be a side yard of not less than 20 feet in width.

(3) Rear yard. No rear yard shall be required, except that where a rear lot line abuts or is situated across an alley from property in an R district there shall be a rear yard of not less than 20 feet in depth.

Sec 30-### Usable Open Space

In the TOD-1 transit-oriented nodal district, a usable open space ratio of not less than 0.10 shall be provided for newly constructed buildings or portions thereof devoted to dwelling uses.

Sec. 30-####. Screening.

Screening regulations in the TOD-1 transit-oriented nodal district shall be as follows:

(1) Screening of parking areas and refuse areas shall be provided as set forth in sections 30-660 and 30-710.12.

Sec. 30-####. Requirements for areas devoted to parking or circulation of vehicles.

(a) Location of parking and circulation areas. Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line, nor shall such areas be located closer to the street than the main building on the lot. On a lot having more than one street frontage, this subsection shall apply along the principal street frontage of the lot as defined in section 30-1220 as well as any priority street frontage as designated in the Richmond Zoning Map.

(b) Driveways from streets. No driveway intersecting a priority or principal street shall be permitted when alley access or another street frontage is available to serve such a lot. For purposes of this subsection, principal street frontage shall be as defined in section 30-1220.

(c) Improvement requirements and landscaping standards. In addition to subsections (a) and (b) of this section, parking areas and parking lots shall be subject to the applicable improvement requirements and landscaping standards

set forth in article VII, division 2.1, of this chapter. [Ord. No. 2010-177-173, § 1, 10-11-2010]

Sec. #####. Height.

For purposes of this section #####, story height as defined in article XII of this chapter shall be not less than ten feet and not greater than 15 feet, except that the ground floor of a building may be of greater height. Height regulations in the TOD-1 district shall be as follows:

- (1) Maximum height.
 - (a) No building shall exceed twelve stories in height.
 - (b) When a rear lot line line abuts or is situated across an alley from property in an R district, no portion of a building should penetrate an inclined plane originating from the third story of the property at the rear building wall and extending over the lot to the front lot line at an inclination of one foot horizontal for each one foot vertical.
 - (c) When a side lot line line abuts or is situated across an alley from property in an R district, no portion of a building should penetrate an inclined plane originating from the third story of the property at the side building wall and extending over the lot to the opposite lot line at an inclination of one foot horizontal for each one foot vertical.
- (2) Minimum height. Every main building hereinafter constructed shall have a minimum height of not less than two stories, except that porches, porticos and similar structures attached to a main building may be of lesser height.
- (3) Determination of number of stories. For purposes of this section #####, the number of stories in a building shall be determined by application of the definition of “story” set forth in article XII of this chapter and shall be measured at the building facade along the street frontage of the lot or, in the case of a corner lot, shall be measured at the building facade along the principal street frontage of the lot.

Sec. ##### Building facade fenestration.

Fenestration requirements applicable to building facades along street frontages in the TOD-1 district shall be as set forth in this section.

- (1) Street level story.
 - a. Nondwelling uses. For nondwelling uses, other than those listed in Section ##### (18), (28), and (31), a minimum of 60 percent of the building facade between two and eight feet in height along the street frontage shall be comprised of windows or glass doors or both that allow views into and out of the interior building space. Windows used to satisfy this requirement shall have a minimum height of four feet. In the case of a street-level story having less than its full height above the mean grade level at the building façade along the street

frontage of the lot, a minimum of 30 percent of the building façade above such mean grade level shall be comprised of windows or glass doors or both that allow views into and out of the interior building space, provided that in the case of a street level story having less than five feet of its height above the grade level at the building façade along the street frontage of the lot, the requirements of this subsection (1) “a” shall not apply.

b. Dwelling uses. For dwelling uses, windows or glass doors or both that allow views out of the interior building space shall comprise a minimum of 30 percent of the building façade between two and eight feet in height along the street frontage. In the case of a street level story having less than its full height above the mean grade level at the building façade along the street frontage of the lot, windows or glass doors or both that allow views out of the interior building space shall comprise a minimum of 15 percent of the building façade above such mean grade level, provided that in the case of any portion of a story having less than five feet of its height above the grade level at the building façade along the street frontage of the lot, the requirements of this subsection (1) “b” shall not apply. In all cases, windows shall be double-hung, single-hung, awning or casement type, and fixed windows shall be permitted only as a component of a system including operable windows within a single wall opening.

(2) Upper stories.

a. *Nondwelling uses.* For nondwelling uses, other than those listed in Section ##### (18), (28), and (31), windows or glass doors or both that allow views out of the interior building space shall comprise a minimum of 30 percent of the building façade between two and eight feet in height above the floor level of each story above the street level story.

b. *Dwelling uses.* For dwelling uses, windows or glass doors or both that allow views out of the interior building space shall comprise a minimum of 30 percent of the building façade between two and eight feet in height above the floor level of each story above the street level story. Such windows shall be double-hung, single-hung, awning or casement type, and fixed windows shall be permitted only as a component of a system including operable windows within a single wall opening. (Ord. No. 2010-177-173, § 1, 10-11-2010; Ord. No. 2011-205-2012-1, 1-9-2012)

Sign Regulations

(Add the following section)

Sec. ##### TOD-1 district.

In addition to the regulations set forth in this article applicable to signs in all districts, the following signs shall be permitted and the following sign regulations shall apply in the TOD-1 transit-oriented nodal district:

(1) Types of permitted signs. Wall signs, projecting signs, suspended signs, awning and canopy signs, and freestanding signs shall be permitted, subject to the restrictions set forth in this section and section 30- 504.

(2) Permitted sign area. The aggregate area of all signs directed toward or intended to be viewed from any street frontage shall not exceed two square feet for each linear foot of lot frontage along the street nor in any case 300 square feet for each street frontage.

(3) Projecting signs shall be permitted subject to the following:

a. No projecting sign shall be located within 15 feet of another projecting sign on the same building wall.

b. No such sign, other than a flag or banner, shall project greater than five feet from the face of the building or extend above the height of the wall to which it is attached.

c. The aggregate area of all projecting signs shall not exceed 100 square feet.

(4) One freestanding sign not exceeding 20 square feet in area or 5 feet in height shall be permitted.

(5) *Roof signs.* Roof signs located on buildings devoted to uses permitted by section ##### of this chapter, when such signs are lawfully existing on the effective date of the ordinance to include the property in the TOD-1 district, and provided that such signs shall not be included in calculation of permitted sign area set forth in subsection (2) of this section.

Wireless telecommunications facilities (Article VI, Division 11)

Sec. 30-692.4. Review criteria for installations utilizing alternative support structures.

(No change to (a), (b) and (c) of this section)

(d) The following additional review criteria are applicable in RO-3, B-3, B-4, B-5, B-6, B-7, **TOD-1**, RF-1, RF-2, CM and M-1 districts where the alternative support structure has a height of less than 65 feet:

(1) The maximum combined projection (antenna and mounting hardware) above the alternative support structure shall not exceed 15 feet except for whip antennas which may result in a combined projection of up to 20 feet, and the hardware on which antennas are mounted shall not project above the alternative support structure by more than ten feet.

(2) Unconcealed dish antennas shall not exceed a diameter of nine feet.

Parking Regulations

Sec. 30-710.1. Number of spaces required for particular uses.

(a) Except as otherwise provided in this article, the minimum number of off-street parking spaces required for uses located in any district shall be as follows (if property is located in a parking overlay (PO) district, see article IX of this chapter: (Ord. No. 2015-151-164, § 1, 9-14-2015)

	Use		Number of Spaces Required
(1)	Dwelling, single-family detached		1
(2)	Dwelling, single-family attached		1
(3)	Dwelling, two-family		2
(4)	Dwelling, multifamily:		
(4)	<u>Dwelling unit:</u> <u>f.</u>	<u>In TOD-1 district</u>	<u>None for 1 to 16 dwelling units; otherwise, 1 per 2 dwelling units over 16 units</u>
(5)	Dwelling, multifamily, where at least 90 percent of units are occupied by persons 60 years or more of age		1 per 2 dwelling units
(5.1) (Ord. No. 2006-197-217, § 4, 7-24-06)	Live/work unit		1
(6)	Mobile home		Average of 1.5 per unit
(7)	Tourist home, hotel or motel:		
	a.	RO-3, HO, B-6, B-7, RF-1, RF-2, CM and DCC districts (Ord. No. 2006-168-189, § 2, 7-10-06; (Ord. No. 2010-19-31, § 3, 2-22-2010)	1 per guestroom up to 100 rooms, plus 1 per every 2 guestrooms over 100 rooms
	<u>b.</u>	<u>B-4, B-5, TOD-1</u>	<u>1 per every 4 guestrooms</u>
	c.	All other districts	1 per guestroom

(b) The minimum number of parking spaces required for a use not specifically mentioned in this section shall be as required for the most similar use listed as determined by the zoning administrator.

(Ord. No. 2004-180-167, § 1, 6-28-2004; Ord. No. 2006-168-189, § 2, 7-10-2006; Ord. No. 2006-197-217, § 4, 7-24-2006; Ord. No. 2008-2-55, § 2, 3-24-2008; Ord. No. 2008-36-57, § 3, 3-24-2008; Ord. No. 2017-019, 2-27-2017)

Sec. 30-710.2. Off-street parking not required in certain districts.

In CM, DCC, B-4, B-5, and ***TOD-1*** zoning districts, off-street parking spaces shall not be required for uses other than dwelling uses, hotels and motels. ~~In B, UB and UB-2 districts, off-street parking spaces shall not be required for two or fewer dwelling units where such units are contained within the same building as a nondwelling use.~~

(Code 1993, § 32-710.2; Ord. No. 2006-168-189, § 2, 7-10-2006; Ord. No. 2008-2-55, § 2, 3-24-2008)

Sec. 30-710.2:3. Special off-street parking requirements in the UB, UB-2, B-1, B-2, B-3, B-6, B-7, RF-1 and RF-2 districts.

(a) *Shared parking.* In the UB, UB-2, B-1, B-2, B-3, B-6, B-7, RF-1 and RF-2 districts, off-street parking spaces required for dwelling units may be supplied by off-street parking spaces provided for nondwelling uses, provided that all of the following conditions are met:

- (1) The nondwelling use is not routinely open, used or operated after 6:00 P.M. or before 8:00 A.M. on any day.
- (2) The total number of off-street parking spaces provided for dwelling units, including spaces shared with nondwelling uses and spaces provided exclusively for dwelling units, shall not be less than the number of spaces required for such dwelling units by the provision of this chapter.
- (3) Off-street parking spaces located off the premises and intended to contribute to the off-street parking requirements of this section for dwelling units shall be subject to the requirements of section 30-710.4, subsections (1), (3), (4) and (5), except where such requirements are modified by provisions applicable within a parking overlay district.

(b) *Reduced parking requirement for uses located in existing buildings in certain districts.*

- (1) In the UB-2 district, ~~subject to the limitation set forth in subsection (c) of this section,~~ the off-street parking requirements established by section 30-710.1 shall be reduced by 50 percent for nondwelling uses located within buildings existing on July 10, 2006, ~~beyond the limitation set forth in subsection (c) of this section.~~

(2) In the B-6 district, ~~subject to the limitation set forth in subsection (c) of this section~~, the off-street parking requirements established by section 30-710.1 shall be reduced by 50 percent for uses located within buildings existing on July 10, 2006 ~~beyond the limitation set forth in subsection (c) of this section.~~

(3) In the B-7 district, the off-street parking requirements established by section 30-710.1 shall be reduced by 50 percent for uses located within buildings existing on July 1, 2017 beyond the limitation set forth in subsection (c) of this section.

(c) *Limitation on parking requirements.* In the UB-2, B-6, B-7, RF-1 and RF-2 districts, in no case where the number of required off-street parking spaces is determined based on floor area devoted to a use shall the off-street parking requirement for such use exceed one space per 300 square feet of floor area.

(d) *Credit for on-street parking in UB, UB-2, B-1, B-2, B-3, B-6, B-7, M-1, M-2, RF-1 and RF-2 districts.* For purposes of calculating the number of off-street parking spaces provided for a use located in an UB, UB-2, B-1, B-2, B-3, B-6, B-7, M-1, M-2, RF-1 or RF-2 district, on-street parking spaces provided within portions of the public right-of-way abutting the street frontage of the property shall be credited as though they were off-street parking spaces located on the premises. In a case where any portion of such on-street parking spaces are eliminated by government action subsequent to city approval of plans for development of the property, the off-street parking requirement applicable to the use shall be reduced by the number of on-street parking spaces eliminated.

(Amend the following sections as shown)

Sec. 30-710.3:1. Dimensions of parking spaces.

(c) A further reduction of two feet in aisle width for full size stalls shall be permitted in RO-3, HO, B-4, B-5, B-6, B-7, **TOD-1**, CM, DCC, and RP districts.

Sec. 30-710.4. Required spaces located off the premises.

Off-street parking spaces required for any use may be provided off the premises of the use for which they are required, provided that:

(1) In a B-4, B-5, B-7, or TOD-1 district, at least some portion of the parking area, parking lot, parking deck or garage within which such spaces are provided shall be located within a 750-foot radius of a principal entrance to the building occupied by the use for which they are required.

(2) In all on other districts, at least some portion of the parking area, parking lot, parking deck or parking garage within which such spaces are provided shall be located within a 500-foot radius of a principal entrance to the building occupied by the use for which they are required, except that in an RP district, parking spaces located off the premises shall be subject to the provisions set forth in section 30-710.2:1.

(No changes in other subsections)

Sec. 30-710.13. Perimeter buffers: landscaping requirements.

(No changes in subsection (1) of this section).

(2) Landscaped buffers along streets. Landscaped buffers as set forth in subsections (2)a. through (2)d. of this section shall be installed and maintained between all areas devoted to parking and all adjacent street lines, provided that approved driveways enabling access to abutting streets may extend through such buffers.

a. Zoning districts and permitted buffer alternatives. The following table specifies the buffer and buffer alternatives that satisfy the landscaped buffer requirement in each zoning district. Where more than one buffer alternative is listed for a zoning district, any of the listed alternatives may be provided to satisfy the buffer requirement in that district:

Zoning Districts	Buffer Alternatives
R, RO, HO, I	A, B, C, D
UB	F, G, H
B-1	E
UB-2, B-2, B-3	F, G, H
B-4, B-5, B-6, B-7,	F, G, H, <u>I</u>
<u>TOD-1</u>	<u>H, I</u>
RF-1, RF-2	F, G, H
CM, DCC	F, G, H
OS	F
RP	F, G, H
M-1, M-2	F, G, H

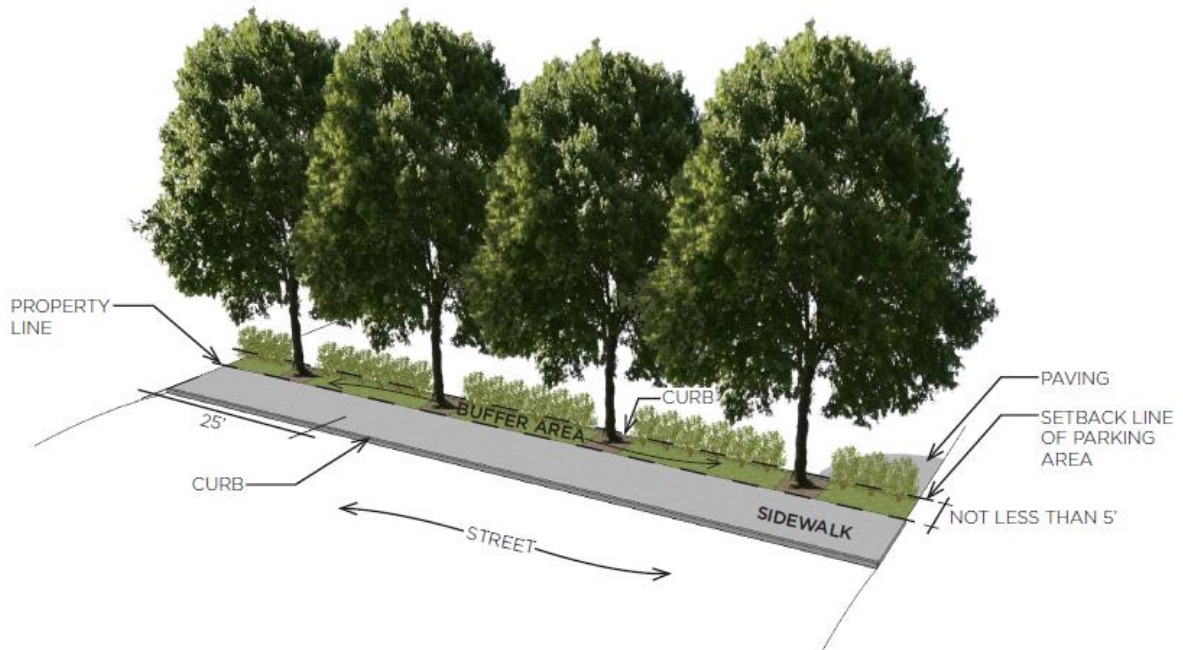
Sec. 30-710.13. Perimeter buffers: landscaping requirements.

(add the following buffer alternative)

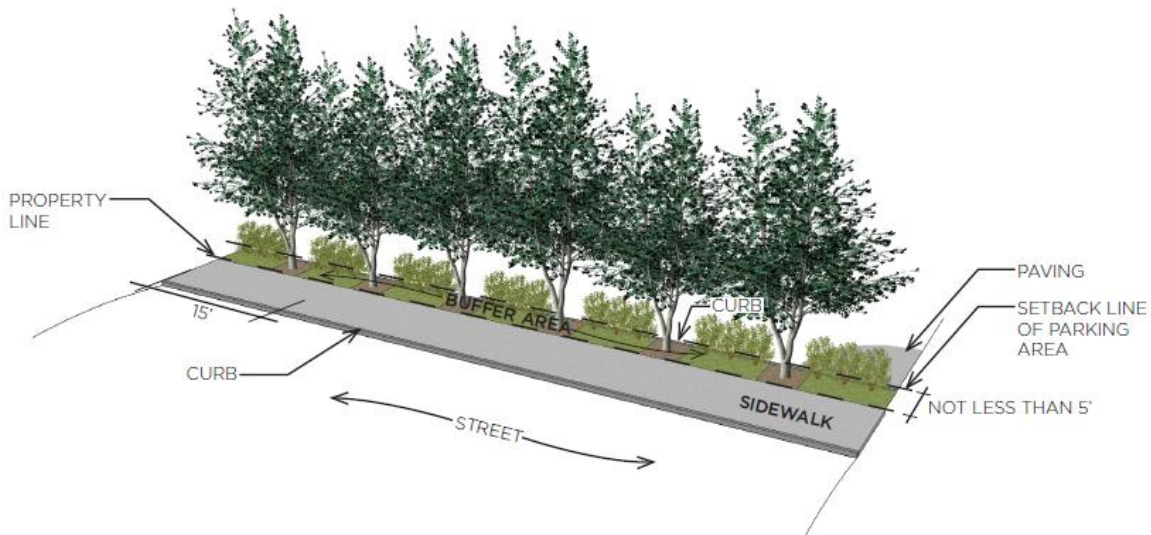
8. Buffer “I,” as shown below, shall have a depth of not less than five feet and shall include either trees classified as medium or large in Appendix C “Tree Canopy Chart” at a rate of one tree for every 30 linear feet , or trees classified as compact or small trees in Appendix C “Tree Canopy Chart” at a rate of one tree for every 20 linear feet; as well as

groundcover or shrubs covering at least 50% of the area of the buffer along each street frontage.

Buffer I, medium or large trees illustration



Buffer I, small or compact trees illustration



c. *Tree and shrub standards.* Standards for trees and shrubs shall be as follows:

1. Trees to be credited toward buffer requirements shall be deciduous trees having a caliper of not less than 2½ inches at the time of installation measured six inches above the ground or evergreen trees having a height of not less than six feet at the time of installation. Healthy existing trees to be retained within a

buffer area may be credited toward buffer requirements when such trees are shown on approved plans and are adequately protected during construction.

2. Trees to be credited toward buffer requirements shall be distributed as equally as practical throughout the length of the buffer, with consideration for the species of trees, topography, location of driveways and utilities and other physical conditions.

3. Shrubs to be credited toward buffer requirements shall be evergreen shrubs not less than two feet in height at the time of installation. Shrubs may be grouped in a manner appropriate to the species and need not be distributed equally throughout the length of the buffer.

d. *Fences or walls.* Fences or walls to be credited toward buffer requirements shall comply with fence and wall design guidelines adopted by resolution of the planning commission or their equivalent as determined by the zoning administrator. In no case shall chainlink, chainlink with slats or similar fencing be considered to meet the requirements of the fence and wall design guidelines.

e. **Buffer I. Trees classified as medium or large in Appendix C “Tree Canopy Chart” shall have a caliper of not less than 2 ½ inches at the time of installation measured six inches above the ground or evergreen trees having a height of not less than six feet at the time of installation. Trees classified as small or compact in Appendix C “Tree Canopy Chart” shall have a caliper of not less than 1 ½ inches at the time of installation measured six inches above the ground or evergreen trees having a height of note less than five feet at the time of installation. Shrubs and groundcover credited towards the 50% coverage requirement may be evergreen or deciduous. All shrubs, groundcover, and trees may be grouped in a manner appropriate to the species with consideration for the topography, location of driveways and utilities, and other physical conditions and need not be distributed equally throughout the length of the buffer.**

(No other changes needed)

Loading Regulations

Sec. 30-720.1. Number and length of spaces required.

The minimum number and the minimum length of off-street loading spaces required for uses occupying certain amounts of floor area and located in particular districts shall be as follows:

(2) Office, hotel, bank or institution	B-4, B-5, B-6, B-7, <u>TOD-1</u> , RF-1, RF-2, CM, DCC, RP and M-1 or M-2	Less than 20,000	None
		20,000--99,999	One/35'
		100,000--300,000	One/35' and One/50'
		Each additional 100,000 or major fraction thereof	One /35'

(For other enumerated uses (retail/service, manufacturing/industrial, research/laboratory), the loading requirements apply to any district)

Sec. 30-720.5. Required loading spaces in UB-2, B-5, B-6, B-7 and DCC districts.

In the UB-2, B-5, B-6, B-7, **TOD-1** and DCC districts, spaces for the loading of vehicles shall be required only for uses occupying buildings newly constructed after the effective date of the ordinance from which this chapter is derived.

Bicycle Parking

(No changes needed; applies to multi-family dwelling uses in any district, parking decks & parking garages containing spaces serving non-residential uses).

Sec. 30-1220. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Priority street: a street designated as priority street in the Richmond Zoning Map

Street-oriented commercial frontage street: a street designated as street-oriented commercial frontage in the Richmond Zoning Map.